

Achieving BREEAM Standards

Broadlands offers a consultancy service aimed at ensuring that your organisation is prepared to deliver BREEAM standards for sustainable construction.

The Code for Sustainable Homes was introduced in December 2006. Using minimum standards for the consumption of energy and water, the Code uses a 1 to 6 star rating system to define the sustainable performance of new homes. Level 3 is to be achieved by 2009; level 4 by 2013; and level 6 (zero carbon) by 2016. Whether you are a development or design company, this will require substantial innovation. We can help your organisation to prepare by:

- **Independently reviewing your organisation's policies**
- **Interviewing staff to assess your preparedness for the introduction of BREEAM standards**
- **Auditing your design projects to assess processes**
- **Making recommendations relating to management; policy and processes to make you an organisation which is fit for purpose and ready for the challenges posed by the introduction of BREEAM targets.**

There are a number of ways in which we feel we can help you to prepare for the challenges posed by BREEAM. These need to be catered for individually, but may include:

Active measures such as the installation of microgeneration equipment will need to be considered as well as passive measures in order to be competitive in future



■ **Review of your policies in the light of the national policy framework.**

We would wish to highlight the national framework changes which are likely to affect the competitiveness of your organisation in the years to come, and would include consideration of a number of initiatives such as the Draft Strategy for Sustainable Construction; the Climate Change Bill; PPS1, the Planning Policy Statement for Sustainable Development and PPS22, the Statement for Renewable Energy; Building a Greener Future, the policy statement on the future of housing supply; and the Code for Sustainable Homes. We would review your own policies in the light of the existing national framework such as that for environmental policy; sustainable construction; and sustainable purchasing.

- **Interviewing key staff** including any environmental co-ordinators, technical staff and managers will help us to get a clear view of internal commitment to change, and demonstrate your determination to get ahead of the game. We would expect the review to include how the achievement of BREEAM standards can be embedded in the culture of your organisation; ways in which a multi-disciplinary approach can be utilised to develop "joined-up thinking;" how sustainability can be mainstreamed into the decision-making process; and how learning and development programmes can ensure "buy-in" from staff.



"Ecoclad" windows improve insulation, and use timber approved by the Forestry Stewardship Council

- **Auditing design projects.** We would wish to visit key projects on-the-ground in order to assess design practice and procedures. We would use RIBA stages A to D to assess how the design related to the intentions of the client; to ensure that the design had access to all relevant information; and to test that the design strategies are sound and consistent with quality, cost and the programme.
- **Completion of final report.** We would wish to include a number of recommendations dependant upon your needs. These would, however, be likely to cover the adaptation of policies and procedures; the alignment of specifications to the BRE Green Guide Ratings; a consideration of issues relating to sustainability including whole-life costing and life cycle analysis; how policy could be extended to the supply chain; and how benchmarking could be used to identify and learn from best

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