

### **BREEAM Standard and methodology**

First developed in 1990, BREEAM (Building Research Establishments Environmental Assessment Method) is the most widely-used environmental assessment scheme for buildings in the world. It sets the standard for best practice in sustainable design and has become a key measure of a building's environmental performance.

BREEAM assessments review projects through design and construction across 10 different categories relating to sustainability- including energy, health and wellbeing, water, land use and ecology, waste, pollution and materials. Within each of these categories there are number of different issues reviewed and credits awarded for compliance with the outlined requirements, such as in energy section the reduction of carbon emissions through renewable technology, the efficiency of the lighting systems and energy monitoring systems are included. The criteria for showing compliance and gaining credits within each issue is set at best practice level, with BRE reviewing and updating this at regular intervals to ensure the benchmarking remains valid. The criteria is also tailored to different building usages- so meeting the criteria can be considered best practice for that specific building type.

Overall BREEAM scores and associated ratings are linked to achieving set number of credits for demonstrating compliance with the criteria within each issue and evidence is collated to prove that compliance at both design stage (via specification details, drawings etc.) and on completion (by final reports and photographs). This evidence is reviewed by a Licensed Assessor who collates an associated report that is then independently QA by BRE prior to certification. This process gives assurance that the promises of sustainability practices and features within the scheme have been maintained and embedded in the project.

BREEAM certification therefore helps deliver and validate the sustainability value of a project and to an internationally recognised and robust standard, tried and tested over more than three decades. In doing so BREEAM helps clients manage and mitigate risk through demonstrating sustainability performance during planning, design and construction. It also helps to lower running costs, assure best practice compliance, create healthy and desirable places to live and work as well as, where relevant, maximising returns through market value and attracting/ retain tenants/ users.