

The GreenBuild Project (incorporating BREEAM Higher Education)

– A Briefing Note for AUDE Members

Key Points

GreenBuild has two workstreams – BREEAM Higher Education (Apr 08-Apr 09) and High Performance Laboratories (July 08-Apr 11).

BREEAM HE will end bespoke by creating a ‘standard scheme’ applicable to most university buildings.

The provisional BREEAM HE timetable is consultation on current use of/problems with BREEAM in universities and HE colleges (Apr-June 08), BRE production of draft scheme, and further consultation (July-Sept 08), piloting (Oct 08-Jan 09), review and publication (Feb-Apr 09).

BRE will be seeking 6-10 buildings to pilot the scheme on in the autumn.

A survey of anticipated BREEAM-relevant developments, plus Director of Estates views on priorities for BREEAM HE, will take place in May.

Roger Bond is the main AUDE liaison point for the project .

Background

The GreenBuild project has now begun, and will run for three years. The project is mainly funded by HEFCE, but is also receiving financial support from AUDE, SFC, HEFCW, DELNI and the Carbon Trust. It is being managed by the HEEPI programme, and the project director is Professor Peter James. There is a GreenBuild Steering Group, which will be initially focused on BREEAM for HE, and therefore narrow in composition (initially AUDE and the Funding Councils), but will subsequently be broadened to include a range of stakeholders relevant to laboratories.

Proposed BREEAM Higher Education scheme

There is considerable dissatisfaction with the working of BREEAM within higher education. Following extensive discussion of alternatives, many key players concluded that making it more effective was a sensible strategy. During the development of the GreenBuild project proposal, BRE proposed that the best way to do this was through the creation of a single template approach for most HE buildings (‘standard scheme’ in BRE terminology), similar to the approach in BREEAM Further Education. The main exceptions would be Residences and Sports (see below). Some key points about the proposed scheme are:

- 1) Will allow some tailoring to specific kinds of building – with a rule of thumb being around 70% ‘generic’ criteria, and 30% ‘building specific’ criteria (selected from a menu);
- 2) Applies to both new and refurbished buildings, with some opportunity to ‘tailor’ the criteria to reflect refurbishment;
- 3) Will include the new features of BREEAM 2008, which will include an additional ‘Outstanding’ category (above Excellent), more focus on performance in use, and more mandatory requirements for minimum performance.

In the case of laboratories, dealing with their special features will be made easier by the development of the GreenLab Environmental Performance Criteria for laboratories, which will be aligned with the BREEAM scheme.

As part of the work, BRE will also examine the implications for assessor training.

It is also hoped that users of the BREEAM HE scheme would submit agreed (and relatively uncontroversial) data such as design energy performance from assessments to a central repository, such as the one being planned by AUDE.

Benefits of BREEAM Higher Education

The GreenBuild project will not produce an ideal HE building assessment scheme, as anything produced will have to be compatible with the BREEAM ‘family’. It will however improve the current situation by:

- 1) Ending the problems associated with ‘bespoke’ assessments – not just cost, but also 6-10 week time delays in getting the criteria developed and agreed (and therefore impeding the integration of environment into the design process at an early stage), and difficulties in comparing one building with another;
- 2) Providing opportunities for better learning from BREEAM experiences, through collection of data on HE buildings using the scheme, and other means.

It is also likely that the ‘known quantity’ of a BREEAM HE scheme would help to build sector assessment capacity – through more internal accredited assessors and/or through emergence of more sector specialisation – and thereby create more supplier choice for universities, and a better contribution to the design process (through involvement in the early stages).

Timings

BRE are unable to start work on the scheme until the revised BREEAM is launched in May/June 2008. Hence, a provisional timetable is:

March-June 2008	Consultations with Directors of Estates and other stakeholders about their views on the desired content of the scheme, approaches to implementation etc, and preliminary discussions with BRE
June-Sept 2008	BRE development of draft scheme
Oct –Feb 2009	BRE piloting of draft scheme, and feedback from pilot buildings
Feb-March 2009	BRE preparation of final scheme, including any assessor training
April 2009	Launch of scheme (ideally at AUDE conference, April 6-8).

Steering Group

Initially, a Steering Group will be established purely for the HE BREEAM work. This will meet on July 1st to review the outcomes of consultation, and to consider further activities. The first meeting will involve the three main sector funding bodies (HEFCE, HEFCW, and SFC - NI Department of Education is unlikely to attend), an equal number of AUDE reps, and BRE as presenter/observer. The second Steering Group will be held in late September to review the draft BREEAM for HE scheme that will have been produced by BRE, and to plan piloting etc. Following this, the Steering Group will be broadened to include more lab-related representatives, with the BREEAM activity continuing within a sub-group. There is also a more informal 'shadow' AUDE BREEAM group (see below).

General Consultation

There are two main stages to the public consultation:

Views on how BREEAM currently works, and ways of improving it (March-June)

Views on the draft BREEAM for HE scheme (September).

It is important that inputs are received from as many as people as possible with experience of using BREEAM within HE. Five general consultation sessions have been, or will be, arranged:

March 10 th	Scottish consultation session as part of the Edinburgh launch event of the HEEPI et al High Performance Building guide
April 1st	Session at EAUC conference
April 17 th	Welsh consultation event, HEFCW, Cardiff
May	English consultation session to be arranged, London
September	National consultation session on draft proposals, London.

AUDE Specific Consultation

As noted, AUDE will have a strong presence on the Steering Group. The three AUDE reps on this will confer regularly with Peter James. There will also be a 'shadow' AUDE group (co-ordinated by Roger Bond) to gather inputs from a wider range of Directors of Estates, and to co-ordinate responses. The BREEAM work will also be a suggested agenda item at the regional meetings held during the April-June period, and at the June AUDE Executive meeting. Peter James will also hold 1:1 meetings/telephone calls with any AUDE members who request them.

Further AUDE consultation arrangements will be put in place to discuss the draft BREEAM for HE scheme when it is produced in September 2008. There will also be at least one meeting of the pilot sites involved, which the relevant Directors of Estates could play a central role in, if they wished.

Piloting

BRE will be looking for 6-10 buildings to pilot the assessment scheme with. These will be at a variety of stages – Detailed Design; Construction and Post-Construction. Universities would derive several advantages from being involved. They will gain a 'pilot certificate' which can be displayed without having to pay normal BREEAM charges. It will also be possible to convert this into a fully certified BREEAM assessment, once the scheme is launched. Pilot universities should be able to get some publicity and reputational benefits, and also share experiences in a meeting of all piloting institutions.

Relationship with Other BREEAM Schemes

BREEAM for HE won't cover residences or sports centres. It is anticipated that bespoke assessments for these can be avoided by the use of the BREEAM Multi-Residential template at no extra cost. BRE is also developing a Sports Centre standard scheme to cover all sectors.

The forthcoming BREEAM for Communities (provisional title, formerly BREEAM Developments) scheme for the pre-design stages of large-scale, multi-building, developments will also cover campuses, and is also seeking pilot sites within the sector. Discussions have already been held with BRE about co-ordination of this with BREEAM for HE to ensure the two schemes work together seamlessly.

For more information see www.heepi.org.uk.

Prepared by Professor Peter James, in consultation with Roger Bond.

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