

FREQUENTLY ASKED QUESTIONS



Who requires BREEAM Healthcare assessments?

As of 1st of July 2008, all health authorities in the UK (Department of Health, Welsh Assembly Government, Scottish Government Health Directorates and the Department of Health Social Services and Public Safety) require that new healthcare buildings seeking Outline of Business Case (OBC) approval commit to achieving an EXCELLENT rating and all refurbishments commit to achieving a VERY GOOD.

I have a building which is part refurbishment and part new build, in this case what target rating is required?

If the refurbishment part accounts for less than 10% of the total floor area of the building assessed, the requirement is to achieve EXCELLENT. If the refurbishment part accounts for 10% or more, the requirement is to achieve VERY GOOD.

Are there any thresholds below which an assessment is not required?

Yes, the UK health authorities have imposed the following capital cost thresholds:

- England and Scotland: Assessment not required where capital cost* is <£2M.
- Northern Ireland: Assessment not required where capital cost* is <£1M.
- Wales: Currently no minimum thresholds.

The following exceptions also apply:

- In Wales, new Primary Care developments are not required to achieve an Excellent rating. However, all developments which will either have a floorspace of 1,000 sqm or more, or will be carried out on a site having an area of one hectare or more, are required to achieve a VERY GOOD rating and achieve the mandatory credits for Excellent under issue Ene1 - Reduction of CO2 Emissions (in line with Welsh Assembly Government Planning Policy for all non-residential developments).
- In Northern Ireland, listed buildings do not require assessment.

Please note that where the capital cost falls below the relevant threshold, a Pre-Assessment should still be undertaken (at the OBC stage) to determine whether a BREEAM assessment is viable.

* Total Capital Cost for Publicly Funded Build Schemes includes all the items contained in the Capital Investment Manual Cost Forms OB1/FB1 (i.e. Construction Works, Fees, Non-Works Costs, including Land Purchase, Statutory and Local Authority Charges, Decanting, Enabling and Temporary Works etc., Equipment, Contingencies, including Optimism Bias, and VAT, as applicable). The Total Capital Cost for Privately Funded Schemes includes all the same items as for Publicly Funded Schemes plus the cost of Financing the Capital (i.e. rolled up Interest, Banking Fees - Arrangement, Due Diligence, Lawyers etc. - Third party Equity Costs).

For NHSScotland Boards, reference should be made to the Scottish Capital Investment Manual (available on <http://www.scim.scot.nhs.uk/>), especially the business case guide, which sets out the BREEAM Healthcare requirements available on: http://www.scim.scot.nhs.uk/PDFs/Manuals/BC/BC_Guide_Full.pdf

How can I access the BREEAM Healthcare Manual?

The BREEAM Healthcare Manual is publicly available, and can be downloaded from the BREEAM website without charge.

What training is required to become a BREEAM Healthcare Assessor?

To become qualified BREEAM Healthcare Assessors, individuals will need to attend a three-day course provided by BRE Global. The first two days will be 'foundation days', these days are common to all BREEAM schemes and include a description of all the 'core' BREEAM credits that apply to the non-domestic schemes. The third day will be specific to BREEAM Healthcare's issues and credits. At the end of the third day, all attendees will need to go through an exam based on the issues covered over the three days and, in order to be deemed 'competent persons' as per UKAS' definition, they will need to compile a test assessment report within the following three months and send it to BRE for quality assurance.

Is BRE Global offering training to become a BREEAM Healthcare Assessor?

Yes, courses are running on a monthly / bimonthly basis. If you are interested in attending please visit www.breeam.org/events to book your place.

Why does the NHS need to use BREEAM?

BREEAM is a Government requirement* under:

- Constructing the Best Government Client - Achieving Sustainability in construction procurement - Sustainability Action Plan
- Sustainable Procurement National Action Plan
- Sustainable Operations in the Government Estate
- BERRs Strategy for Sustainable Construction
- OGCs Achieving Excellence in Construction - Procurement guide 11 - Sustainability
- OGCs Common Minimum Standards - For the procurement of built environments in the public sector - mandated with immediate effect "Ministers have now agreed the key minimum procurement standards, which are mandatory across Government, including departments, executive agencies and the non-departmental public bodies for which they are responsible. They will apply to any procurement of a built environment carried out in England for a public sector client, whether through capital procurement, a private developer scheme or a Public Private Partnership/Private Finance Initiative."
- CLG further support sustainable construction through their current guidance on Sustainable buildings and this is reflected in their current consultation document 'Definition of zero carbon homes and non domestic buildings'

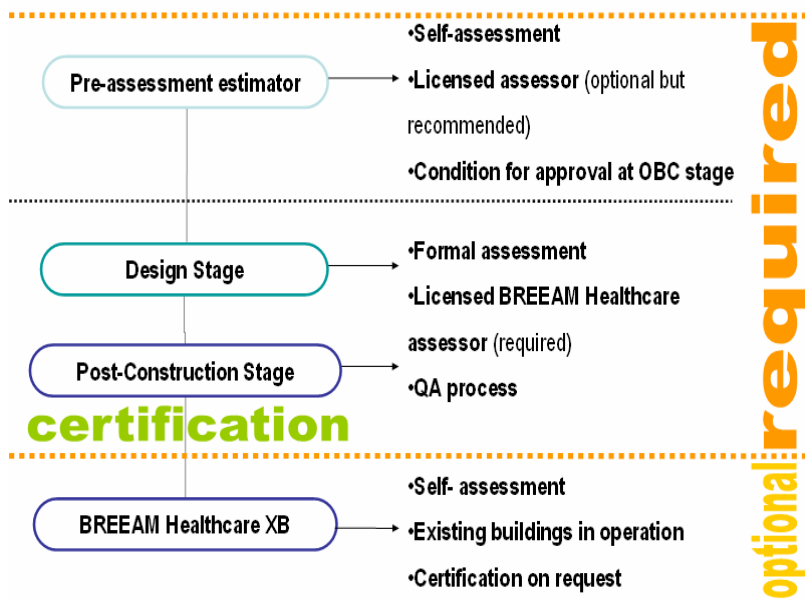
The Department of Health supports the Governments' commitment to the sustainable development agenda and recognises the importance of delivering on this agenda through the design and build process. BREEAM Healthcare as the successor to NEAT is the continuation of that process to ensure standards continue to improve. This will be further reinforced through HTM 07-07 Sustainable health and social care buildings: Planning, design, construction and refurbishment (see below).

* The devolved administrations may have their own requirements.

Do the requirements to use BREEAM apply to GP owned developments?

Whenever GPs work with their PCT in providing healthcare facilities for the community, this development will be expected to also comply with the requirement for BREEAM Healthcare. This is in line with the fact that the Department of Health supports the Governments' commitment to the sustainable development agenda (through the strategies listed above) and recognises the importance of delivering on this agenda through the design and build process. This will typically apply for all GP owned developments across the UK, but the devolved administrations may have their own requirements.

What are the required stages of assessment?



The requirement from the Department of Health (and the other health authorities) is set so that BREEAM is embedded in the design right from the beginning of the design process: indeed, all new builds and refurbishments will need to commit to, respectively, an EXCELLENT or VERY GOOD rating before the Outline of Business Case (OBC) approval or RIBA stage A (Inception). Appointing a licensed assessor at the beginning of the process will ensure the assessment process is well planned and proceed smoothly. This will also ensure the delivered buildings are sustainable and efficient with minimum effort and investment, avoiding the 'engineering fixes' that are often a very expensive and disruptive last resort. From this year, post construction review assessments are a mandatory part of the BREEAM assessment process, to ensure the design choices have been implemented in the built project.

In addition to the requirement above, please note that the UK health authorities require all buildings assessed to achieve the **Tra 5 Travel Plan** credit.

Are there any related publications/reports which might help in addition to the BREEAM Healthcare Manual?

Yes, Health Technical Memorandum (HTM) 07-07 'Sustainable health and social care buildings: Planning, design, construction and refurbishment' answers the why/when/who/what/how of sustainable development by taking key issues through a building's life highlighting key actions, commitments and responsibilities at every stage. It also explores early consideration of reuse of existing buildings and provides advice on possibilities for sustainable refurbishment.

What happens if a project fails to achieve the required BREEAM rating?

If a building fails to achieve the required BREEAM rating in the Design Stage assessment, it may still be feasible to implement changes through the construction phase in order to meet the required rating at the Post Construction Stage. However, in many cases, this will be a costly and ineffective means of improving the environmental performance of the building purely to achieve additional credits (it is for this reason that we strongly recommend that all BREEAM issues are considered as early as possible in the design stages of the project). If a building fails to achieve the required rating in the Post Construction Stage review, then the relevant Strategic Health Authority and/or Department of Health (or equivalent regional authority) will contact the project lead and look into the reasons why the scheme did not gain the required rating. This will be a learning process to understand the issues and potential barriers to success and will enable the UK health authorities (in collaboration with BRE Global) to ensure that the BREEAM tool and guidance are meeting users needs; or if project teams need more training to ensure BREEAM is introduced at an early enough stage to influence design, build and material selection issues.

NEAT

What was NEAT?

NEAT was the NHS Environmental Assessment Tool, developed in 2002 by BRE on behalf of the NHS Estate (for use in England and Wales). It was a self-assessment tool to establish the environmental performance of healthcare buildings, both new build and existing buildings in operation. Since the 1st of July 2008, NEAT has been superseded by BREEAM Healthcare and is no longer available to download.

What are the main differences between BREEAM Healthcare and NEAT?

NEAT was developed in 2002 by BRE and had not been updated since its creation. NEAT was a self assessment tool, therefore there was not a quality control procedure at the end of the assessment. BREEAM Healthcare is a robust certification scheme which follows the structure and processes of the other BREEAM schemes. Only licensed BREEAM Healthcare assessors are able to register and carry out assessments. BREEAM Healthcare will be regularly updated to follow Building Regulations, Health Technical Memorandum and current best practice. BREEAM also provides training to assessors, extensive guidance, customer care support, a quality assurance procedure in line with ISO9001 and a third party certification that ensures transparency of processes and a more robust assessment.

I have a problem with the (existing) NEAT model, can you help?

No, NEAT was created by BRE Global but is owned by the Department of Health who deal with the maintenance of NEAT, For assistance with any issue concerning NEAT, please contact Lorraine Holme on 0113 254 6328 or email Lorraine.Holme@dh.gsi.gov.uk.

