

Mainer Associates

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# BREEAM

An in-depth guide to our service



Mainer Associates



## What is a BREEAM Assessment?

The Building Research Establishment Environmental Assessment Methodology (BREEAM) is a sustainability assessment of new build and refurbishment projects within the built environment.

The process itself is a holistic assessment of the sustainability of a construction project. Two assessment/certification stages are carried out (a design stage assessment which results in an interim certificate, and a post-construction assessment resulting in a final certificate being issued and a rating awarded). Credits are awarded for meeting certain criteria within the following nine categories and innovation credits:

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

The requirement or driver to undertake a BREEAM assessment could come from a number of sources including Planning Policy and client-led CSR. Many Local Planning Authorities are required to undertake BREEAM Assessments within Planning Policy and a large number of our clients undertake assessments to increase rental/sale value; lower running costs; improve CSR; and improve tenant retention, resulting in reduced void periods; all are potential benefits of undertaking BREEAM Assessments.

In addition to meeting legislative requirements, BREEAM Assessment can help ensure that a new build or refurbishment project minimises the impact on the environment by encouraging more sustainable practices. Therefore, developers, contractors, architects, occupiers, tenants, building services engineers and the building management team could all have a need to procure our BREEAM Assessment services.

## How can we help?

We offer new construction, non-domestic refurbishment and fit out, domestic refurbishment, in-use, bespoke and international assessments of BREEAM assessments, including:

- Commercial (Retail, Offices, Industrial)**
- Public (Healthcare, Education)**
- Bespoke**
- International**
- Multi-Residential**
- Home Quality Mark**
- BREEAM for Domestic Refurbishment**
- BREEAM in-use**
- Non-domestic refurbishment & fit-out**

Our team has extensive experience in BREEAM, particularly in achieving the highest BREEAM ratings. We also have experience in large-scale mixed-use developments, most notably stadia and retail developments, both in the UK and Europe. We possess the same experience in Home Quality Mark, having completed a wide range of assessments, from tower blocks in central London to single dwellings throughout the UK.

Through the coordinated expertise of our in-house teams, Mainer Associates has developed a range of design approaches and specifications that satisfy BREEAM requirements and meet regulatory best practice. The experience and skills we have gained working on a wide variety of developments across different sectors enables us to bring additional value to a project team. Crucially, we focus our efforts on the most cost-effective, sustainable solution for our clients at every RIBA stage. It is easier to start at the beginning than at the finish to design your building in a manner that will achieve certification. We also offer pre-assessment to discuss likely and potential scoring to help achieve the sustainability targets of your projects.

While other consultancies may simply undertake an assessor role, at Mainer Associates we look to bring our wealth of experience in sustainable design to the project team. It is through the inclusion of our experts at the early feasibility and design stages that the most appropriate solutions can be implemented in order to achieve higher BREEAM ratings.

## Additional Services

Through our comprehensive network of associates, we are able to provide all additional services required during a BREEAM Assessment. These include ecology, transport, noise, energy, geotechnical studies, BREEAM AP and LCA, among others. This enables us to provide a one-stop shop including all peripheral services.

We advise on procurement and construction site practices, helping Contractors to manage site practices so that they can achieve the required credits within assessments. We have also provided training courses for contractors on the impacts of BREEAM and HQM on the construction process.

## BREEAM AP (design and site)

Our qualified BREEAM APs (Advisory Professional) will enable you to gain additional credits and work across the relevant BREEAM schemes as a recognised sustainability professional and champion. We have specialist skills in sustainability and environmental design, combined with a high level of competence and understanding in BREEAM and its assessment process.

## BREEAM UK New Construction scheme

Is a performance-based assessment method and certification scheme for new buildings in the UK. The main aim of this scheme is to mitigate the environmental impacts associated with construction and operation of new builds. This is achieved through integration and use of the scheme by clients and their project teams at key stages in the design and construction process. Clients can evaluate and reflect the performance of their new building against best practice in an independent and robust manner.

The scheme can be used to assess buildings at the following stages:

- Design stage (DS)
- Post construction stage (PCS)
- Post occupancy stage (POS)

Early engagement with the BREEAM UK New Construction scheme and appointment of a licenced assessor is important to achieve optimal building results through greater flexibility in design solutions. Mainer Associates can help you assess your new building at any stage, through consultation with one of our licenced BREEAM assessors.

## Tracker Plus


Communication and project management is key to the success of any BREEAM. We undertake all assessments using our online BREEAM Project Management tool, Tracker +.

As a BRE-accredited piece of software, it has been specifically designed to provide project teams and assessors with a platform to upload and assess project information and provide a level of access to progress previously absent.

What is perhaps the most significant benefit of the system is that our assessors and consultants are able to remove many of the administrative tasks associated with BREEAM and undertake a more involved role for the client.

The following features and benefits help assessors and APs to manage assessment while providing design team members and other stakeholders with unrivalled access to progress information and tracker documents that are fully filterable:

- Team member specific
- Tracker documents
- Task lists
- Guidance documents
- Traffic light system
- Automatic updating
- Fully transparent
- Deadline alerts
- Referencing
- Progress graphs
- Reference downloads



### EXAMPLE SCREENSHOT

Awarded	51.54 %	Rating	Pass
Targeted	86.93 %	Required	Outstanding 85 %
Potential	86.93 %	Assessor	

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Home Project Details Pre-assessment Design Stage Post Construction Administration Help
UK

Post Construction Credits
Select a project

The following is a list of all credits available for this project, along with the following:

- Awarded: Credits which have been achieved.
- Targeted: Credits which the project is expected to achieve.
- Potential: Credits which could be achieved with some addition.

- Credit completed
- Some evidence received
- No evidence received
- Credit not targeted

Click the credit row to display detailed information, validation statements, leave feedback or upload evidence for that credit.

Management		0.61 % per Credit				
		Available	Exemplary	Awarded	Targeted	Potential
●	Man 01	Project brief and design	4	0	3	4
●	Man 02	Life cycle cost and service planning	4	0	2	2
●	Man 03	Responsible construction practices	6	1	4	7
●	Man 04	Commissioning and handover	4	0	4	4
<b>Total</b>		<b>18</b>	<b>1</b>	<b>13</b>	<b>17</b>	<b>17</b>
Health & Wellbeing		0.78 % per Credit				
		Available	Exemplary	Awarded	Targeted	Potential
●	Hea 01	Visual comfort	5	2	1	2

## Monthly Site Visit

Mainer Associates will attend site once a month as a minimum or where key dates are confirmed with the Contractor where the timing of documenting evidence/activities on-site is critical.

Mainer Associates will complete the following activities where applicable along with any other actions relating to site monitoring deemed appropriate as the project progresses:

- As part of each visit Mainer Associates will discuss current progress and any issues that have arisen relating to site works with the site manager, providing scheme-related expertise to the site team
- Ensure monthly monitoring and recording of monthly energy and water consumption data relating to construction
- Review and advise on the Contractor's monitoring of site-based utility consumption. This includes energy and water consumption, and fuel and mileage associated with material deliveries and waste pick-ups
- Review and advise on the Contractor's procurement of materials and the data recording of this information, using suppliers with responsible sourcing certification
- Walk around site to document evidence to demonstrate the Contractor's compliance, and advise where actions need to be taken
- Review and monitor the Contractor's site waste management plan on a monthly basis and ensure all data entry and monitoring is compliant with BREEAM.

This will include advice on the following to ensure the resource efficiency and diversion from landfill performance targets are achieved:

1. Design out waste (materials optimisation)
  2. Reduce waste generated on site
  3. Develop and implement procedures to sort and reuse and recycle construction and demolition waste on site and off site
  4. Reusing the material on site (in situ or for new applications)
  5. Reusing the material on other sites
  6. Community reuse and recycling
  7. Salvaging or reclaiming the material for reuse
  8. Returning material to the supplier via a 'take-back' scheme
  9. Direct recycling of materials via a specialist material re-processor or recycler
  10. Recovery of the material from site by an approved waste management contractor and recycled or sent for energy recovery
  11. Utilising waste in exempt or permitted applications
- Review, document and advise on ecological protection measures
  - Advise the Contractor on adhering to the Ecologist's recommendations
  - Monitor the delivery of toolbox talks relating to protection of site ecology
  - Provide BREEAM related advice on handover, commissioning, and training to ensure commission processes and evidence developed is compliant with BREEAM
  - Assist the Contractor in developing building user guide content
  - Advise the Contractor on how to ensure their sub-contractors adhere to BREEAM requirements

More broadly, Mainer Associates would provide sustainability related expertise on BREEAM related and other issues raised by the Contractor during each monthly site visit.

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