

## BREEAM Domestic Refurbishment

**BREEAM Domestic Refurbishment will help improve the sustainability and environmental performance of existing dwellings in a robust and cost effective way.**



### What is the purpose of the scheme?

The scheme helps building owners and occupiers to save operating costs and reduce the environmental impact of refurbishments.

### Who is it for?

The scheme allows developers, designers and Green Deal advisors to demonstrate their environmental credentials, promote better design and give confidence to their customers. It also helps planners, regulators and asset managers (e.g. Registered Social Landlords) to set standards for refurbishment, and provides a market-focused label for more sustainable and higher quality refurbishments.

### Why use it?

The UK is committed to reducing CO<sub>2</sub> emissions by 80% by 2050 – including those from housing. As 78% of current UK dwellings will still be in existence in 2050, there is a real need to increase the environmental performance of the existing housing stock.

BREEAM Domestic Refurbishment is designed to be used when developing refurbishment packages and specifications, and to:

- guide refurbishment designs by identifying the sustainability issues that should be taken into account
- demonstrate environmental credentials to clients, and to funding and planning authorities
- help tackle fuel poverty
- reduce risks from flooding, fire and security issues
- support initiatives to enhance the health and wellbeing of occupants.

### What does it cover?

BREEAM Domestic Refurbishment includes a holistic range of environmental issues:

- Energy
- Water
- Materials
- Pollution
- Health and Wellbeing
- Waste
- Management
- Innovation

## How does it work?

The scheme provides a methodology, software tool and certification for those responsible for delivery of sustainable domestic refurbishment projects. It can be used for a range of project scopes including:

- situations where a variety of alterations are being made to an existing dwelling, e.g. window replacement and new insulation
- domestic conversions and change of use projects, e.g. the conversion of a large dwelling into smaller ones, or an old hospital into dwellings
- refurbishment and regeneration schemes covering a large number of dwellings.

## How to get qualified as a BREEAM Domestic Refurbishment Assessor

You can qualify by attending courses and passing an exam. The course you would go on will depend on whether you are an existing BREEAM assessor or a new assessor. For the latest information and for dates of forthcoming training go to [www.breeam.org/events](http://www.breeam.org/events).



## Case Study

### Pilot Project – Boleyn Road, London - Higgins Construction

This Victorian end-of-terrace home, which is part of the Forest Gate private finance initiative (PFI) scheme, is situated on Boleyn Road in the London Borough of Newham. Built around 1890-1900 and originally consisting of two separate flats, the property has been de-converted into one house.

With a target rating of 'Excellent', the building went through BREEAM Domestic Refurbishment certification under the pilot 2010 BREEAM Domestic Refurbishment scheme. As Newham has one of the highest incidences of fuel poverty in the UK, the local authority's goals included preventing the dwelling from falling into fuel poverty by improving thermal insulation and installing low and zero carbon technologies. This was achieved with measures such as internal solid wall insulation, triple glazing, solar water heating and micro-CHP.

See [www.breeam.org/casestudies](http://www.breeam.org/casestudies) for further information.

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