

BREEAM

BREEAM is an internationally recognised and respected assessment and certification methodology that benchmarks and improves the sustainability of new buildings, as well as community-scale developments. Developers, designers and others utilise the BREEAM methodology to build to the highest environmental standards globally, and to demonstrate the sustainability credentials of developments. Since the release of the first BREEAM scheme in 1990, more than 110,000 buildings worldwide have been certified in countries as geographically and environmentally diverse as China, Australia, Lebanon, Russia, USA, Mauritius and most European countries.

BREEAM assessment benefits for developers and asset owners:

- A highly robust, internationally recognised methodology to enable developers to build and benchmark to the highest environmental standards globally
- A blueprint to stimulate sustainability that brings demonstrable price premiums of between 8 and 30% for 'green' certified buildings
- A ready-made tool to improve working and living environments, help reduce running costs and mitigate against risk to rising energy prices
- Marketing differentiation to assist the sales process, provided by an internationally respected certification body
- Investor and buyer confidence that properties are built to rigorous environmental standards
- CSR recognised reporting criteria. BREEAM is ISO 14001 international Environmental Management Standard accredited
- Verification of "working to BREEAM standards" and use of BREEAM logo which can be utilised in marketing collateral from the point of registration

Evidence-based assessment

Underpinning BREEAM is scientific evidence-based research, which drives its ongoing development. It has a transparent, straightforward scoring system that gives developers a visible roadmap to improve the performance of buildings and communities. In the international context, BREEAM has a real strength in that it is flexible and adaptable to local climatic conditions yet can be compared from one country to another.

BREEAM environmental categories

- Management
- Health & Wellbeing
- Energy
- Transport
- Water
- Materials
- Waste
- Land Use & Ecology
- Pollution

BREEAM rating benchmarks

- UNCLASSIFIED <30%
- PASS ≥30%
- GOOD ≥45%
- V GOOD ≥55%
- EXCELLENT ≥70%
- OUTSTANDING ≥85%

Assessment stages

Assessments may be carried out at design stage – as early as possible in the process – which leads to interim certification, and at post-construction, when a full certificate is awarded to qualifying developments. A site visit is required at the post-construction stage to confirm those credits that have been awarded at design stage are valid post-construction.

Sustain Worldwide & BREEAM

Gordon Miller, COO of Sustain Worldwide, is a licensed BREEAM International Assessor. He leads a team which consults to clients and assesses their assets across all BREEAM Schemes, both in the UK and International. Our consultative services include technical guidance and recommendations for high performing renewable technologies and building materials to be specified, and direction on the necessary work procedures & practices to be implement as required under BREEAM schemes. For those developers who choose to seek BREEAM certification, we are able to facilitate the assessment process, which includes the collation of the required evidence for successful submission to the certifying authority, the BRE.

Clients

Sustain Worldwide has BREEAM consulted, since 2011, to EnglishPoint Marina, Kenya; L'Amandier, Morocco; ALJ Saudi Arabia, Medina Palms, Kenya; and Studio RHE, London.

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