

BREEAM Refurbishment and Fit-out

Optimising building refurbishment and fit-outs





“The BREEAM Refurbishment and Fit-out scheme offers an opportunity to address the sustainability requirements of the most demanding tenants, which do not only want a certified building but also a dedicated confirmation that their floor(s) in the building comply in detail with BREEAM requirements.”

Hans van de Sanden, Sweco

The BREEAM Refurbishment and Fit-Out standard has been created to enable the assessment of sustainable refurbishments and fit-out of existing buildings that aspire to reduce the environmental impact caused during the refurbishment and fit-out process.

There is flexibility to incorporate a range of refurbishment and fit-out project types, with specific criteria for historic buildings addressing restrictions to standard refurbishment and fit-out options.

Early adoption of the standard, can be used to minimize the environmental impacts created by refurbished and fit-out projects. The performance benchmarks reward improvements to the poorest performing buildings, while also recognising those that perform well.



‘Increased market demand and clear financial rewards, coupled with mounting government regulations and shareholder pressures provide multiple incentives to own and occupy high-performance buildings.’



8-10 Berkeley Square, the University of Bristol's BREEAM Outstanding refurbishment of a listed building.

Realising the benefits

- Targeted factors within the control of the project team
- Tailored for different building types
- Allows comparability to be made between projects
- Specific criteria for historic buildings
- Aid to reduce operating costs
- Retention of historically important building stock
- Reduces the costs of demolition and re-building
- Minimises the use of natural resources
- Enhances occupant comfort and increases productivity
- Reduces the building performance gap between existing and new builds
- Internationally applicable
- Raises awareness in sustainable design

How it works

The technical standard is divided into 4 parts. Refurbishment and fit-out projects can be assessed to a combination of these parts, depending upon the scope of the project (see below).

- **Part 1:** External Envelope
- **Part 2:** Core Services
- **Part 3:** Local Services
- **Part 4:** Interior Design

Assessments are conducted by an independent trained and licensed BREEAM Refurbishment and Fit-out Assessor. Upon successful completion of an assessment; a Refurbishment and Fit-out certificate is awarded detailing the parts assessed and an overall project rating. Project ratings vary from 'pass' to 'outstanding'.

Improving health and wellbeing

Healthy, comfortable and safe working environments contribute to increased occupier satisfaction, lower staff turnover and increased productivity.

What is the cost?

Costs vary depending on the project size and location of the building. There is a separate international standard and one available specifically for the UK (The fee sheet can be located <http://www.breeam.com/refurbishment-and-fit-out>). There are also variations of the standard available from our international partners. Please note that the assessors charge an additional fee for their services, not set by us.

"Constantly looking to push boundaries on what we can achieve in the sustainability arena, we believe that improving existing assets, where we have the opportunity to do so, is pivotal to reducing the impact that the built environment has on our fragile eco-system. This can only be achieved by working with forward thinking third parties who demonstrate skills and understanding in this area." **Debbie Hobbs, Head of Sustainability at Legal & General Property**

Case study

NODA Fit-Out for Coca-Cola France

In January 2015, Coca-Cola France moved into NODA, an office building developed by Wereldhave. Now owned by Primonial REIM, the NODA building is located on the banks of the River Seine at Issy-les-Moulineaux, Paris.

It was designed by French architect Jean-Paul Viguier and constructed in 2014. NODA includes eight floors and three basement levels distributed over 23 600 m².

Wereldhave achieved a 93.2 % BREEAM Outstanding rating for the shell of the NODA building. Coca-Cola France was determined to continue this 'Outstanding' performance, and has succeeded in gaining the same BREEAM rating for the company's fit-out of the office space. This fit out project also received the BREEAM Awards 2016 Office Refurbishment and Fit-Out Award

A multitude of different spaces have been created in the building. These include open offices areas with "sit-stand" automatic desks, customised meeting rooms that showcase Coca-Cola brands and key milestones, a "silent" room that recreates a university library atmosphere, a music room for breaks or informal meetings, stand-alone modules for private video or call conferences, break areas with table football, and a vast kitchen area with tables and high chairs for a variety of gatherings.

"BREEAM Fit-Out certification was chosen to fit with the international dimension associated with The Coca-Cola Company. The assessment was also a logical choice because the building had previously been certified a BREEAM New Construction and received an Outstanding, which helped us to gain the level we wanted to achieve and showcase. Moreover, the project stakeholders were familiar with Anglo-Saxon references so it came quite naturally. The BREEAM Fit-Out Outstanding certification shows our level of dedication regarding environmental issues. We wanted these spaces to promote health and wellbeing for our employees; the design aims to encourage people to walk across the different space types available throughout the day, and to provoke creativity, serendipity and cooperation." **Sophie Digard, HR Strategic Business Partner At The Coca-Cola Company**



Client: Coca-Cola France
Interior designer: STUDIOS Architecture
Project Consultant: CBRE WorkSpace
Environmental Consultant: ARP-Astrance.

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- BREEAM is the leading environmental method for buildings, sets the standard for best practice in sustainable design and has become the de-facto measure of a building's environmental performance
- LPCB for the approval of fire and security products and services, listed in the RedBookLive

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'Increased market demand and clear financial rewards, coupled with mounting government regulations and shareholder pressures provide multiple incentives to own and occupy high-performance buildings.'
Schneider Electric, 'The value of BREEAM', August 2012.



BREEAM25

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BREEAM is the world's leading sustainability assessment method for BREEAM is the world's leading sustainability assessment method for masterplanning, infrastructure and buildings with more than 540,000 certificates issued and a global reach encompassing more than 77 countries

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