

# BREEAM Accredited Professionals (AP) – Frequently Asked Questions

## Background

BREEAM is recognised nationally and internationally as the most robust and rigorous method for assessing the environmental performance of buildings. There is increasing client demand for high BREEAM ratings for both new build and refurbishment projects and clients recognise that reducing environmental impact makes clear business sense. The challenging economic climate is also focussing attention on the need to manage construction and operating costs, improve productivity and protect the bottom line.

Professionals with specialist knowledge of sustainability and environmental design are taking the lead in helping design teams meet these client expectations. BREEAM is an "Assessor led" process through which designers submit evidence to an accredited individual who assumes no design responsibility. Until now there has been no way for designers themselves to claim a high level of competence with BREEAM other than by association with completed BREEAM Excellent buildings or by qualifying as a BREEAM Assessor.

The new BREEAM AP qualification is a response to industry calls to fill this gap by recognising specialist skills in sustainability and environmental design combined with a high level of competence in the BREEAM assessment process. It is aimed at architects, engineers and others with design skills and responsibilities. **In recognition of the significant contribution a BREEAM AP can make to the design process, up to two BREEAM credits are available if a BREEAM AP is engaged from an appropriate point in a project**

## The Role

BREEAM APs provide the design team with expert advice on built environment sustainability, environmental design and environmental assessment. They will facilitate the team's efforts to successfully schedule activities, set priorities and negotiate the trade-offs required to achieve a target BREEAM rating when the design is formally assessed.

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## What is BREEAM AP ?

BREEAM Accredited Professional (BREEAM AP) is the new qualification that demonstrates specialist skills in sustainability and environmental design combined with a high level of competence in the BREEAM assessment process.

## What are the benefits of becoming a BREEAM AP?

- Up to two BREEAM credits are available if a BREEAM AP is engaged from an appropriate point in the project (see further information below).
- Promote your standing as a leading professional specialising in sustainability and environmental design.
- Successful candidates can use the BREEAM AP badge and are eligible for inclusion in the BRE Global Green Book Live website. Green Book Live is used by clients, specifiers and other organisations to identify companies and individuals who provide products and services that meet rigorous sustainability standards ([www.greenbooklive.com](http://www.greenbooklive.com))

## **What role does a BREEAM AP fulfill ?**

BREEAM APs will provide the client and design team with expert advice on built environment sustainability, environmental design and environmental assessment. They will facilitate the design team's efforts to successfully schedule activities, set priorities and negotiate the trade-offs required to achieve a high target BREEAM rating.

## **What credits are available under BREEAM for employing an AP ?**

Up to two credits are available under BREEAM 2008 for the comprehensive use of a BREEAM AP throughout a project (see the Innovation section of the relevant BREEAM Scheme Document for the detailed assessment criteria – these scheme Documents are available to download free of charge from [www.breeam.org](http://www.breeam.org)). For projects registered after the 31<sup>st</sup> October 2009, the use of a BREEAM AP is the only means of achieving these two particular BREEAM Innovation credits for sustainability related design advice.

To be awarded these credits a BREEAM AP must be employed from the early design stages and have input throughout. Experience tells us that this makes the biggest difference in getting high BREEAM ratings. Such assessments will then benefit not only from the additional 2 credits for using a BREEAM AP but also maximise their chances of gaining high scores throughout the assessment.

BREEAM Assessors will be required to check the status of the AP before awarding the additional Innovation section credits to a project. Eligibility will be confirmed by checking that the AP holds a current listing on Green Book Live that covers the period of design team engagement and project assessment.

### BREEAM International Assessments

If you would like to use your BREEAM AP status for the delivery of International projects please contact the training team for further advice: 01923 664829.

## **Who can become a BREEAM AP and what prior knowledge and background is required?**

A range of design professionals may be eligible to undertake the BREEAM AP qualification. We recommend as a minimum the following prior knowledge and background:

- Recognised academic / vocational qualification in a relevant built environment discipline (minimum levels of work experience and on-the-job training can be considered as an alternative to formal qualification)
- Three years post graduate (or equivalent) professional experience working in a role covering the sustainability of the built environment - candidates will ideally have design team involvement on a number of projects where sustainability was part of the project brief e.g. a target to achieve at least BREEAM Excellent for the completed design
- A broad understanding of the BREEAM assessment criteria and process (note that this is covered as part of the BREEAM AP training programme)
- Knowledge of environmental design / integrated design with an appreciation of life cycle assessment and cost analysis
- Appropriate membership of a professional institution

## **What does BREEAM AP training consist of ?**

BREEAM AP training consists of distance learning followed by a one day training workshop and examination. The workshop is designed to engage candidates in the role of being a BREEAM AP. It is not designed to help them pass the examination as the pre-course distance learning and recommended reading is the preparation for this.

The workshop will allow potential APs to apply and share their expertise through a series of case study exercises to help them be effective facilitators in the creation of truly sustainable buildings. Candidates will take part in a series of exercises in which they will practice elements of the AP role in a facilitated and supported environment. This programme is a great opportunity to learn the key principles of the effective implementation of BREEAM that BRE Global have learnt from over 20 years of feedback from Assessors.

Further information on the distance learning, the BREEAM AP workshop and examination is at [www.breeam.org/ap](http://www.breeam.org/ap) . This includes links to forthcoming training workshop and examination dates.

## **What if I am already qualified and licensed as a BREEAM Assessor ?**

If you are already qualified and licensed as a BREEAM Assessor (and practising to BREEAM 2008 schemes) you are eligible for a fast track route to qualification by taking the BREEAM AP examination without undertaking the distance learning and one-day workshop. This route is suitable for Assessors who already have well developed knowledge and skills in built environment sustainability and environmental design.

Please note that the same route is not available to CSH or EcoHomes assessors.

## **Does BREEAM AP replace existing training and licensing of BREEAM Assessors?**

No. BREEAM AP is an entirely separate, additional and voluntary qualification for those who wish to demonstrate enhanced capabilities in environmental design and the skills to help the design team achieve the required assessment outcome.

Note that the BREEAM AP qualification does not allow you to carry out the formal BREEAM assessment, which has to be undertaken by a trained and licensed BREEAM Assessor.

## **I have undergone the BREEAM AP training but have not yet passed the exam which I will be taking next month. The project is now at Stage B. Assuming I pass the exam, will my involvement in the project mean that it will be eligible for the two innovation credits available?**

You will only be eligible for the innovation credits once you have passed the BREEAM AP exam. If the project has not passed Stage B when you pass your exam your appointment on the project will allow up to two innovation credits to be awarded. If the project has passed Stage B before you pass the exam the two innovation credits will not be available.

## **How much does BREEAM AP cost ?**

Standard price for distance learning, case study workshop and examination - **£825+VAT** plus £150+VAT for Green Book Live listing. Discounted price for RIBA and CIAT members - **£750+VAT** plus £150 + VAT for Green Book Live listing. Subsequent annual renewal fee of £150+VAT for all BREEAM APs which maintains the Green Book Live listing – note this listing is a requirement of maintaining your AP status.

Corporate discount rates are also available please email [train@bre.co.uk](mailto:train@bre.co.uk) for further details.

(Note : Existing BREEAM assessors who choose to go for the fast track route pay an examination only fee of **£ 495+VAT** )

## **Is there an annual CPD requirement ?**

At this stage, there is no formal, mandatory CPD requirement within BREEAM AP, however we expect BREEAM APs to maintain and update their professional knowledge and standing.

## **Where can I find out more ?**

Go to [www.breeam.org/ap](http://www.breeam.org/ap) for further information, dates for forthcoming training and examinations and other news from time to time.

If you have a specific query, contact our training team at [train@bre.co.uk](mailto:train@bre.co.uk)