

Comparing criteria and evidential crossover between BREEAM Communities and building level assessment methodologies

Introduction

This document helps clarify the areas where compliance with BREEAM Communities can help to show compliance with criteria at HQM (Home Quality Mark) and BREEAM building level assessments from new construction to refurbishment and fit out.

BREEAM Communities schemes offers a strategic approach to assess the environmental, social and economic sustainability of large scaled developments and masterplanning projects. This is the stage and scale where there are opportunities to increase sustainability across the entire site and for individual buildings through economies of scale, site-wide solutions and greater flexibility in design decisions. In turn, when it comes to later lifecycle stages of the development and assessing individual buildings under BREEAM or HQM, these solutions can be used to secure a higher score and rating where relevant.

Criteria review

The following tables aim to demonstrate the areas of overlap and the level of crossover between criteria.

Table 1- Level of overlap

Symbol	Overlap assignment	Definition
✓	Full Crossover	Compliance with certain criteria under BREEAM Communities can be used as evidence of full compliance with certain criteria of BREEAM schemes listed below.
●	Partial Crossover	Compliance with criteria under BREEAM Communities can lead to (or help with) compliance with criteria of BREEAM schemes highlighted below. This indicates that further requirements will need to be met before the criteria in BREEAM New Construction can be deemed to be fully met.
✗	No Crossover	The issue is not covered by BREEAM Communities and so will require full assessment under other BREEAM schemes.

Table 2 - BREEAM Communities issues alignment with building level schemes

BREEAM Communities Credits		Building level BREEAM schemes Credit(s)										Cross overs						
Issue No.	Issue Name	UK NC 2018	UK NC 2014	UK RFO 2014	INC 2016	IRFO 2015	HQM beta	BIU	UK DR 2014	UK NC 2018	UK INC 2014	UK RFO 2014	INC 2016	RFO 2015	HQM beta	BIU	UK DR 2014	
Governance																		
Go 01	Consultation Plan	Man 01 Project brief and design	Man 01 Project brief and design	Man 01 Project brief and design	Man 01 Project brief and design	Man 01 Project brief and design	Quality Improvement		Man 06 Project roles and responsibilities	●	●	●	●	●	●	●	●	●
		Man 03 Responsible construction practices	Man 03 Responsible construction practices	Man 03 Responsible construction practices	Man 03 Responsible construction practices	Man 03 Responsible construction practices				●	●	●	●	●	●	●	●	●
Go 02	Consultation and engagement	Man 01 Project brief and design	Man 01 Project brief and design	Man 01 Project brief and design	Man 01 Project brief and design	Man 01 Project brief and design	Quality Improvement		Man 06 Handover and Aftercare	●	●	●	●	●	●	●	●	●
Go 03	Design review						Security			●	●	●	●	●	●	●	●	●
Go 04	Community management of facilities	Man 01 Project brief and design	Man 01 Project brief and design	Man 01 Project brief and design	Man 01 Project brief and design	Man 01 Project brief and design	Quality Improvement		Man 06 Handover and Aftercare	●	●	●	●	●	●	●	●	●
Social and Economic wellbeing																		
SE 01	Economic impact									●	●	●	●	●	●	●	●	●
SE 02	Demographic needs and priorities	Tra 01 Transport assessment and travel plan	Tra 02 Proximity to amenities	Tra 02 Proximity to amenities	Tra 02 Proximity to amenities	Tra 02 Proximity to amenities	Local Amenities	Occupier Management TRA 08 – Local amenities		●	●	●	●	●	●	●	●	●
SE 03	Flood risk assessment	Pol 03 Flood and surface water management	Pol 03 Surface water run-off	Pol 03 Flood risk management and reducing surface water run-off	Pol 03 Surface water run-off	Pol 03 Flood risk management and reducing surface water run-off	Flood Risk	Asset Performance POL 02 – Flood risk assessment	Pol 03 Flooding	●	●	●	●	●	●	●	●	●
SE 04	Noise pollution	Pol 05 Reduction of noise pollution	Pol 05 Reduction of noise pollution	Pol 05 Reduction of noise pollution	Pol 05 Reduction of noise pollution	Pol 05 Reduction of noise pollution	Internal and external noise			●	●	●	●	●	●	●	●	●
SE 05	Housing provision									●	●	●	●	●	●	●	●	●
SE 06	Delivery of services, facilities and amenities	Tra 01 Transport assessment and travel plan	Tra 02 Proximity to amenities	Tra 02 Proximity to amenities	Tra 02 Proximity to amenities	Tra 02 Proximity to amenities	Local Amenities	Occupier Management TRA 08 – Local amenities		●	●	●	●	●	●	●	●	●

BREEAM Communities Credits		Building level BREEAM schemes Credit(s)										Cross overs					
Issue No.	Issue Name	UK NC 2018	UK NC 2014	UK RFO 2014	INC 2016	IRFO 2015	HQM beta	BIU	UK NC 2018	UK NC 2014	UK RFO 2014	INC 2016	RFO 2015	HQM beta	BU	UK DR 2014	
SE 07	Public realm						Recreational space										
SE 08	Microclimate																
SE 09	Utilities																
SE 10	Adapting to climate change	Wst 05 Adapting to climate change	Wst 05 Adapting to climate change	Wst 05 Adapting to climate change	Wst 05 Adapting to climate change	Wst 05 Adapting to climate change	Flood risk/ Managing the impact of rainfall/ Temperature	Building Management MAN 13 – Building adaptation									
SE 11	Green infrastructure						Recreational space										
SE 12	Local parking		Tra 04 Maximum car parking capacity	Tra 04 Maximum car parking capacity	Tra 04 Maximum car parking capacity	Tra 04 Maximum car parking capacity											
SE 13	Flood risk management	Pol 03 Flood and surface water management	Pol 03 Surface water run-off	Pol 03 Flood risk management and reducing surface water run-off	Pol 03 Surface water run-off	Pol 03 Flood risk management and reducing surface water run-off	Flood Risk Managing the Impact of Rainfall	Asset Performance POL 03 – Impact mitigation									
SE 14	Local Venacular																
SE 15	Inclusive Design				Hea 06 Accessibility		Access and space	Asset Performance HEA 10 – Inclusive design									
SE 16	Light pollution	Pol 04 Reduction of night time light pollution	Pol 04 Reduction of night time light pollution	Pol 04 Reduction of night time light pollution	Pol 04 Reduction of night time light pollution	Pol 04 Reduction of night time light pollution		Building Management POL 07 – Night time light pollution									
SE 17	Training and skills																

BREEAM Communities Credits		Building level BREEAM schemes Credit(s)										Cross overs							
Issue No.	Issue Name	UK NC 2018	UK NC 2014	UK RFO 2014	INC 2016	IRFO 2015	HQM beta	BIU	UK DR 2014	UK NC 2018	UK NC 2014	UK RFO 2014	INC 2016	RFO 2015	HQM beta	BIU	UK DR 2014		
Resource and Energy																			
RE 01	Energy Strategy	Ene 01 Reduction of energy use and carbon emissions	Ene 01 Reduction of energy use and carbon emissions	Ene 01 Reduction of energy use and carbon emissions	Ene 01 Reduction of energy use and carbon emissions	Ene 01 Reduction of energy use and carbon emissions	Ene 01 Energy forecast and cost		Ene 01 Improvement in EER	●	●	●	●	●	●	●	●	●	
		Ene 04 Low carbon design	Ene 04 Low carbon design	Ene 04 Low carbon design	Ene 04 Low carbon design	Ene 04 Low carbon design	Ene 04 Decentralised energy		Ene 04 Renewable Technologies	●	●	●	●	●	●	●	●	●	●
RE 02	Existing buildings and infrastructure	Wst 01 Construction waste management	Wst 01 Construction waste management: resources efficiency	Wst 01 Construction waste management: resources efficiency	Wst 01 Construction waste management: resources efficiency	Wst 01 Construction waste management: resources efficiency	Wst 01 Project waste management	Wst 01 Project waste management	Wst 02 Retrieval Site Waste Management	●	●	●	●	●	●	●	●	●	●
											●	●	●	●	●	●	●	●	●
RE 03	Water Strategy									×	×	×	×	×	×	×	×	×	×
RE 04	Sustainable buildings									×	×	×	×	×	×	×	×	×	×
RE 05	Low Impact Material	Man 03 Responsible construction practices	Man 03 Responsible construction practices	Man 03 Responsible construction practices	Man 03 Responsible construction practices	Man 03 Responsible construction practices	Man 03 Responsible construction practices	Man 03 Responsible construction practices	Man 02 Responsible construction practices	●	●	●	●	●	●	●	●	●	●
		Mat 01 Environmental impacts from construction products - Building life cycle assessment	Mat 01 Environmental impact of materials	Mat 01 Environmental impact of materials	Mat 01 Life cycle impacts	Mat 01 Environmental impact of materials	Mat 01 Environmental impact of materials	Mat 01 Environmental impact of materials	Mat 01 Environmental impact of materials	Mat 01 Environmental impact of materials	●	●	●	●	●	●	●	●	●

BREEAM Communities Credits		Building level BREEAM schemes Credit(s)							Cross overs									
Issue No.	Issue Name	UK NC 2018	UK NC 2014	UK RFO 2014	INC 2016	IRFO 2015	HQM beta	BIU	UK DR 2014	UK NC 2018	UK NC 2014	UK RFO 2014	INC 2016	RFO 2015	HQM beta	BIU	UK DR 2014	
RE 06	Resource Efficiency	Wst 01 Construction waste management	Wst 01 Construction waste management: resources efficiency	Wst 01 Project waste management	Wst 01 Construction waste management: resources efficiency	Wst 01 Project waste management	Site Waste		Wst 02 Retribishment Site Waste Management	●	●	●	●	●	●	●	●	●
RE 07	Transport Carbon Emissions									✘	✘	✘	✘	✘	✘	✘	✘	✘
Land use and Ecology																		
Le 01	Ecology Strategy	LE 02 Identifying and understanding the risks and opportunities for the project	LE 02 Ecological value of site and protection of ecological features	LE 02 Protection of ecological features	LE 02 Ecological value of site and protection of ecological features	LE 02 Protection of ecological features	Ecology	Building Management LE 03 – Ecology report	Man 05: Protection and enhancement of ecological features	✓	●	✓	✓	✓	✓	●	✓	✓
Le 02	Land Use	LE 01 Site selection	LE 01 Site selection	N/A	LE 01 Site selection	N/A	Ecology			●	●	✘	●	✘	●	✘	✘	✘
Le 03	Water pollution	Pol 03 Surface water run-off: Minimise watercourse pollution	Pol 03 Surface water run-off: Minimise watercourse pollution	Pol 03 Flood risk management and reducing surface water run-off	Pol 03 Surface water run-off: Minimise watercourse pollution	Pol 03 Flood risk management and reducing surface water run-off	Managing the impact of rainfall	Asset Performance POL 03 – Impact mitigation	Pol 02: Surface water runoff	✓	✓	✓	✓	✓	✓	●	✓	✓
Le 04	Enhancement of ecological value	LE 04 Change and enhancement of ecological value	LE 04 Enhancing site ecology	LE 04 Enhancing site ecology	LE 04 Enhancing site ecology	LE 04 Enhancing site ecology	Ecology	Asset Performance LE 02 – Ecological features of planted area	Man 05: Protection and enhancement of ecological features	●	●	✓	✓	✓	●	●	✓	✓
Le 05	Landscape	LE 04 Change and enhancement of ecological value	LE 04 Enhancing site ecology	LE 04 Enhancing site ecology	LE 04 Enhancing site ecology	LE 04 Enhancing site ecology	Ecology	Asset Performance LE 02 – Ecological features of planted area	Man 05: Protection and enhancement of ecological features	●	●	●	●	●	●	●	●	●
Le 06	Rain water harvesting	Wat 01 Water consumption	Wat 01 Water consumption	Wat 01 Water consumption	Wat 01 Water consumption	Wat 01 Water consumption	Managing the impact of rainfall Water efficiency	Asset Performance Wat 10 – Reducing mains water consumption	Pol 02: Surface water runoff Wat 01: Internal water use	●	●	●	●	●	●	●	●	●

BREEAM Communities Credits		Building level BREEAM schemes Credit(s)										Cross overs						
Issue No.	Issue Name	UK NC 2018	UK NC 2014	UK RFO 2014	INC 2016	IRFO 2015	HQM beta	BIU	UK DR 2014	UK NC 2018	UK NC 2014	UK RFO 2014	INC 2016	RFO 2015	HQM beta	BIU	UK DR 2014	
Transport and movement																		
TM 01	Transport Assessment	Tra 01 Transport assessment and travel plan	Tra 05 Travel plan	Tra 05 Travel plan	Tra 05 Travel plan	Tra 05 Travel plan	Accessible public transport Alternative Sustainable transport options Local amenities Recreational space					Tra 05 Travel plan		✓	✗	✗	✗	✗
TM 02	Safe and appealing streets	Tra 01 Transport assessment and travel plan	Tra 05 Travel plan	Tra 05 Travel plan	Tra 05 Travel plan	Tra 05 Travel plan						Tra 05 Travel plan		●	●	●	●	✗
TM 03	Cycling network	Tra 02 Sustainable transport measures Hea 07 Safe and healthy surroundings	Tra 03 Cyclist facilities Hea 06 Safety and security	Tra 03 Cyclist facilities	Tra 03a/b Alternative modes of transport Hea 06 Accessibility	Tra 03 Cyclist facilities	Alternative sustainable transport options					Tra 03 Cyclist facilities	Asset Performance TRA 01 – Cyclist facilities Asset Performance TRA 04 – Pedestrian and cyclist safety	●	●	●	●	✗
TM 04	Access to public transport	Tra 01 Transport assessment and travel plan Tra 02 Sustainable transport measures	Tra 01 Public transport accessibility	Tra 01 Sustainable transport solutions	Tra 01 Public transport accessibility	Tra 01 Sustainable transport solutions	Access to public transport					Tra 01 Public transport accessibility	Asset Performance TRA 02 – Proximity to public transport Occupier Management TRA 07 – Local public transport	●	●	●	●	✗
TM 05	Cycling facilities	Tra 02 Sustainable transport measures	Tra 03 Cyclist facilities	Tra 03 Cyclist facilities	Tra 03a/b Alternative modes of transport	Tra 03 Cyclist facilities	Alternative sustainable transport options					Tra 03 Cyclist facilities	Asset Performance TRA 01 – Cyclist facilities	●	●	●	●	●
TM 06	Public transport facilities																	✗