

DECEMBER 2007 PROCESS NOTE

RE:

General Information: Fees, BREEAM Further Education - Release of draft criteria, BREEAM Offices - Fit out version, Bespoke BREEAM Management and Operation assessments

Process Information: N/A

Technical Information: Bespoke BREEAM 2006, Amendment of the Wat 1 calculator

This note is sent to the main contact in your organisation. Please ensure that this information is copied to all other EcoHomes/BREEAM assessors within your organisation.

The following contains important information and news regarding all of our BREEAM Schemes.

General Information

Fees

After a period without increases, there is to be an increase in licence and certification (QA) fees for all BREEAM schemes, EcoHomes and the Code for Sustainable Homes. The new fees are detailed in the attached Annex A and will be take effect from 1 April, 2008, subject to the following:

- Certification fees for currently registered projects will be honoured at the current rates (for as long as the registration remains valid).
- Certification fees for assessments registered between the date of this notice and the date of increase will be honoured provided assessment reports are submitted within 12 months of the date of this notice (i.e. before end of December 2008), otherwise Certification fees at the revised rates will apply.

NB: Assessors should note that from April 2008 all fees will be subject to an annual review. Any revision resulting from this review will be applied to all registered assessments from the date of the revision - the first revision under this new arrangement will be from April 2009. Assessors may wish, when preparing quotations, to advise their clients that Certification fees may be subject to change on this basis.

BREEAM Further Education - Release of draft criteria

The LSC has stated: *'to qualify for LSC capital funds all proposals will need to address Sustainable Development by ensuring that the completed development meets the criteria to achieve 'Very Good' Building Research Establishment Environmental Assessment Method (BREEAM) ratings.'*

We have now completed the development of the *draft* criteria for a standard BREEAM Further Education. The criteria will apply to all further education/adult/vocational colleges, standalone sixth form buildings and 14-19 schools with vocational facilities. Although we state the guidance is at *draft* stage we now expect all further education college buildings that require a BREEAM assessment to use the BREEAM Further Education guidance. Any feedback on the *draft* guidance will be incorporated into the updated version and bought in line with the existing schemes in April 2008 to form the *final* criteria.

The draft guidance has been made available for use to all Bespoke BREEAM assessor organisations; the criteria and spreadsheets can be found on the Further Education assessors extranet.

Please note BREEAM Further Education cannot be used to assess higher education buildings; the Bespoke BREEAM route should be used in such instances. BRE is currently exploring the feasibility of developing a BREEAM Higher Education scheme with the sector.

There will be no additional charge for the use of this criteria; however, the standard QA fee will apply.

BREEAM Offices - Fit out version

We have now completed the development of a BREEAM Offices fit out version. The criteria is incorporated into the 2006 BREEAM Offices assessment manual. It is available to all licensed BREEAM Offices assessor organisations and can be found on the BREEAM Offices assessors extranet. As this version of the BREEAM Offices scheme is being released mid version, the criteria can be used to pilot any Offices fit out assessments until such time as the next version of the BREEAM (anticipated release April 2008) is launched. Registration of assessments takes place in the normal way and the standard QA fees will apply.

Bespoke BREEAM Management and Operation assessments

We are currently in the process of developing a new BREEAM version, BREEAM in USE, which will replace M&O assessments in BREEAM. The M&O credits for Retail and Offices will remain current until this new scheme is launched. For any other building type wishing to undertake an M&O assessment we are advising clients to wait until April 2008 when BREEAM in USE will be launched rather than going through the process of developing Bespoke BREEAM criteria, as this will entail additional costs. Please note that if there is an urgent need due to a compulsory/policy requirement to BREEAM assess your building at the M&O stage we are able to develop Bespoke BREEAM criteria to allow your building to be assessed

Process Information

Technical Information

Bespoke BREEAM 2006

LE4 & LE5 Ecology Calculator 2

It has been brought to our attention that there is a fault in the Ecology 2 calculator tool for some Bespoke spreadsheets, whereby the calculator returns 'Before' and 'After' species numbers of zero regardless of what information is entered. In other cases it appears the calculator tool has been incorrectly labelled "Offices". These problems affect some but not all of the spreadsheets with version numbers v.3.0-3.2.

If the spreadsheet for a project is displaying the problems listed above, please use the corrected version of the Ecology Calculator 2 (Bespoke 2006 Ecology Calc2 (Rev06).xls) on the Bespoke BREEAM Extranet.

Amendment of the Wat 1 calculator

Please note there was an error in the November process note regarding the water calculator and the tap flow rate. The correct wording is: The calculator has been amended to clarify the requirement to measure taps at 2/3 of maximum flow rate.

Annex A

BRE Charges for Licenses and Certification	
Certification Fees (formerly referred to as QA fees)	
BREEAM Industrial, BREEAM Offices, BREEAM Schools, BREEAM Bespoke	
BRE's charges relate to building size, subject to the following minima:	
Design and Procurement	£850.00
Management and Operation (N/A to Schools)	£850.00
Post Construction Review	£380.00
BREEAM Secure Prison Accommodation	
Design and Procurement	£1140.00
Post Construction Review	£500.00
BREEAM Retail	
BRE's quality assurance and certification fee is 15% of the recommended assessment fee. This is subject to the following minimum charge:	
Design and Procurement	£805 + £85 per additional function
Fit Out	£575 + £85 per additional function
Post Construction Review	£365 + £45 per additional function
Management and Operation	£800 + £85 per additional function
<u>Fit out and M&O – Building Portfolios (with certificate required for each unit)</u>	
After the completion of an initial assessment, further assessments of repeat units (with same retail function), attract a 30% reduction in BRE QA/certification fees.	
This reduction does not apply to an assessment of a standardised fit out specification, which is subject to the full QA/certification fee.	
Note: BRE does not issue M&O certificates covering building portfolios - certificates can only relate to single buildings.	

EcoHomes	
<u>Design Stage</u> For sites of more than 30 units or more – charge per unit is: For sites of less than 30 units a minimum charge applies of:	£8.00 £250.00 £25:00 £250.00
<u>Post Construction Review</u> First set of dwellings/dwelling types (the initial PCR) per unit is: For sites Less than 10 units a minimum charge applies of:	£20.00
<u>Releases of Homes with Dwelling type already assessed (Repeat PCR) per unit</u> No Minimum Fee	
Code for Sustainable Homes	
<u>Certification Fee</u> The full certification fee per dwelling will be payable upon submission of the Interim Assessment report (Design Stage) or at the time of Post Construction Assessment Registration (whichever is sooner)	<u>£37 per dwelling</u> Subject to minimum of £375.00 per development
BREEAM Multi-Residential	
New designated scheme replaces breeam:domestic bespoke Certification Fee	£950

License Fees	
Non-Domestic Buildings	
<p>Core Fee Applicable with any non-domestic licence plus supplementary fees to cover each scheme</p>	£1600
<p>BREEAM Offices This fee includes the registration of up to four assessors. Further assessors can be registered for £350.00 per annum.</p>	£1070
<p>BREEAM Schools This fee includes the registration of up to four assessors. Further assessors can be registered for £350.00 per annum.</p>	£1070
<p>BREEAM Industrial This fee includes the registration of up to four assessors. Further assessors can be registered for £350.00 per annum</p>	£1070
<p>BREEAM Retail This fee includes the registration of up to four assessors. Further assessors can be registered for £350.00 per annum.</p>	£1600
<p>Bespoke BREEAM Licence only applicable with any appropriate non-domestic licence (Offices, Schools, Retail).</p>	£375
<p>Secure Prison Accommodation To become licensed to carry out BREEAM Secure Prison Accommodation assessments an organisation must hold the following type of BREEAM licences: Core licence fee PLUS bespoke licence fee OR any non-domestic licence PLUS prisons specific licence fee, this is payable per individual.</p>	<p>£1600 £1070 £375</p>
<p>Any organisation/individual with a full bespoke BREEAM licence is entitled to carry out Secure Prison Accommodation assessments without the need to pay an additional Secure Prison Accommodation specific licence fee.</p>	
<p>All For registered companies with 10 or less employees there will be a reduction in the annual NON-Domestic CORE licence fee of £250 per assessor up to a maximum of two assessors. In order to qualify for an initial fee reduction when the licence fee comes up for renewal, the company must forward evidence each year of the total number of employees to BRE.</p>	

Homes	
<p>EcoHomes and Code For Sustainable Homes³ Annual Licence fee for an Assessor to be licensed to perform EcoHomes and Code assessments (provided properly qualified)</p>	<p>£375.00</p>
<p>BREEAM Multi-residential⁴ In addition to holding an EcoHomes/CSH License and paying an EcoHomes/CSH licence fee.</p>	<p>£375.00</p>

