

What is BREEAM Bespoke and how does it differ from the standard BREEAM schemes?

There are now a number of standard BREEAM schemes covering the following building types:

Non Domestic

- **BREEAM Offices** – covering new, significantly refurbished and operational office buildings.
- **BREEAM Retail** – covering new, significantly refurbished, fitted out and operational retail premises.
- **BREEAM Industrial** – covering new, significantly refurbished and fitted out light industrial and warehouse buildings.
- **BREEAM Education** – covering new and significantly refurbished primary and secondary school buildings, further education/adult/vocational colleges, stand-alone sixth form buildings and 14-19 schools with vocational facilities.
- **BREEAM Healthcare** – covering new and significantly refurbished healthcare buildings containing medical facilities.
- **BREEAM Courts** – covering new and significantly refurbished court buildings in England and Wales.
- **BREEAM Prisons** – covering new and significantly refurbished high security prisons, standard secured prisons, young offenders' institutes, local prisons and women's prisons (closed only).
- **BREEAM International** - can assess a single development (BREEAM Bespoke: International) or BRE can assist in creating a BREEAM scheme for a country or region outside of the UK. There are currently standard International BREEAM schemes in the following areas;
 - BREEAM Emirates / Gulf (covering most building types)
 - BREEAM Retail for Europe
 - BREEAM Offices for Europe
 - BREEAM Industrial for Europe

Domestic

- **Ecohomes** – in April 2007 The Code for Sustainable Homes replaced EcoHomes for the assessment of new housing in England. EcoHomes 2006 will continue to be used for refurbished housing in England and for all housing in Scotland and Wales.
- **BREEAM EcohomesXB** - a tool for housing associations and housing stock managers as a stock management aid for existing buildings.
- **BREEAM Multi-residential** - covering new and refurbished student and key worker accommodation, sheltered housing, care homes with minimal medical facilities and some hostels.
- **The Code for Sustainable Homes** is an environmental assessment method for new homes, developed for the Department for Communities and Local Government and contains mandatory performance levels in 6 key areas.

For any building which falls outside these building types, or alternatively is a combination of them, a BREEAM Bespoke assessment should be carried out.

BREEAM Bespoke assessments differ from the standard assessments as follows:

The standard schemes have a fixed set of criteria which will be assessed for all buildings. The assessment is carried out by a BREEAM assessor from a licensed assessor organisation and a fee for this work is paid directly to the assessor. BRE will not be involved with the assessment until the final report is submitted to them for quality checks and certification.

With a BREEAM Bespoke assessment BRE write criteria specific to the building and the functions within it (and there is an additional fee for this work). BRE collects information on the building and its functions within it and produce a set of draft assessment criteria which is issued to the assessor/client and design team for comment/discussion. Once the design team's comments have been received BRE produce the final criteria and these will be issued to the appointed assessor/client. After this the assessor takes over and (as with a standard scheme) once the assessment is complete it will be submitted to BRE for quality checks and certification.

How do I commission a BREEAM Bespoke assessment?

The first step is to get a proposal for the development of the BREEAM Bespoke criteria from BRE. In order to produce a proposal BRE will require either a set of general arrangement plans (showing room functions) or a formal accommodation schedule (showing function types and approximate areas). BRE will then produce a proposal for the criteria development.

The BREEAM Bespoke Process Diagram details the timescales involved with the development of the BREEAM Bespoke criteria.

The second step is to appoint a suitable BREEAM assessor. Due to their complexity, BREEAM Bespoke assessments can not be carried out by all BREEAM assessors. BRE can provide a list of licensed BREEAM Bespoke assessors, alternatively this can be downloaded from the BREEAM website at www.breeam.org

It is possible for BRE to develop the BREEAM Bespoke criteria without an assessor having been appointed but in order to ensure that you maximise the potential BREEAM rating for your building it is advisable to appoint an assessor as early as possible.

BREEAM Bespoke Process Diagram

