



## BREEAM

### Refurbishment and Fit Out 2014

#### Overview

BREEAM (Building Research Establishment's Environmental Assessment Method) is the most widely used environmental assessment method for buildings in the UK, and is used to award a sustainability rating based upon a series of credit points. Since its inception in 1990, the methodology has undergone a series of revisions to ensure it remains up to date and ahead of regulatory change, technical advancements and best practice improvements. The primary aim of the scheme is to mitigate the life cycle impacts of buildings on the environment in a robust and cost effective manner.

#### BREEAM UK Refurbishment and Fit Out

A specific methodology for Refurbishment and Fit Out schemes exists for projects seeking certification. Prior to the launch of this scheme, refurbishment projects were assessed under the previous 2008 methodology or the standard BREEAM New Construction criteria, which meant that either the assessment was not representative of current sustainability standards, or was assessed against a methodology that did not make allowances for the constraints of existing buildings.

The BREEAM Refurbishment and Fit Out criteria allows assessors to make a judgement on the applicability of credits on the basis of the scope of the works proposed. The methodology is split into four parts, where only the parts applicable to the scope of works should be considered:

- 1. Fabric and structure – external envelope including walls, roof, windows and floor.**
- 2. Core services – centralised M&E plant including heating, cooling and ventilation.**
- 3. Local services – localised services including lighting, local heating, cooling and ventilation.**
- 4. Interior design – interior finishes, furniture, fittings and equipment**

The table below shows the extent of works where the different parts (above) may be applicable:

Project Type	Assessment parts typically applied			
	Part 1 Fabric & Structure	Part 2 Core Services	Part 3 Local Services	Part 4 Interior Design
Full refurbishment	✓	✓	✓	✓
Shell & Core to Cat A	✓	✓		
Cat B Fit-Out			✓	✓
Interior refresh				✓
Upgrade of central services		✓		

Variations from the BREEAM New Construction scheme include:

- Mat 02 - hard landscaping and boundary protection is not applicable
- LE 01 - site selection and LE 03 - minimising impact on existing site ecology, are not applicable
- Wst 05 - adaption to climate change is only applicable in major refurbishment projects
- Tra 04 - maximum car parking capacity is only taken into account when the project is changing use.

The scheme also introduces assessment criteria that have been adapted for refurbishments and fit-outs, to reflect the split between tenant and landlord responsibilities and the limitations and opportunities for improving existing buildings. There are also a number of new criteria aimed at making existing buildings fit for the future such as issues focusing on climate change resilience and functional adaptability.

The scheme was formally launched on the 31st October 2014. Refurbishment and Fit Out projects can be assessed against the previous 2008 or New Construction 2014 schemes (if preferred) until 16th February 2015. Further information can be found on the BREEAM website: <http://www.breeam.org/page.jsp?id=381>