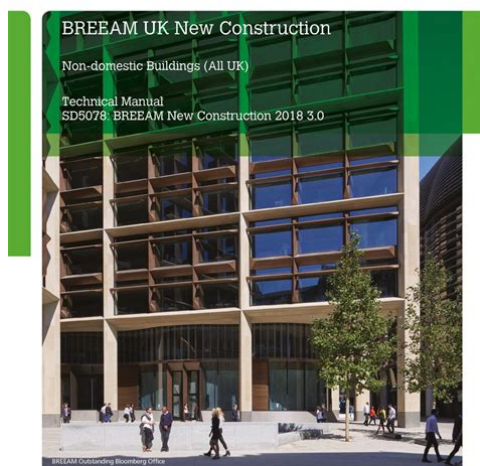


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Developers and their project teams use the scheme at key stages in the design and procurement process to measure, evaluate, improve and reflect the performance of their buildings. This scheme makes use of assessment criteria that take account of the circumstances, priorities, codes and standards of the country or region in which the development is located. A scheme for nonhousing refurbishment projects is being developed and is targeted for launch in early 2014. The launch date will be announced once the piloting and independent peer review processes has been completed. It rates new homes on their overall quality and sustainability, then provides further indicators on the homes impact upon the occupants Running costs, Health and wellbeing and Environmental footprint. There are currently NSOs affiliated to BREEAM in They can be produced from scratch by adapting current BREEAM schemes to the local context, or by developing existing local schemes. Where such measures do incur additional costs, these can frequently be paid back through lower running expenses, ultimately leading to saving over the life of the building. The findings included, for example, that 88% think it is a good thing, 96% would use the scheme again and 88% would recommend BREEAM to others. There is growing evidence, for example, that BREEAM-rated buildings provide increased rates of return for investors, and increased rental rates and sales premiums for developers and owners. It found, for example, that these buildings achieved a 21% premium on transaction prices and an 18% premium on rents. Retrieved 8 May 2014. By using this site, you agree to the Terms of Use and Privacy Policy. Please upgrade to a modern browser. In the UK, the Building Research Establishment Environmental Assessment Method BREEAM certification scheme is designed to assess a building's sustainability against suitably tailored criteria. The BRE

will launch the updated 2018 assessment at the start of March. <http://kleiberit.ru/files/crane-song-trakker-manual.xml>

Any new projects can be registered under the 2014 scheme until 23rd March 2018. The proposed 2018 manual progresses the existing holistic issues with more onerous requirements to increase sustainability and reduce the impact of buildings. The manual increases the focus on two key areas, the performance gap and lifecycle analysis. The emphasis on these issues will support better design and construction of new buildings. A reduction of the predicted and actual energy performance gap will ensure efficiency, reduce overheating and reduce costs. An increased understanding surrounding the life cycle impact of the building will reduce the embodied carbon impacts from new construction. The 2018 assessment creates positive steps to increased recognition of sustainability and increasing overall industry standards to futureproof developments. The scheme is an evidence and credit-based system which scores the performance of buildings during the design RIBA Stage 14, construction phase RIBA Stage 56 and into operation for new and refurbished buildings, extensions and existing buildings. BREEAM has a holistic approach in addressing the following nine issues. As an environmental rating system, the scheme has the potential to provide market recognition for sustainable and low environmental impact buildings. There is an assurance that best environmental practice is incorporated, reducing running costs and improving working environments. This can increase building user satisfaction, productivity and achievement levels. An increased understanding of the whole life cycle cost will reduce risk, reduce operational and maintenance costs and increase value. Higher valuations and rentals can be achieved for commercial buildings. BREEAM can also provide inspiration for innovative designs and solutions. It is also important to establish a realistic target rating with a flexible approach to targeted credits.

Early involvement of BREEAM in a project will help influence the design and ensure that these benefits are realised. This will result in the delivery of cost effective, high quality sustainable buildings. Please upgrade your browser to improve your experience. How can we help with your project? Now the new details have been released, developers have just a two week grace period until March 23rd to decide whether to register their upcoming sites under the older scheme, or to be among the first to get involved with the new scheme. The manual is clearer to read, has been made slightly shorter and BRE have even added a splash of colour to break up the technical text. There are a few big adjustments to be aware of, which we'll cover off in a series of blogs. There has long been an argument in the industry that sustainable methodologies BREEAM, Code for Sustainable Homes, SAP, SBEM, EPCs don't reflect real life, and buildings often far exceed the energy demands as calculated during design. Previously, there were two credits available if a developer adopted a Considerate Constructor's Scheme. One Management credit is available if you commit to nine of these requirements, with a further credit if you meet 15. Under the previous BREEAM, performance only needed to be monitored. A training schedule should also be developed, and split out in a similar way. There are now just two sections in this category, offering 12 credits previously there were five. This encourages sustainable transport measures appropriate for the site. There is a list of 11 transport measures to consider introducing to the site, with credits awarded depending on how many measures are adopted. The list includes introducing new bus routes, better signposting for footpaths, electric car charging points, encouraging car share schemes and providing cyclists with stores, lockers and showers. The mandatory credit to measure the impact on existing site ecology has been axed.

<http://www.diamondsinthemaking.com/content/4-3-manual-corvette>

But with up to 13 credits available in Land Use and Ecology, we would still recommend giving this section a high degree of focus. It's been rewritten using a steppingstone approach, so you need to complete one section before you can move onto the next. It appears this work no longer needs to be carried out by a qualified ecologist, but more credits are available if you employ a trained

professional to carry out the analysis. And finally, two credits if you secure ongoing monitoring, management and maintenance of the site's ecological features. New development has to play its part by improving air quality when feasible. These new targets could pose a real challenge in our bigger cities. For starters, you can't claim any of the four credits in this section until an indoor air quality plan has been created. This needs to consider how contaminants are removed from the building, and how good air quality is maintained. This has now been expanded to consider the impact on air quality from other building materials including wood, plaster and insulation. The TVOC Total Volatile Organic Compounds is assessed, with a credit available if the design is expected to keep air quality within a suitable level. A further credit is available if real-life air quality is measured and passes following construction. Previously you could earn a credit for showing the run off rate from the site will be no worse following development. Under the 2018 changes, you need to show how the development will improve the run off rate by at least 30%. This has been reduced so only 9 credits are available at the design stage. As such, we're expecting less credits will be achieved if we compare like-for-like developments between the old and new BREEAM schemes. The new HEA06 offers one credit if a security assessment of the proposed development is completed, and its recommendations are implemented.

<https://kunstkasteel.com/images/93-nissan-ultima-owners-manual.pdf>

This would look at concerns such as external security lighting, CCTV and reducing dark, enclosed areas where crime is more likely to occur. The option of gaining points by following the Green Guide Rating has been dropped. With 7 credits available in MAT01, we'd recommend taking the Impact approach. And in MAT05 Design for durability and resilience, an extra section has been added to include protection against malicious damage of the building materials. There's a few changes to keep in mind. This should show the feasibility of refurbishing existing buildings rather than knocking them down. It previously focused on building material and structure only. WST06 offers two credits if you look to avoid unnecessary materials use, cost and disruption from future changes to the development. By clicking below to subscribe, you acknowledge that your information will be transferred to Mailchimp for processing. PriceWaterhouseCooper's BREEAM Outstanding refurbishment of its corporate HQ, One PriceWaterhouseCooper's BREEAM Outstanding refurbishment of its corporate HQ, One PriceWaterhouseCooper's BREEAM Outstanding refurbishment of its corporate HQ, One. Scandinavia is well known for its high sustainability ambitions and this issue is high on NCC's agenda. "Our strategy is to lead the way in sustainable development and construction," says Carola Laven, business area manager for NCC Property Development. In recent years, environmental certification of buildings has become increasingly popular in Northern Europe and NCC has played a leading role in driving advances in this area. The Group believes that thirdparty assessment and certification of building sustainability leads to a superior environmental performance, lower operating costs, reduced risk and greater appeal for investors, tenants and residents.

<http://www.ladillo.com/images/93-nissan-maxima-repair-manual.pdf>

"Third party certification with BREEAM creates incentives for all parties involved in a building project to strive in the same direction and focus on sustainability issues," says Carola Laven. "We are convinced that our high ambitions in this respect pay off in terms of better returns on our investments. This is particularly true at a time of financial insecurity, which has increased the investor demand for high quality properties with low risks. Certificated buildings are definitely higher valued and create safer longterm investments." There are several examples from the NCC portfolio that demonstrate the attraction to investors BREEAM raises property values. A vital element of this strategy is the use of recognised thirdparty certification schemes to measure and demonstrate the sustainability of NCC's building assets. For example, NCC Property Development is the largest developer of certificated BREEAM assessed buildings in Scandinavia. Among these is

Koggen 2 in Vastra Hamnen in Malmo, the first BREEAM Excellent building in Scandinavia. Koggen 2 was bought by Vasakronan, the largest property owner in Sweden. Vasakronan only invests in certificated buildings. The company takes the view that it can be more flexible when negotiating investments in these buildings because the risks are lower. Experience has shown Vasakronan that environmentally certificated buildings are easier to let, and that the tenants in these buildings are more loyal, resulting in lower vacancies. Another example is Torsplan, an office and retail development in Stockholm's Hagastaden district. The first phase of Torsplan 1 was a BREEAM Excellent office development completed in 2013. It has been sold to KLP, a Norwegian investor and pension fund that invests in high quality properties and for whom the BREEAM certification was a prerequisite.

Scheduled for completion in late 2016, the 26,000 m² Torsplan 2 is especially significant in the company's history because NCC aims to secure a BREEAM Outstanding certificate for Carola Laven Business area manager for NCC Property Development the project, which will make it the first Swedish building to achieve what is the highest possible BREEAM rating. NCC has also successfully employed BREEAM outside of Sweden. The building, whose occupiers include NCC itself, was recently sold to a syndicate. It was nominated as one of four buildings in the 2014 MIPIM Green Innovation Award and was identified as one of the world's top 100 most sustainable buildings by the global environmental organisation Sustainia in 2012. NCC's vice president of environmental affairs Veronica Koutny Sochman says that going the extra mile from Excellent to Outstanding is a demanding and more costly, "you can't just pick the low hanging fruit". Despite this, the project is mainly a case of BREEAM optimisation, Koutny Sochman says "In this project we are using the manual as a guideline trying to reach Outstanding by applying BREEAM ideas in a Swedish context, rather than by adding new solutions." Making a mark with BREEAM is used in over 60 countries worldwide. Several European BREEAM clients have recently celebrated their award success. UnibailRodamco celebrate BREEAM certification for the Toison d'Or shopping centre in Dijon. Applicable to any commercial building Use of BREEAM is by no means limited to office buildings such as Koggen 2. The standard can be applied to virtually any building and location, with versions for new and existing buildings, refurbishments and large developments. For example, NCC is using BREEAM in its development of the new Triangeln shopping mall in the centre of Malmo. New blocks being constructed comprise a mix of offices, retail premises and housing units. All of the commercial space will be certificated in accordance with BREEAM Very Good.

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Triangeln is just one of the latest of dozens of BREEAM assessed NCC developments across Scandinavia. The group's objective is to have all proprietarily produced buildings environmentally certificated. Environmental certification of buildings has taken the sustainability work of the property industry to a new level. "To us, the use of BREEAM has been a powerful tool to ensure that we develop products with high sustainability performance," says Koutny Sochman. "An increasing share of our customers view BREEAM as a quality seal, and some investors are also starting to value it financially." For more information on NCC's activities go to www.ncc.se. Rosa Lopez of Neinver receives BREEAM certificates from Gavin Dunn of BRE. Neinver have achieved certification for retail developments in Spain, Portugal and Poland. The focus is on finding the solutions that ensure that the building will perform well in energy terms and that materials are sourced sustainably. Design solutions will also incorporate other objectives such as renewable energy procurement or water saving plans, both of which will determine the use of resources in the long term. Developing a BREEAM building will inevitably challenge the initial design and construction teams to look for stateofheart solutions. But they are involved from the beginning and are party to the initial development, design and building contracts at the heart of which lie the building's green

credentials. Ensuring their commitment to BREEAM principles is relatively straightforward and, for instance, a green construction contract is similar to an ordinary construction contract. However, sustainable buildings need to perform to the same high standard throughout their lifetime in order to retain their BREEAM certification and maintain the value of the building. The challenge here then is to ensure consistent, compliant behaviour from companies and individuals that may not have been there at the start.

Ensuring the flow of building performance data between landlord and tenant is another green requirement that may need to be enshrined in the lease. Data sharing is a two-way street. Not only do building owners need to know how their building is performing but also many tenants have strict sustainability requirements due to their corporate social responsibility CSR policies and this requires building performance to be measured. Martin Townsend of BRE with Christiane Conrads, DLA Piper, at the launch of *Towards a Greener Future*. Conrads says that additional "green" clauses in leases should, for example, govern the fixtures and fittings. But lease terms should be flexible too in order to allow buildings to adapt to green technological advances. "The industry has made a lot of progress which is not always reflected by some buildings because of the rigidity of lease agreements. Qualitative aspects of buildings should always Sustaining information "By giving the tenants all the information that they need to use buildings in a sustainable way, they can act accordingly and reduce energy use and operational cost for the mutual benefit of both landlords and tenants," Conrads adds. Green leases are usually standard lease agreements to which green provisions have been added. Conrads says that these green provisions can range from simple guidelines for action to complex requirements and prohibitions that apply to both landlord and tenant. Green finance agreements are increasingly important too. The label "green building" can attract financiers and also increase expectations regarding cash flow and rate of return. This can lead to better financing terms, such as lower interest rates or loan-to-value ratios. As green building certificates move from being a bonus to being a standard financing requirement, Conrads foresees that tailor-made provisions will be incorporated in finance documents more often and will eventually become a market standard.

"Loan agreements should, for example, include a requirement that the borrower complies with the appropriate standards in order to qualify for certificates and maintain the green building label throughout the term of the loan and that any renewal or extension of the property certificate is obtained," Conrads points out. "In the worst case, a bank could recall a loan if the sustainability clauses were being breached, or if certification was not renewed," she adds. Day to day, many of these issues fall within the domain of the property manager, often an external firm. A landlord's contractual relationship with its property manager will therefore also need to reflect the green principles being applied. The document should ensure that there is a common understanding of sustainability and the landlord's obligations, sustainability certification requirements and the need, always, to issue only green leases. Obligations such as data collection to enhance sustain BREEAM in numbers "In the worst case, a bank could recall a loan if the sustainability clauses were being breached, or if certification was not renewed" Conrads ability should be understood and it often falls on the building manager to create a sustainability manual in cooperation with tenants with whom a sustainability committee may also need to be established. All this needs to be wrapped up a modern "green" property management contract. Recommendations The significance of the property manager in maintaining a building's sustainability certification is under the spotlight. The working group was established in 2012 and its brief is to make recommendations on sustainability and property management. In mid-2013 the working group produced a catalogue of recommended clauses and actions to help implement sustainable property management and maintain it in the long term.

Future gazing In March 2014, DLA Piper published *Towards A Greener Future* which provides an

insight into investors' preferences for sustainable building certification. The report whose launch is pictured opposite is based on a survey of over 100 investors across Europe. Wereldhave's first sustainability report was published in April 2014. The company's chief executive officer Dirk Anbeek says that it is common sense that companies should embrace sustainability for the sake of the environment but there are clear business benefits too, he adds. "We are working on sustainability as an integrated part of the business but it should give some payback," Anbeek says. "Sustainability, particularly energy efficiency, is natural and logical but it also helps to lower service costs to tenants." Anbeek explains that the group's sustainability strategy has four pillars The assets, human resources, partnerships and society. So, big firms will go further out in the search for what are more sustainable buildings." Sustainable benefits in Wereldhave's portfolio and Anbeek says the strategy established a clear target that all office buildings in the French portfolio need to achieve a BREEAM Outstanding level of certification while shopping centres need to be Very Good. The business benefits of a sustainable approach to development were clearly demonstrated by Wereldhave's 22,100 m2 Noda office scheme in the Issy les Moulineaux district of Paris, on the banks of the river Seine. The development achieved a BREEAM score of propertyeu magazine 260914 1155 92.07% during the design phase, a score which represents an Outstanding certificate, a factor that was instrumental in achieving a letting to CocaCola which signed leases for 65% of the building. Anbeek is naturally proud of the achievement, but prouder still of the refurbishment of Wereldhave's Carre Vert office building in LevalloisPerret, Paris.

Carre Vert was originally developed by Wereldhave in 1999, reaching BREEAM Good in April 2010 following a refurbishment. Then, in 2012, after fitting out tenant EDF's space in the building in partnership with the French electricity supplier, BREEAM awarded the scheme with an Outstanding rating after it achieved a postconstruction score of 87.07%. Taking the building from nothing to BREEAM Outstanding was an achievement in itself, says Anbeek, but the real business benefit was doing this in partnership with EDF which was keen to demonstrate its environmental credentials as France's main energy provider. "They invested a lot of money which indicates longterm commitment if they are prepared to invest in a building midway through their lease," Anbeek said. Good business case "There's a good business case for securing a single tenant long term but making a building more energy efficient and thus reducing service cost for tenants long term, never has a negative impact on the rent," Anbeek says. Furthermore, while the investment is substantial Anbeek reckons to achieve a 7% yield on cost. "It is not extreme but is well doable," he says. Achieving Very Good ratings on the retail portfolio is no less an achievement. But the imperative to improve them is still there and there are business benefits both in attracting retailers, who are increasingly environmentally aware, and consumers. "Among shopping centres there is a diverse picture. But while some shoppers are not interested at all and are only looking for a nice place for kids and clean toilets, others appreciate sustainability efforts and appreciate seeing good progress," Anbeek says. Green buildings pay New research from BRE and Sweett Group has challenged the perception that sustainable buildings are necessarily more costly to construct. The report presents the actual costs of a range of individual sustainability strategies, and the additional costs if any of achieving various levels of overall building sustainability.

In addition it reveals the associated payback to be gained from reduced utility costs. The study found that specifying sustainability measures during the design and procurement stages can bring cost savings without adding significantly, or at all, to upfront costs. The researchers concluded that achieving the lower BREEAM sustainability ratings can incur little or no additional cost. Targeting higher Savings and payback research challenges the perception that sustainable buildings always cost more to build BREEAM ratings, and so more challenging levels of sustainability, incurs some additional cost but this is typically less than 2%. The Living Lattice is the flagship building of the new 6bn Meixi Lake Eco City, one of eight new exemplar eco cities in China, comprising almost 15 million m2 of development. Designed by a multidisciplinary team featuring Feilden Clegg Bradley

Studios, BRE and the Shanghai Research Institute of Building Science SRIBS, the building meets the highest standards both in BREEAM and China's Three Star green building assessment. The building, named for its multilevel matrix of floorplates, courtyards and gardens, is designed Sustainable features include The Living Lattice wins China's first BREEAM Outstanding design certification for developer Franshion. BRE Group chief executive, Peter Bonfield, said "The Living Lattice is the first BREEAM Outstanding for China and it is the first time that life cycle analysis of building materials has contributed to BREEAM certification in the country. We are a nonprofit group that run this service to share documents. We need your help to maintenance and improve this website. The analysis compares eight BREEAM projects although relevant to LEED, GreenStar, etc. and distinguishes projectlevel characteristics and dynamics.

Drawing on insights from literature on sustainable construction and assessment methods, an analytic framework is developed to examine the effect of clusters of project and assessmentlevel elements on different types of fit tight, punctual and bolton. Key elements distinguishing between types include prior working experience with project team members, individual commitment to sustainable construction, experience with sustainable construction, project continuity, projectlevel ownership of the assessment process, and the nature and continuity of assessor involvement. More attention needs to be paid to individual levels of engagement with, and understanding of, sustainability in general rather than knowledge of technical solutions to individual credits, to ownership of the assessment process and to the potential effect of discontinuities at the project level on sustainable design. Keywords BREEAM, building assessment methods, building design, design process, environmental assessment, implementation, sustainable building, team dynamics

Introduction Environmentalism and sustainability pose major challenges for firms in general and for construction firms in particular. In the UK, as in many countries, government policies and industry strategies are beginning to converge around a small number of methods, tools and instruments designed to realize these goals. While a great deal of attention has been given to the technical development of such tools and to their effects on the built environment, far less attention has been directed to their impact on design and construction processes. This paper contributes to that small but growing literature by examining the effect of the Building Research Establishments Environmental Assessment Method BREEAM on design and construction processes. Whereas most research in this area focuses on general effects, this paper uses the comparison of eight case studies to explore variations in the effect of BREEAM on the construction process.

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