

SABRE Guidance Note 01: SABRE & BREEAM UK New Construction 2018 (HEA 06)

March 2018

Introduction

This Guidance Note contains information and guidance for SABRE Assessors and BREEAM Assessors on the use of SABRE certification to achieve credits available by meeting the Exemplary Criteria detailed in section HEA 06 of the BREEAM UK New Construction 2018 scheme. This Guidance Note should be used alongside the relevant scheme documentation.

Security in BREEAM UK New Construction 2018

The issue of 'Security' is covered by section HEA 06 within the BREEAM UK New Construction 2018 scheme. There are two routes to meeting the requirements of this section; **Standard Criteria** and **Exemplary Criteria**.

Standard Criteria (1 Credit)

This route remains largely the same as that set out in BREEAM UK New Construction 2014. A 'Suitably Qualified Security Specialist' (SQSS) produces a 'Security Needs Assessment' (SNA) and provides recommendations for security risk mitigation. The implementation of those recommendations must be evidenced to the BREEAM Assessor for the credit to be awarded.

There are currently two ways for individuals to demonstrate that they are an SQSS. The first is to provide evidence to the BREEAM Assessor that satisfies the criteria in the HEA 06 definition of an SQSS. The second is to provide evidence that they are a SABRE Registered Professional with the SQSS designation. BREEAM Assessors can verify SABRE Registrations by visiting www.redbooklive.com.

Exemplary Criteria (1 Credit and 1 Innovation Credit)

This is a new route for BREEAM UK New Construction 2018, which recognises and rewards the application of best practice in security risk management for new construction projects.

Applicants who can evidence that their project has met the requirements of a 'compliant risk based security rating scheme' will be deemed to have met the Exemplary Criteria.

Increase your BREEAM Score using SABRE

SABRE is the only compliant risk based security rating scheme recognised within the BREEAM UK New Construction 2018 scheme.

By achieving SABRE certification (to any SABRE Rating) all new construction projects, regardless of the type of BREEAM Assessment being undertaken, can increase their BREEAM score by 1 percentage point over the award for satisfying the standard HEA 06 criteria. The Table below shows the overall contribution of the available security credit(s) to each BREEAM Rating for a fully fitted out non-residential building, for different BREEAM Target Ratings. It demonstrates the advantage of adopting SABRE certification.

BREEAM Target Rating	HEA 06 Criteria (% contribution)		% Contribution Uplift by using SABRE
	Standard Criteria	Exemplary Criteria (SABRE)	
Outstanding	0.85	2.00	↑ 1.15
Excellent	1.05	2.48	↑ 1.43
Very Good	1.34	3.16	↑ 1.82
Good	1.64	3.87	↑ 2.23
Pass	2.46	5.79	↑ 3.33

For further information about the SABRE scheme and the many other benefits it can offer developers and project teams responsible for new construction projects, visit www.bregroup.com/sabre.

Alternatively, to find a SABRE Registered Assessor or SABRE Registered Professional, visit www.redbooklive.com or click [here](#).