

BREEAM UK New Construction 2018 scheme assessment timeline

The assessment timeline tables included in the summary page of each category in the UK New Construction 2018 scheme manual have been reproduced in this Guidance Note. The timeline has been produced to assist with optimising project sustainability performance. It outlines at which stage credits should be addressed and ideally when these should be considered by the design team, planner, contractors, owners, occupiers and other members of the project team to achieve the highest possible BREEAM rating at the minimum cost. It demonstrates that where BREEAM advice is taken on too late within the design and construction phases a number of BREEAM credits may not be achieved or only at additional cost or disruption.

		Sub credits	Plan of Work						
			Strategic Definition	Preparation and Brief	Concept Design	Developed Design	Technical Design	Construction	Handover and Close Out
Management									
Man 01	Project brief and design	Project delivery planning							
		Stakeholder consultation							
		BREEAM Advisory Professional			Maximise project performance	Maximise project performance			
Man 02	Life cycle cost and service life planning	Life cycle cost			Elemental LCC		Component level LCC options appraisal		
		Capital cost reporting							
Man 03	Responsible construction practices	Environmental management							
		BREEAM Advisory Professional							
		Responsible construction management							
		Monitoring of construction site impacts							

	Design/management influence
	Design/client decision
	Design/management changes at a high cost
	No further changes can be made
	RIBA stage stipulated within BREEAM criteria

Man 04	Commissioning and handover	Commissioning - testing schedule and responsibilities							
		Handover						Building user guides and training schedules prepared	Building user guides and training schedules prepared
Man 05	Aftercare								
Health and Wellbeing									
Hea 01	Visual comfort								
Hea 02	Indoor air quality				Indoor air quality plan				
Hea 04	Thermal comfort								
Hea 05	Acoustic performance				Acoustician appointment				
Hea 06	Security								
Hea 07	Safe and healthy surroundings								
Energy									
Ene 01	Reduction of energy use and carbon emissions								
Ene 02	Energy monitoring								
Ene 03	External lighting								
Ene 04	Low carbon design	Passive design			Passive design analysis				
		Low and zero carbon technologies			Feasibility study				
Ene 05	Energy efficient cold storage	Refrigeration energy consumption			Strategy for design and installation				
Ene 06	Energy efficient transportation systems								

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Ene 07	Energy efficient laboratory systems	Design specification			Client engagement				
Ene 08	Energy efficient equipment								
Transport									
Tra 01	Transport assessment and travel plan			Travel plan					
Tra 02	Sustainable transport measures			Consultation with local authority (option 6 only)					
Water									
Wat 01	Water consumption								
Wat 02	Water monitoring								
Wat 03	Water leak detection								
Wat 04	Water efficient equipment								
Materials									
Mat 01	Environmental impacts from construction products - Building life cycle assessment				Building LCA submission		Building LCA submission		
Mat 02	Environmental impacts from construction products							Installation of certified products	
Mat 03	Responsible sourcing of materials	Sustainable procurement plan		Sustainable procurement plan	Review sustainable procurement plan	Review sustainable procurement plan			
Mat 05	Designing for durability and resilience								
Mat 06	Material efficiency			Stage actions	Stage actions	Stage actions	Stage actions	Stage actions	

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Waste									
Wst 01	Construction waste management				Pre-demolition audit				
Wst 02	Use of recycled and sustainably sourced aggregates								
Wst 03	Operational waste								
Wst 04	Speculative finishes								
Wst 05	Adaptation to climate change				Climate adaptation strategy appraisal		Update on climate adaptation strategy appraisal		
Wst 06	Design for disassembly and adaptability	Design for disassembly and functional adaptability			Disassembly and functional adaptation study				
		Disassembly and functional adaptability – implementation							
Land Use and Ecology									
LE 01	Site selection	Previously occupied land							
		Contaminated land							
LE 02	Identifying and understanding the risks and opportunities for the site	Survey and evaluation							
		Determining the site wide outcomes							
LE 03	Managing negative impacts on ecology								
LE 04	Enhancing site ecology								
LE 05	Long term ecology management and maintenance								

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Pollution										
Pol 01	Impact of refrigerants									
Pol 02	Local air quality									
Pol 03	Flood and surface water management									
Pol 04	Reduction of night time light pollution									
Pol 05	Reduction of noise pollution									

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