

Community Led Local Development

Guidance Note: BREEAM

Help with understanding BREEAM requirements for
CLLD projects





CLLD BREEAM

Introduction

Where the Community Led Local Development programme is investing in capital build or refurbishment projects, the expectation is that those projects will be developed to good environmental and sustainable development standards. Where significant investment is being made, due regard to BREEAM is expected.

What is BREEAM?

BREEAM (Building Research Establishment's Environmental Assessment Method) is the world's first sustainability rating scheme for the built environment and has contributed much to the strong focus in the UK on sustainability in building design, construction and use.

BREEAM does this through third party certification of the assessment of an asset's environmental, social and economic sustainability performance, using standards developed by the Building Research Establishment (BRE). This means BREEAM rated developments are more sustainable environments that enhance the well-being of the people who live and work in them, help protect natural resources and make for more attractive property investments.

What is assessed?

BREEAM UK New Construction assesses a number of issues within the following environmental sections:

Management	Health & Wellbeing
Energy	Transport
Water	Materials
Waste	Land use and ecology
Pollution	Innovation

Assessment and certification can take place at a number of stages in the built environment life cycle, from design and construction through to operation and refurbishment. In BREEAM, third-party certification involves the checking – by impartial experts – of the assessment of a building or project by a qualified and licensed BREEAM Assessor to ensure that it meets the quality and performance standards of the scheme. At the heart of this process are certification bodies – organisations with government approval (through national accreditation bodies) to certificate products, systems and services.



Business case for BREEAM

BREEAM certification helps deliver and validate the sustainability value of assets cost effectively and to an internationally recognised and robust standard, tried and tested since it was first launched in 1990.

In doing so BREEAM helps clients manage and mitigate risk through demonstrating sustainability performance during planning, design, construction, operation or refurbishment, helping to lower running costs, maximise returns through market value and attract and retain tenants with desirable places to live and work.

BREEAM rating benchmarks

BREEAM rating	% Score
Outstanding	≥ 85
Excellent	≥ 70
Very Good	≥ 55
Good	≥ 45
Pass	≥ 30
Unclassified	< 30

The main output from a certified BREEAM assessment is the rating. A certified rating reflects the performance achieved by a project and its stakeholders, as measured against the standard and its benchmarks.

The rating enables comparability between projects and provides reassurance to customers and users, in turn underpinning the quality and value of the asset.

The BREEAM ratings range from Acceptable to Pass, Good, Very Good, Excellent to Outstanding and it is reflected in a series of stars on the BREEAM certificate.

You can find out more here: <https://www.breeam.com/>

How does it apply to CLLD?

This Guidance Note has been written to assist applicants who are applying for funding under the European Structural & Investment Fund (ESIF) CLLD Project for capital builds and refurbishments. It has been designed to help applicants understand the requirements for BREEAM Sustainability Rating Scheme for the built environment as part of the CLLD funding process.



CLLD Expectations

As with most large capital projects funding through public and European Funds, we expect our investment to result in high quality buildings and refurbishments.

Capital investments will normally be expected to achieve the following:

- New build projects - BREEAM Excellent is the default requirement with scope to agree Very Good where circumstances make this the highest feasible standard;
- Refurbishment Projects - BREEAM Very Good

However, we recognise that the additional expense of a BREEAM certification process, which cannot be included in the Grant Funded activity, can affect the value for money of the project.

CLLD thresholds and requirements

a. For projects under £300,000

In these instances, the project will need to consider and include a number of environmental enhancements to demonstrate good and best practices. Applicants must demonstrate a proactive approach, maximising energy efficiency and minimising water consumption and drainage off site where appropriate.

The applicant should send a report covering the following headings (and add more where relevant) with their full application:

Positive environmental impacts could include:

- improvements in energy efficiency, including insulation;
- reduction of carbon emissions;
- using renewable energy;
- incorporating water efficiency measures;
- enhancing natural habitats;
- reducing waste generation;
- using recycled materials.

Negative environmental impacts requiring adequate consideration and mitigation measures, where relevant and practicable, could include:

- negative impacts on wildlife habitats - these might be short-term impacts (for example, whilst the project is being constructed), or longer-term impacts from the ongoing presence and use of a facility;
- significant increases in traffic and/or congestion;
- pollution (including noise and dust);
- waste generation (during construction and in use);
- increased flood risk;
- visual impact.



Applicants will be expected to consider environmental enhancements above the legal baseline, and associated mitigation measures appropriate to their scheme, and provide evidence to that effect for the funding claims process.

Applicants will need to send a full report describing these enhancements with their Full Application form. Should the applicant decide to start the work without these enhancements being approved, their investment will be at-risk until the CLLD team can assess their report.

b. For projects above £300,000

BREEAM certification is more likely to be required, particularly where there is private sector benefit derived from the construction project. Where the costs of achieving BREEAM do not provide value for money, the expectation is that every effort is made to meet the standards without the need for the final certification; this will be decided on a project by project basis.

The levels required are:

- Excellent for new builds with scope to agree Very Good where circumstances make this the highest feasible standard; and
- Very Good for refurbishment projects.

What to do next

We strongly suggest all projects visit www.breeam.com/ and identify the relevance of BREEAM for your project. Once you have considered your position, please discuss your position with your CLLD facilitator.