

# Evolving the Ecology Category in BREEAM UK Non Domestic Refurbishment and / Fit-Out

*This factsheet provides a general background on the BREEAM UK Non Domestic Refurbishment and / Fit-Out scheme, its key stakeholders and how it specifically relates to Ecology and, where relevant, landscape. It includes an overview of Ecology in BREEAM including background on recent development work to evolve this category including development and implementation of BREEAM UK's Strategic Ecology Framework (SEF).*

## **Ecology in BREEAM**

Ecology is one of a series of key categories included across the BREEAM family of schemes, which relate to all master planning, infrastructure and buildings. The Ecology category encourages project teams to identify ecologically valuable features and opportunities to protect and enhance habitats, and to mitigate unavoidable impacts. It also seeks to improve long term biodiversity management practices and strategies for assessed sites and associated areas.

## **Responding to developments in Ecological Best Practice**

Developments in recent years of best practice for evaluating, protecting and enhancing ecological features were recognised. In addition, evolving policy areas such as natural capital, and ecosystem services led BRE's BREEAM team have worked with a wide range of stakeholders to understand how to move forward development of the Ecology category. This has included the UK Green Building Council, professional bodies including the Chartered Institute of Ecology and Environmental Management (CIEEM) and the Landscape Institute; and a range of consultants, developers, designers, constructors, managers and policy makers.

## **The output – A Strategic Ecology Framework for BREEAM UK**

The overall objective was to identify a consistent strategic framework for evaluating Ecology related issues across BREEAM. The output was the BREEAM UK Strategic Ecology Framework published in 2016 to enable those working in the built environment to better understand the basis of BREEAM evaluations, and to take account of this in their future planning. The SEF is available at [www.BREEAM.com/sef](http://www.BREEAM.com/sef)

## **Evolving the BREEAM Refurbishment and Fit-Out Ecology category: your opportunity to help shape the content**

We are in the process of applying the SEF to the update / development of the BREEAM UK Non Domestic Refurbishment and / Fit-Out scheme. An advisory group made of up Ecologists and Landscape Architects has been inputting into the application process. We are seeking and encouraging input from a wide range of stakeholders who are involved in planning, delivering or maintaining Ecology related aspects on existing buildings. The updated Ecology section for UK Non Domestic Refurbishment and / Fit-Out will be available for public consultation from September 2017 onwards available on [www.breem.com/sef](http://www.breem.com/sef).

<b>Scheme Name</b> BREEAM UK Non Domestic Refurbishment and / Fit Out		<b>Lifecycle Stage</b> Refurbishment and / Fit Out		<b>Sector</b> Non Domestic		<b>Geographical Coverage</b> UK	
<b>Scheme maturity</b> Less than 3 years		<b>Current development/operational status</b> Live scheme in operation				<b>Next projected update</b> 2017 (Go live 2018)	
<b>Scheme focus / scope e.g. typical developments types etc.</b> <span style="float: right;"><i>(Key = <b>Project type</b>: Project subtype, Project sub type etc.)</i></span>							
Existing non-domestic buildings at the refurbishment and fit-out stages. Types covered include offices, industrial, retail, education, healthcare, prisons, law courts, multi-residential accommodation/ supported living facilities, leisure, managed residential accommodation (hotels, boarding schools etc.).							
The definition of 'refurbishment' encompasses a wide range of works to improve the performance, function and overall condition of an existing building. 'Fit-out' also encompasses a wide range of works, generally it is more associated with internal works to the building including the first fit-out of a newly constructed building or re-fitting an existing building.							
<b>Key stakeholders</b>							
Clients / specifiers		Occupiers / users		Delivery team		Management and Maintenance	
- Government departments - Local government - Public bodies - Commercial organisations - Developers.		- General public - Associated building occupants (e.g. staff from offices, education and retail etc.).		- Client - Architect - Engineers - Contractor - Sub-contractors.		- Public bodies - Local authority - Owner - Landlord - Facilities team.	
<b>Ecology specific features / consideration to scheme application</b>							
Relevance of Ecology / Landscape		Scope to influence Ecology/ Landscape		Risks to Ecology		Opportunities for Ecology	
<b>Relevant</b> but degree of relevance is dependent on the location, type and scale of the project.		<b>Varies depending on:</b> - Age and condition of building - Construction details of building - Contractual responsibilities - Legislative restrictions (listed) - Project type (high rise) - Location (urban/rural) - Building densities - Existing and potential Ecology feature.		- Poor handover and lack of ongoing management - Ecology as a low priority - Lack of knowledge of current value - Inadequate forward planning at design stage - Time pressures - Restricted space/flexibility due to site constraints - Lack of protection.		- Protection - Maintenance - Enhancement (immediate site and surroundings; offsite where local actions are not possible - Established local Ecology.	
Barriers to Ecology							
- Limited understanding of value - No clear responsibilities - Lack of interest from developers, funder, occupiers - Lack of simple initial guidance on priorities, risks, opportunities - Tight project budgets focused on 'fit for purpose' actions - Cost/access to expert knowledge/advice - Site specific priorities/actions - Tight timescales - Lack of handover/ongoing maintenance.							