BREEAM, Home Quality Mark and CEEQUAL Stakeholder Guidance:
CEEQUAL and BREEAM Communities Uncovered

Version 1.0
CEEQUAL and BREEAM Communities help leverage the maximum benefit from strategic developments, driving high quality placemaking and construction practices whilst offering continuity for planners, developers, project teams and other stakeholders.

- CEEQUAL can drive the performance of Nationally Significant Infrastructure Projects (NSIP's) and other works falling within the local government remit such as:
  - Business parks,
  - Canals and river engineering,
  - Landscaping and remediation,
  - Bridges, coastal defenses/dams and flood alleviation,
  - Park and rides, cycle infrastructure and other highways
  - Play areas, sports stadiums
  - and more…

- BREEAM Communities promotes good placemaking, community and project team engagement, and resilience. It aligns with national frameworks such as the National Planning Policy Framework (NPPF, 2019), Healthy Towns and Garden City principles.

- Both schemes offer a framework which helps to unify stakeholders throughout what are typically long project time lines.

- Early stage integration of sustainability increases the value and reduces risk/cost further down the development life cycle particularly at the building level.

- BREEAM Communities is structured is 3 steps. If a development has already achieved outline planning, compliance with the mandatory criteria in steps 1 and 2 will still need to be demonstrated.

- CEEQUAL is currently being updated. To be involved and/or for more information please contact enquiries@ceequal.com
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*Guidance within this document is based upon the ‘CEEQUAL Version 5.2’ and ‘BREEAM Communities, SD202 Issue 1.2’ technical manuals which are currently available from [www.ceequal.com](http://www.ceequal.com) and [www.breeam.com](http://www.breeam.com) respectively.*
Introducing the BREEAM Family

The building sector’s environmental debates may have evolved from the oil crisis of the 1970s to today’s focus on low carbon construction and climate resilience, wellbeing, data and fourth industry transformation. However, back in the 1980s, ‘low energy’ buildings and the gap in credible measurements and standards was an emerging topic. It was during this time that the BRE was approached by a Canadian developer consortium operating in London who wanted a robust differentiator that could showcase the performance of their buildings. By the end of the decade BRE, in partnership with architects ECD and developers Stanhope Plc, launched the first BREEAM scheme for offices type buildings.

Today BREEAM is a family of schemes which drive standards across the entire built environment sector life cycle, and empowers those who deliver it.

The BREEAM Family includes:

- **BREEAM Communities**: for the master-planning of new communities
- **CEEQUAL**: for newbuild infrastructure and public realm projects
- **BREEAM New Construction**: for newbuild multi-residential and non-domestic buildings
- **Home Quality Mark**: for new homes
- **BREEAM Domestic Refurbishment**: for home refurbishments
- **BREEAM Refurbishment and Fit Out**: for multi residential and non-domestic building fit-outs and refurbishments
- **BREEAM In-Use**: for existing buildings
Over the past 28 years, the BREEAM Family have supported and driven progress and innovation; providing confidence to stakeholders along the way. **To date, over 530,000 certificates have been issued and approximately 3,000 assessors licensed.** As the longest standing schemes, they have influenced the development of many other standards and assessment methodologies (within BRE and beyond) and have driven regulatory advancements at both national and international levels.

They are used to create value and capacity by a range of stakeholders including; end clients, building users, consumers, supply chains, financiers, developers, project teams and researchers. As well as local, national and international governments, and NGO’s.

**Now operational in over 80 countries they are the world’s leading sustainability certification schemes for the built environment.**

Further information specific to each scheme can be found in the associated resource packs aligned with this guidance.
Supporting better, higher quality homes for industry and consumers

Driving performance across non-domestic use types; education, commercial, retail, healthcare, multi residential, leisure, defence and security etc.

Maximising efficiencies and opportunities during refurbishment and operation; reducing the performance gap and optimising the existing stock

Engaging people with their built environment and empowering communities to thrive

Improving public realm and infrastructure by reducing negative impacts and disruption whilst recognising good practice.
Civil engineering provides critical infrastructure which can intrinsically improve environmental quality and human well-being. Through the development, maintenance and progressive improvement of such structures, infrastructure programs play a vital role to society.

Since April 2012, the examination and consent for NSIP’s (airports, power stations/energy plants, motorways, rail interchanges, major tunnels etc) sits within the Infrastructure Planning Unit of the Planning Inspectorate. However LPAs are still responsible for all other local infrastructure provision including transport ways, waste management and water facilities, flood risk management, as well as public realm enhancements.

The current government has committed over £100 billion for major projects up until 2020-21 within their National Infrastructure Delivery Plan. This includes, and is not limited to, investment into communications, high speed rail, aviation capacity, nuclear power and flood defenses. At the local scale the Community Infrastructure Levy charge, which came into force in April 2010 within England and Wales, is used as a financial tool to tax development in order to aid local infrastructure delivery.

Varying other resources and/or related programs also exist to support infrastructure delivery; the more recent being the Housing Infrastructure Fund launched by government mid 2017. This £5bn fund is being used to unlock new homes in areas of high demand.

Investment in infrastructure is at a high.

Whatever the delivery mechanism may be, and despite substantial improvements in practice over recent years, civil engineering and public works are still often perceived as having a damaging effects; particularly on the environment but also wellbeing.

There remains substantial pressure to reduce adverse construction impacts, to improve whole-life performance and to maximise the social value of such works. Schemes not built to exacting standards, or that use environmentally or socially intrusive and damaging construction processes, risk alienating communities and bringing the whole construction process and industry into disrepute.

Sustainability must be a golden thread throughout infrastructure; its design, construction and decision making.
Purpose
CEEQUAL was originally developed by a team led by the Institution of Civil Engineers (ICE) to embed good practice and drive performance. Following extensive industry-wide consultation and trialing, the scheme was launched in September 2003 and the first eight Awards presented at the ICE.

Since then, CEEQUAL has become the accepted UK industry scheme in civil engineering and public realm projects.

In November 2015 CEEQUAL became part of the BRE Group. The scheme is now operating alongside BREEAM, bringing together the world’s leading sustainability assessment methods for buildings, masterplanning, and infrastructure.

Scope
CEEQUAL can be used on all civil engineering, infrastructure, landscaping and public realm projects and contracts of any size or description. It covers NSIP and other works falling into the local government space such as:

- Business parks,
- Canals and river engineering,
- Landscaping and remediation,
- Bridges, coastal defenses/dams ad flood alleviation,
- Park and rides, cycle infrastructure and other highways
- Play areas, sports stadiums
- and more…

It offers a range of awards and therefore the full assessment scope is dependent on both the award being sought and the assessment route that is required in order to achieve said award.
Ratings

The CEEQUAL scheme uses a single rating tier system which has 4 levels of performance; Pass, Good, Very Good and Excellent. The ratings are made up of the number of credits targeted which are all tradable i.e. targeted at the discretion of the project team.

<table>
<thead>
<tr>
<th>CEEQUAL Rating</th>
<th>% Score</th>
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<tbody>
<tr>
<td>Excellent</td>
<td>≥ 75</td>
</tr>
<tr>
<td>Very Good</td>
<td>≥ 60</td>
</tr>
<tr>
<td>Good</td>
<td>≥ 40</td>
</tr>
<tr>
<td>Pass</td>
<td>≥ 25</td>
</tr>
</tbody>
</table>

Minimum Standards

The CEEQUAL scheme is currently being updated and is expected to launch mid 2019.

Further details in respect to minimum standards will be available in due course and update progress is regularly reported on via the CEEQUAL website.
In order to achieve a CEEQUAL Award, the project team need to select the type of Award they would like to achieve. There are six Award types available for new projects:

- **Whole Team Award** (formerly Whole Project Award)
  The full CEEQUAL Award applied for jointly by the client, designer, and principal contractor(s).

- **Interim Client and Design Award**
  Only available enroute to a Whole Team Award. This enables project teams to add a verified Assessment during the design stage of a Whole Team Award. The client and designer can then secure recognition for their contribution to the project at this early stage.

- **Design and Construction Award**
  Joint application by the contractor and their designer. This can be useful where the designer and contractor wish to gain recognition for their contribution to a project but the client does not wish to participate.

- **Design Award**
  Principal designer(s) only. This can be useful to enable the designer to secure experience of CEEQUAL without the involvement of the other parties to the project, or where the designer wishes to gain recognition for their contribution to a project when the client and contractor do not wish to participate.

- **Client and Design Award**
  Joint application by the client and designer. It can be achieved before construction has started and can be applied for in a situation where approval for the construction stage has not yet been secured, or where the contractor does not wish to participate in a Whole Team Award.

- **Construction Award**
  Principal contractor(s) only. This is useful to enable the contractor to secure experience of CEEQUAL without the involvement of the other parties to the contract, or where the contractor wishes to gain recognition for their contribution to a project when the client and designer do not wish to participate.

Other Award types are available for Term/Maintenance Contracts.
CEEQUAL – Used by?

- **Local and regional authorities (and government departments)** - As an internationally recognised set of outcomes that the planning authority can use to define the sustainability of large scale infrastructure projects.

- **Private sector clients (e.g. water companies, developers)** - To assess and determine the environmental credentials of infrastructure.

- **Designers/contractors** - As a framework to demonstrate their sustainable credentials and expertise.

- **Local community groups** - To ensure that objectives relating to sustainability and quality of developments are being achieved and robustly monitored.

**Grey to Green Phase 1**
This project was a radical proposal from Sheffield City Council to transform redundant carriageway in the city centre into a network of sustainable drainage and rain gardens. The project has improved the city’s resilience to climate change, enhanced the public realm, and increased connectivity in the city centre. It is now attracting investment in new and existing jobs. The scheme won the CEEQUAL Outstanding Achievement Award in 2016 and was awarded a ‘Very Good’ rating overall.
Colwyn Bay Waterfront Project

“...the use of CEEQUAL did promote additional best practice measures. For example, as part of the works there was 1600 tonnes of Asphalt Waste Contaminated with Coal Tars (AWCCT) to excavate / remove from site. Rather than disposing of this material to a hazardous landfill site, the project team turned the material into a Cement Bound Granular Material (CBGM) and reused it within the new highway as a base or binder material. This method sought carbon reductions and therefore financial savings.”

Roland Tarrant (SRB Civil Engineering)
BREEAM Communities
The areas between and surrounding buildings, particularly on large-scale development schemes, typically receive less attention than they deserve; especially during the delivery phases of construction. This is both in physical and societal terms. However it is these spaces which drive the quality of place and within which the fabric of community is woven.

This said, there is literature advocating the value of good placemaking from across industry including that from the TCPA’s Garden Cities series, PHE’s Healthy High Streets and the RICS Placemaking and Value which found that placemaking can add commercial value from 5-50% but that it is highly dependant on a range of factors including strong leadership, engagement and vision.

This all requires an understanding of the host communities and other key stakeholders needs and perspectives.

Getting this right is often a challenge for project managers and policy makers, and failure to do so can be costly in terms of public controversy, poorly executed and/or delayed or abandoned projects.

**BREEAM Communities offers a credible and transparent means of defining sustainability at the neighbourhood scale, embedding principles of engagement, high quality placemaking and resilience which are at its core.**

It offers continuity in what can be a long development process and a steady focal point for project teams, developers and planners operating in ever changing narratives and policy contexts. The schemes assessment criteria align to the policies within the NPPF (2019), the healthy new towns agenda and garden city principles and offer key benchmarks that assists decision makers in driving good outcomes.

This in turn helps the realisation of more positive impacts on environmental, social and economic aspects of development, helping create better places for people, now and in the future.
The BREEAM Communities standard can be used to assess and certify the performance of medium to large scale developments, including new communities and regeneration projects typically of over 100 homes.

The scheme drives best practice and performance across the following overarching categories:

- Governance
- Social and economic wellbeing
  - Local economy
  - Social wellbeing
  - Environmental conditions
- Resource and energy
- Land use and ecology
- Transport and movement

Given the variation in development description however, a list of questions has been developed to help stakeholders determine the type and scale of developments that are suitable for a BREEAM Communities assessment.

Answering ‘yes’ to the majority of these questions indicates that the project could be assessed, and enhanced by participating in the scheme:

1. Will the development place significant extra burdens on public transport systems?
2. Does the development include or make use of adjacent areas of public realm?
3. Will the development lead to the enhancement, diversification or addition of local employment, social mix or ecological value?
4. Will the development include dwellings that trigger additional capacity or require new provision of facilities (e.g. medical centres, schools, retail centres)?
5. Is the development of a scale that could create opportunities for community level utility provision including; energy, water and waste services or is there potential to link to other new or existing developments to make such service options viable?
6. Is the development likely to have a significant impact on existing communities?
In order to achieve a rating, the project must achieve credits by complying with assessment issues, while also making sure that mandatory standards are met. Credits are weighted by sustainability category and equated to a performance score which determines the final overall rating which can be either Pass, Good, Very Good, Excellent or Outstanding.

Unlike the other BREEAM schemes, BREEAM Communities is assessed in 3 steps (outlined on the next page). The first step assesses the constraints and opportunities relating to sustainability on the site to establish what the principle of the development is. The second step involves determining the layout of the development, by involving the findings from step 1. Lastly, the third and final step focuses on coming up with a detailed design of the development.

The overall BREEAM rating is made up of mandatory standards and a total score of tradable credits.
Step 3: Designing the details
• Community ownership / management
• Inclusive design
• Sustainable buildings
• Training and skills

Step 2: Determining the layout
• Moving around and through the site
• Amenities and housing types
• Ecological enhancement
• Promote social cohesion and wellbeing

Step 1: Establishing the principle
• Opportunities and constraints
• Community needs
• Maximise opportunities
• Complement and enhance the existing area
Mandatory Standards

All of the issues in step 1 have mandatory elements, with a further one in step 2.

The development must achieve the mandatory criteria for all of these issues in order to achieve a BREEAM rating of pass or above.

These are not seen as a minimum set of requirements for defining a sustainable development nor do they represent best practice for a BREEAM Communities rating level at final certification. They are to ensure that a base line standard has been, and continues to be met throughout.

<table>
<thead>
<tr>
<th>Step 1</th>
<th>Minimum Standard</th>
<th>Summary of Issue</th>
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<tbody>
<tr>
<td>GO 01</td>
<td>Consultation Plan</td>
<td>Requires the creation and implementation of a stakeholder engagement and consultation plan.</td>
</tr>
<tr>
<td>SE 01</td>
<td>Economic impact</td>
<td>Completion of economic study which identifies the needs and opportunities of an area.</td>
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<tr>
<td>SE 02</td>
<td>Demographic needs and priorities</td>
<td>A review of demographic profiles and future trends within local area must be undertaken.</td>
</tr>
<tr>
<td>SE 03</td>
<td>Flood risk assessment</td>
<td>Completion of a site-specific flood risk assessment.</td>
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<tr>
<td>SE 04</td>
<td>Noise pollution</td>
<td>Requires completion of noise impact assessment with mitigation strategies.</td>
</tr>
<tr>
<td>RE 01</td>
<td>Energy Strategy</td>
<td>Creation of an energy strategy.</td>
</tr>
<tr>
<td>RE 02</td>
<td>Existing buildings and infrastructure</td>
<td>A review of existing buildings should be undertaken to identify potential for reuse.</td>
</tr>
<tr>
<td>RE 03</td>
<td>Water Strategy</td>
<td>Creation of a water consumption target through engagement of water suppliers.</td>
</tr>
<tr>
<td>LE 01</td>
<td>Ecology Strategy</td>
<td>Completion of an Ecological Impact Assessment (EIA) and integration of findings in design.</td>
</tr>
<tr>
<td>LE 02</td>
<td>Land use</td>
<td>An investigation into any potential land contamination must take place.</td>
</tr>
<tr>
<td>TM 01</td>
<td>Transport assessment</td>
<td>Completion of a travel assessment and integration of findings in travel plan.</td>
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</tbody>
</table>

| Step 2 | GO 02  | Consultation and engagement | Implementation of the consultation plan produced in GO 01. |
| Step 3 | N/A    | N/A                           | N/A |
Assessment routes
BREEAM Communities can be used to assess and rate the environmental, social and economic impacts arising from new developments and regeneration projects in the design and planning stages and has two certificate phases.

Interim BREEAM Communities assessment
• Assessed on a pass/fail basis dependent on achieving mandatory criteria
• Assessment covers mandatory criteria in Step 1 and any tradable credits.

Final BREEAM Communities assessment
• Assessment covers remaining mandatory and any tradable credits across steps 1, 2, and 3.
• Provides an overall sustainability rating, as well as breakdown of scores for each of the categories.

Both are assessed by an independent, licensed assessor.

Planning process alignment
The issues in Step 1 are broadly related to the outline planning stage of a large development. However, there will often be specific requirements for outline planning that carry into Steps 2 and 3.

If a development has already received outline planning consent and would like to begin the BREEAM Communities assessment, it will need to be demonstrated that all of the mandatory criteria in Steps 1 and 2 have or will be achieved.

BREEAM Communities should be started at the earliest possible stages in the design and planning process.
BREEAM Communities – Used by?

- **Developers** - To progress proposals more efficiently through the planning system by involving key stakeholders early in a proactive and collaborative approach. To achieve cost savings by promoting sustainable design from the earliest possible stages, as well as simplifying BREEAM building level assessments.

- **Local authorities** - As an Internationally recognised set of outcomes that the planning authority can use to define sustainable development at the neighbourhood scale. To clarify what the development proposal will achieve, thereby allowing local decision-makers to quickly understand and pass judgement. Speeding up the planning process.

- **Masterplanners** - To focus dialogue between the developer and the local authority, facilitating agreement over what can be achieved on the site. As a clear framework for community and stakeholder engagement, allowing a positive discussion about the benefits of new communities.

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**Castleward, Derby**

Castleward is a 12.1 hectare brownfield regeneration site and a £100 million project located between Derby Midland Station and the city centre. The development is a joint venture between Derby City Council and a private partner, Compendium Living. BREEAM Communities was used as the framework to incorporate sustainability in the masterplan in coordination with the city’s own strategic sustainability priorities. It also helped focus the project team on optimising the existing infrastructure and achieved a Good rating overall.
North Stoneham Park, Eastleigh
“Not only does it [BREEAM Communities] halve the time that I spend... before I get to committee, but more importantly it seems to provide both a guarantee and an accreditation that a development will be sustainable as defined in the NPPF, which at the end of the day is what we all want.”
Development Management Officer, Eastleigh Borough Council

BREEAM Communities has contributed to the sustainable development of 21 communities across the UK over the past ten years and many more internationally.
This resource is the output of a number of BREEAM engagement initiatives and has been produced through a combination of workshops, meetings, written consultation and individual feedback. It has been led and developed by Charlene Clear, Jonathan Gilbert and Charlotte Hardy of the BRE Group. We are grateful to all those who have contributed including those from the BREEAM assessor and developer networks, and specifically to the individuals and organisations below…

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