gleeds

Gleeds Sustainability Briefing Note 2

BREEAM Healthcare

Key Objectives of BREEAM Healthcare:

- Improve the sustainability of NHS Buildings and set a benchmark for performance
- Improve conditions for patients
- Scope for operational savings
- Better staff working conditions
- Encourage community use

How will this impact on you?

- The requirements of third party certification will place a greater **burden of evidence** on the Project Team – it is essential that you understand what information needs to be provided – and when BREEAM requirements need to be considered.
- Early consideration of the credits is essential if you want to achieve the desired rating in the most **cost-effective** manner.
- The requirements for a post-construction final certificate means that construction **contractors** need to understand BREEAM Healthcare – and need to ensure that credit requirements are fully implemented.
- The scheme is much more robust and demanding than NEAT. There will be **design, cost and construction implications** associated with achieving it.

Gleeds will be one of the first organisations to have registered BREEAM Healthcare Assessors.

For more information on having a BREEAM Healthcare assessment undertaken, please contact **Mark Pendry** on **07718 804094**.

For further information on our full range of Healthcare services please contact
Ian McKinlay (Midlands, North & Scotland) **07718804023**
Terry Willis (South West & Wales) **07718804205**
John Walker (South East & London) **07896041595**

BREEAM Healthcare has recently been released by the BRE to replace NEAT. This represents a step change in improving the sustainability of the Healthcare Estate. As of the 1st July 2008, the Department of Health will require, as part of Outline Business Case Approval, that new builds achieve an Excellent rating and refurbishments achieve at least a Very Good Rating.

NEAT was a self certifying scheme launched in 2002. It had limited guidance, was based around a self-assessment process and was not suitable for smaller healthcare developments. Under BREEAM Healthcare, a Third Party certification process has been established, comprehensive guidance has been developed and rigorous assessment requirements have been introduced. The BREEAM Healthcare scheme will also be reviewed on a more regular basis.

BREEAM Healthcare has been endorsed by all health authorities within the UK, and can be used for both public and private health developments. It applies to all buildings that contain medical facilities. It does not however cover Ambulance Trust Buildings, Residential Care Homes or Staff Residential Blocks. These can be dealt with through other BREEAM schemes (e.g BREEAM Bespoke). Some of the key features of BREEAM Healthcare are as follows:

Undertaking BREEAM

The process for undertaking a BREEAM Healthcare Assessment on a new build or refurbishment scheme is detailed in Figure 1. An assessment of the Management and Operation of existing buildings will also be able to be undertaken, however details of this are yet to be announced.

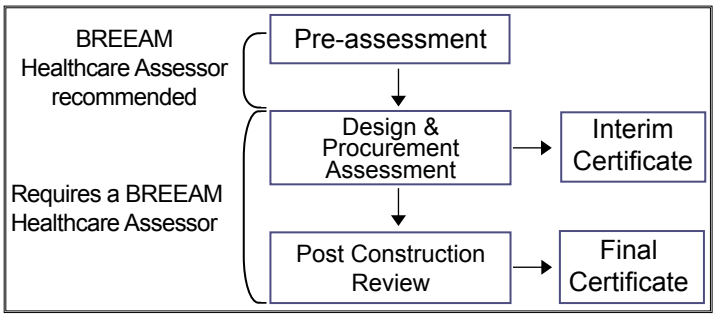


Figure 1: BREEAM Healthcare Process

Rating

Under BREEAM Healthcare, buildings are rated in accordance with the following scale:

Rating	Credits Required
Outstanding	85%
Excellent	70%
Very Good	55%
Good	45%
Pass	30%

The Outstanding category is a new rating category and is aimed at recognising truly exemplar sustainable buildings.

Weighting

Under BREEAM Healthcare, credits are weighted according to the significance of the issue being examined. The weightings in each category are detailed in Table 1 below.

Assessment Category	2008 Weighting
Management	12%
Health and Wellbeing	15%
Energy	19%
Transport	8%
Water	6%
Materials	12.5%
Waste	7.5%
Land use and Ecology	10%
Pollution	10%

Table 1: BREEAM Healthcare Weightings

Minimum Standards

Minimum standards have been bought into BREEAM Healthcare. A number of specific credits must be obtained for a scheme, dependant upon the level of rating being sought. For example under Credit Ene 1, Outstanding schemes must achieve a minimum of 10 credits (out of 15) and Excellent schemes must achieve a minimum of 6 credits.

New Green Guide to Specification

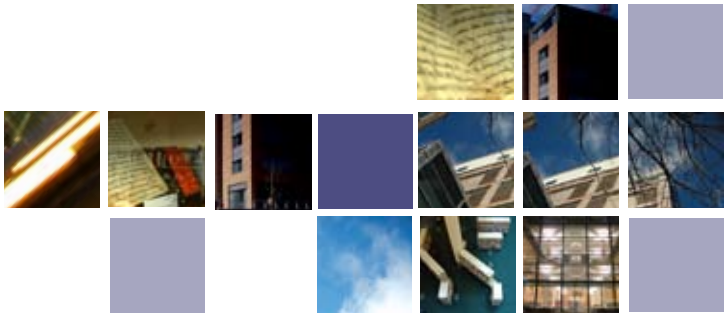
A new Green Guide to Specification has been launched. Further details on this are provided at www.thegreenguide.org.uk. A new rating system has been introduced as part of the new guide. Building elements are now divided into six categories (A+ to E) as opposed to the previous three categories (A to C).

Innovation Credits

A number of innovation credits have been developed to reflect exemplar performance. These credits are effectively 'floating credits' and up to an additional 10% can be added directly to a BREEAM score. By way of example, an innovation credit is awarded if a score of more than 36 is achieved in the Considerate Constructors Scheme.

Credits

A range of different credits are provided in BREEAM Healthcare. A full list of these is provided in Table 2. Credits are screened at an early stage in the project using a screening tool provided by BRE. This will ensure that only credits relevant to the scheme are assessed.



For more information on having a BREEAM Healthcare assessment undertaken, please contact **Mark Pendry** on **07718 804094**.

For further information on our full range of Healthcare services please contact
Ian McKinlay (Midlands, North & Scotland) **07718804023**
Terry Willis (South West & Wales) **07718804205**
John Walker (South East & London) **07896041595**

Table 2: BREEAM Healthcare Credits

Credit Ref	Title	Credit Ref	Title
Man 1	Commissioning	Tra 6	Maximum Car Parking Capacity
Man 2	Considerate Constructors	Tra 7	Travel Information Point
Man 3	Construction Site Impacts	Tra 8	Deliveries and Manoeuvring
Man 4	Building User Guide	Mat 1	Materials Specification (major building elements)
Man 6	Consultation	Mat 2	Hard Landscaping and Boundary Protection
Man 7	Shared Facilities	Mat 3	Reuse of building façade
Man 8	Security	Mat 4	Reuse of Building Structure
Man 11	Ease of Maintenance	Mat 5	Responsible Sourcing of Materials
Man 12	Life Cycle Costing	Mat 6	Insulation
Man 13	Good Corporate Citizen	Mat 7	Designing for Robustness
Hea 1	Daylighting	Wst 1	Construction Site Waste Management
Hea 2	View Out	Wst 2	Recycled Aggregates
Hea 3	Glare Control	Wst 3	Recyclable Waste Storage
Hea 4	High Frequency Lighting	Wst 4	Compactor / Baler
Hea 5	Internal and External Lighting Levels	Wst 5	Composting
Hea 6	Lighting Zones and Controls	Wst 6	Floor Finishes
Hea 7	Potential for Natural Ventilation	Wat 1	Water Consumption
Hea 8	Indoor Air Quality	Wat 2	Water Meter
Hea 9	Volatile Organic Compounds	Wat 3	Major Leak Detection
Hea 10	Thermal Comfort	Wat 4	Sanitary Supply Shut Off
Hea 11	Thermal Zoning	Wat 5	Water Recycling
Hea 12	Microbial Contamination	Wat 6	Irrigation Systems
Hea 13	Acoustic Performance	LE 1	Reuse of land
Hea 15	Outdoor Space	LE 2	Contaminated Land
Hea 19	Arts in Health	LE 3	Ecological value of Site and Protection of ecological features
Ene 1	Reduction of CO2 emissions	LE4	Mitigating Ecological impact
Ene 2	Sub-metering of substantial energy uses	LE5	Enhancing Site Ecology
Ene 3	Sub-metering of high energy load and tenancy areas	LE6	Long term impact on biodiversity
Ene 4	External Lighting	Pol 1	Refridgerant - GWP Cold Storage
Ene 5	Low or zero carbon technologies	Pol 2	Preventing refrigerant leaks
Ene 8	Lifts	Pol 3	Refrigerant GWP – Cold Storage
Ene 15	Provision of Energy Efficiency Equipment	Pol 4	NOx emissions from heating source
Ene 16	CHP Community Energy		
Tra 1	Provision of Public Transport	Pol 5	Flood Risk
Tra 2	Proximity to amenities	Pol 6	Minimising watercourse pollution
Tra 3	Cyclist Facilities	Pol 7	Reduction of night time Light Pollution
Tra 4	Pedestrian and Cyclist Safety	Pol 8	Noise attenuation
Tra 5	Travel Plan		