SUSTAINABILITY

ACCREDITATIONS

2023

RLB Rider Levett Bucknall

CONTENTS

INTRODUCTION

EXECUTIVE SUMMARY

Building for the future is now recognised as a vital step to ensure we are conscious of our environmental footprint.

This brochure compares and highlights the advantages of different nationally and internationally recognised construction certifications.

Since our first edition, the global focus on sustainability has increased in intensity with demand for action from the general public translating into legislation. In 2021, the UK became the first major economy in the world to pass laws to end its contribution to global warming. This required all greenhouse gas emissions to be reduced to net zero by 2050, compared with the previous target of at least an 80% reduction from 1990 levels. Since then, the number of countries with net zero targets has increased. More than 90 countries, representing 78.9% of global GHG emissions, have communicated a net zero target, with 21 countries now formalising their target into law.

RLB UK recognises the environmental and climate change emergency. We have publicly pledged our support to do everything we can to stop and reverse this trend. We are making good progress on the delivery of our own targets which includes our UK commitment to be net zero carbon by 2025 across Scopes 1, 2 and selected Scope 3 categories, and have agreed an ambitious goal to reach net zero globally by 2030.

We are seeing changes in behaviours in even the most financially driven in our industry, as investors and lenders include sustainability as a key element in their valuation of global real estate assets. Many local authorities require sustainability ratings which can result in easier planning permission for developers with green projects, as well as attracting tenants looking for the most cutting edge, high quality spaces. There are several certifications that apply from a building's inception and through its life cycle. At any stage of a building's life cycle there are improvements that can be implemented to enhance a building's performance and environmental impact. These improvements can be recognised and awarded. From the more widely recognised awards such as BREEAM and LEED, to bespoke ratings such as SKA, WELL and Wired.

This brochure compares a wide range of certifications covering sustainability targets in all areas of construction. The inclusion of FitWel and the Living Building Challenge reflects the growing focus on healthy buildings and holistic sustainability, which has been noted in the industry.

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BREEAM

OVERVIEW

Building Research Establishment's Environmental Assessment Method (BREEAM) is the rating system for masterplanning projects, infrastructure and buildings across a number of life cycle stages such as new construction, refurbishment and occupied buildings. BREEAM is used in 93 countries with over 2.3 million buildings registered for assessment, and over 600,000 certificated issued.

Typically, BREEAM New Construction or Refurbishment and Fit-Out (RFO) is used by UK firms striving to reduce their environmental footprint as it is based on UK policies. BREEAM has adapted their award for global use through incorporating national standards and local environmental priorities and also runs an in-use scheme, which is currently limited to office use and is often adopted by the members of the International Sustainability Alliance worldwide.

The main aim of BREEAM is to mitigate the project's impact on the environment and sustainability by evaluating the procurement, design, construction and operation of the development against nine environmental categories and one innovation category. The nine categories include health and wellbeing, energy, transport, water, materials, management, waste, land use and ecology and pollution.

Each category is allocated a weighting as a percentage of the overall score and is broken down into a number of sub-categories, each holding differently weighted credits. Additional credits can be obtained through the innovation category by going above and beyond and exceeding best practices. Once all credits are multiplied by their corresponding weighting and added together, the final BREEAM rating is calculated and can be classified as:

- **Fail/Unclassified** (<30%)
- **Pass** (≥ 30%)
- **Good** (≥ 45%)
- **Very Good** (≥ 55%)
- **Excellent** (≥ 70%)
- **Outstanding** (≥ 85%)

Each classification requires particular performance levels to achieve the accreditation.

TOWER BRIDGE COURT LONDON
LONDON, UK
ANTICIPATED TO MEET BREEAM OUTSTANDING AND WELL PLATINUM CERTIFICATIONS

BREEAM

COST

Research undertaken to quantify the cost of delivering a BREEAM rated building concludes that the associated capital cost increases as the certification levels increase e.g. an office targeting an excellent rating may incur a circa 0.8% uplift in capital costs as opposed to an office targeting an outstanding rating which may incur an uplift of up to circa 9.8%.

Growing research has shown that BREEAM rated buildings show increased return for investors, increased rental rates and a growth in sales.

COST FOR REFURBISHMENT AND FIT-OUT & NON-DOMESTIC NEW CONSTRUCTION

LICENSED BREEAM ASSESSOR	REGISTRATION FEE	UK CERTIFICATION FEES	FAST TRACK AUDIT
Depending on the complexity of the project and level of involvement required, typical assessor fees start at £5,000	Registration fee costs £345	**REFURBISHMENT AND FIT-OUT** Refurbishment and fit-out costs range from £700 to £3,320 depending on size and complexity **NON-DOMESTIC NEW CONSTRUCTION** Non-domestic new construction costs range from £1,000 to £5,165 depending on size	An optional fee of £1,250, per assessment, can be paid for fast track quality assurance auditing, This includes three quality assurance submissions

LEED

OVERVIEW

Leadership in Energy and Environmental Design (LEED) is the most widely used green building rating system in the world. It provides a framework to create healthy, highly efficient and cost saving green buildings. The certification is a globally recognised symbol of sustainable achievement and currently there are over 2.2 million sq.ft certified, with more than 92,000 projects using the LEED framework.

LEED v4.1 is the latest rating system and raises the bar on building standards to address energy efficiency, water conservation, site selection, material selection, day lighting and waste reduction.

Based on the American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) standards, the certification is typically sought out by those building in America. However, all types of projects can be included and a certification is recognised globally as a sustainable achievement. Interior design, building operations, neighbourhoods and homes all have individual rating systems regardless of where they are currently in their life cycle.

- **Bronze** - 40-49 points
- **Silver** - 50-59 points
- **Gold** - 60-79 points
- **Platinum** - 80+ points

LEED

COST

There is a flat rate registration fee paid at registration dependent on the projects type and size. A certification fee is paid when the project is submitted for review and includes access to the Arc platform and a dedicated LEED coach to provide their expertise. All fees are paid in $USD.

Members of the United States Green Building Council (USGBC) receive discounts, as shown below.

	SILVER, GOLD AND PLATINUM LEVEL MEMBERS	ORGANISATIONAL LEVEL MEMBERS OR NON-MEMBERS
Registration	$1,350	$1,700
Flat fee (per building)	$4,500	$5,600
Optional expedited review (reduce from 20-25 business days to 10-12. Based on GBCI review capacity)	$6,000	$6,000
Design and construction	Priced per sq.ft, dependent on gross floor area	
Appeals	Priced per credit	

SKA RATING

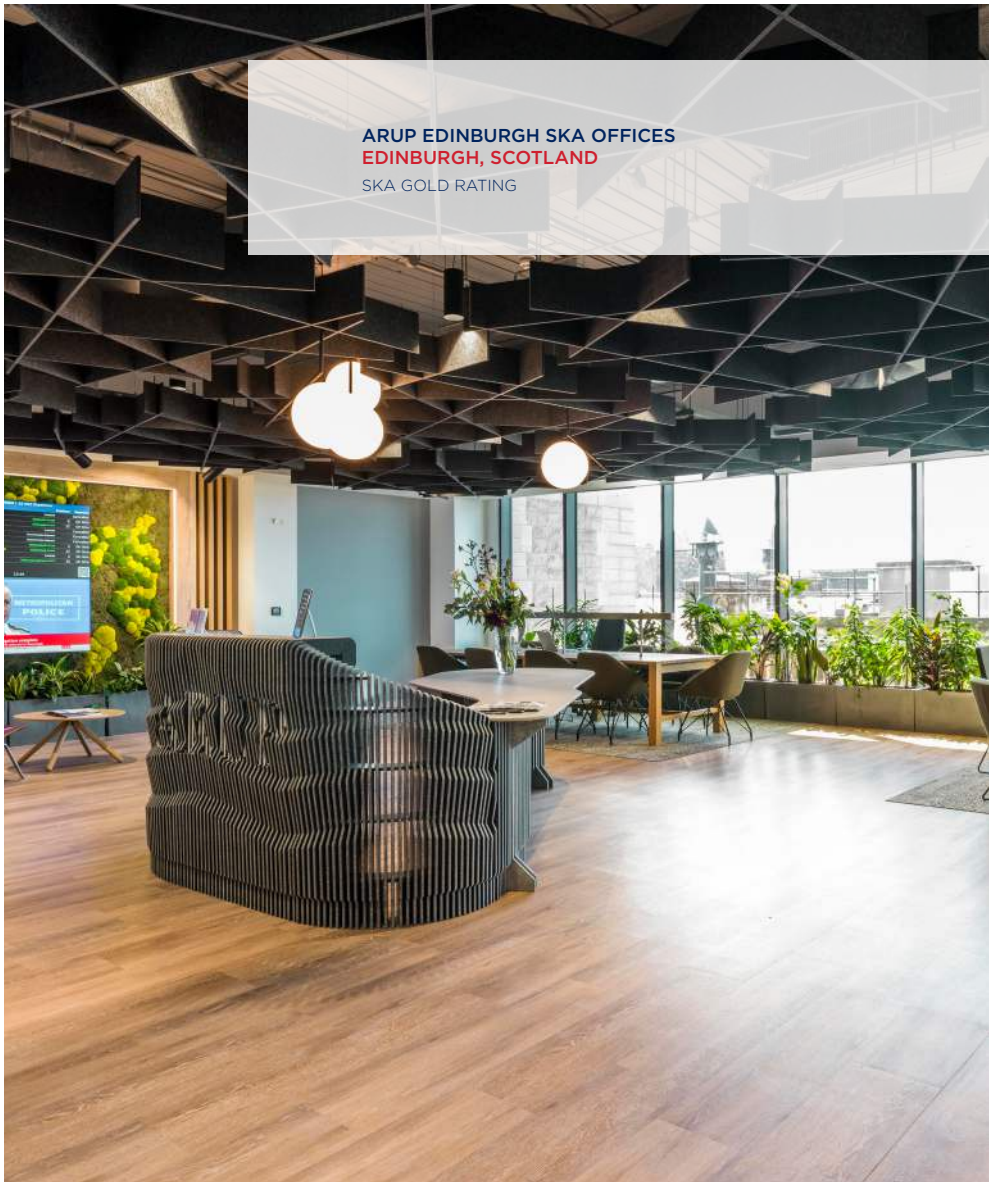
OVERVIEW

SKA rating is an environmental performance assessment tool operated by the RICS and designed specifically for office, retail, and higher education fit-outs. SKA rating does not take into consideration the base build, and only focuses on measuring good practices undertaken to add value to the existing property as part of the fit-out. As each fit-out project is unique in terms of the employers' requirements, the building, site or scope of works, SKA rating scores the project only on the basis of those measures that are relevant to the project.

SKA covers over a hundred good practices including water, waste, pollution, transport, energy and CO_2 emissions, The practices relevant to a particular project are ranked in terms of their significance from a sustainability perspective, and clients are required to achieve a certain number of the highest ranked measures. The award, which is awarded solely for fit-outs, is often favoured above BREEAM due to the added flexibility when choosing which practices to target.

The final score is attained by achieving the following percentage of the measures in scope:

- **Bronze** - 25%
- **Silver** - 50%
- **Gold** - 75%



ARUP EDINBURGH SKA OFFICES
EDINBURGH, SCOTLAND
SKA GOLD RATING

SKA RATING

COST

Using SKA rating and following good practice measures will result in a more sustainable office, helping to reduce your company's environmental impact.

Something to consider is that the SKA rating certification process is conducted through third-party assessors, meaning the price can vary between organisations depending on the scope and complexity of the project.

SKA RATING TOOL	EVIDENCE COLLECTION/ASSESSMENT	CERTIFICATE FEE
A free online tool accessible to all, can be used informally to self-evaluate a project or can used to provide a quality assured formal certification by a SKA assessor	A list of assessors can be found on the RICS website. The individual assessor is free to set their own evidence collection/assessment fees depending on the scope and complexity of the project, which typically ranges between £5,000 to £15,000	The cost of a certificate is paid to the RICS and is circa £495 + VAT

WELL BUILDING STANDARD

OVERVIEW

Launched in 2014, the WELL Building Standard, operated by Delos Living LLC and Well Building Institute, is supported by nine years of scientific research and medical evidence. The newest WELL standard, WELL v2™, is a vehicle for buildings and organisations to deliver more thoughtful and intentional spaces that enhance human health and wellbeing. WELL v2 includes a set of strategies that aim to advance human health through design interventions, operational protocols and policies, to foster a culture of health and wellbeing.

The WELL Standard is built on 10 key concepts; air, water, nourishment, light, movement, thermal comfort, sound, materials, mind community and innovation. Within these concepts, there are preconditions that must be met in order to achieve certification at one of three levels; Platinum, Gold, Silver, and Bronze. Alongside fulfilling all the preconditions, projects need to achieve a certain number of points that contribute towards the different levels of WELL Certification:

The standard, which covers new and existing buildings, new and existing interiors and shell and core projects, has been certified across more than 60 countries, with over 4,000 buildings using the standard, encompassing over half a billion sq.f of real estate around the world.

WELL v2 projects fall into one of two main groups, determined primarily by ownership type:

WELL Core: The project owner occupies a small portion of the project area and rents/leases most of the space to one or more tenants.

WELL Certification: The project is mainly occupied by the project owner which may be different than the building owner.

TOTAL POINTS ACHIEVED	WELL CORE CERTIFICATION	WELL CERTIFICATION	
	LEVEL OF CERTIFICATION	MINIMUM POINTS PER CONCEPT	LEVEL OF CERTIFICATION
40 POINTS	WELL Core Bronze	0	WELL Bronze
50 POINTS	WELL Core Silver	1	WELL Silver
60 POINTS	WELL Core Gold	2	WELL Gold
80 POINTS	WELL Core Platinum	3	WELL Platinum

WELL BUILDING STANDARD

COST

WELL have focused on keeping their pricing as simple as possible. Every project pays a flat enrollment fee to get started, a certification fee based on the square footage of the space and a performance testing fee.

While the registration and certification fees are paid directly to WELL, performance testing is carried out by a third-party, meaning fees are paid to them.

Also included in the price is a personalised health and well-being scorecard, cloud-based project management tool, dedicated WELL coaching support, exclusive WELL tools and templates, a robust external review process and a suite of marketing and PR content to help you promote your success. Discounts are available for IWBL members and a 35% discount is available if a project is in an emerging market.

	REGISTRATION FEES	CERTIFICATION FEES	PERFORMANCE VERIFICATION
WELL CORE	$2,500	$0.08/sq.ft (starting at $6,500 and capped at $98,000)* *Industrial location fees are reduced to $0.05/sq.ft	This is conducted by a third-party and can vary depending on size and complexity
WELL CERTIFICATION	$2,500	$0.16/sq.ft (starting at $6,500 and capped at $98,000) *Industrial location fees are reduced to $0.08/sq.ft	This is conducted by a third-party and prices can vary depending on assessment, size and complexity

WELL HEALTH-SAFETY RATING

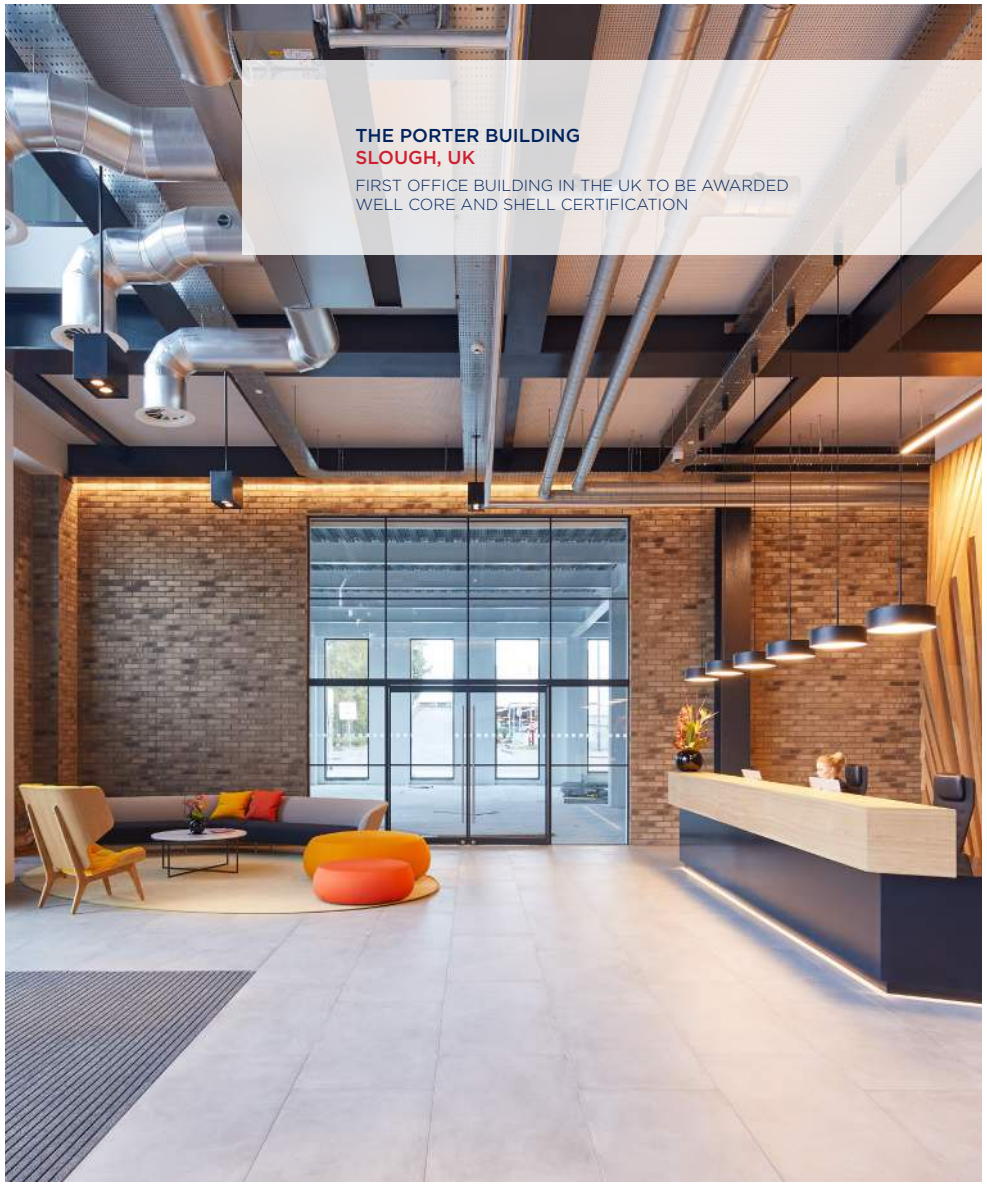
OVERVIEW

WELL Health-Safety rating for facility operations and management is an evidence based, third-party verified rating for all new and existing building and facility types focusing on operational policies, maintenance protocols, occupant engagement and emergency plans. WELL Health-Safety rating was developed in response to the Covid-19 pandemic informed by WELL Building Standard and more than 600 experts from the task force on Covid-19. The specific interventions at a building and organisational scale can help to reduce the risk of transmission.

The WELL Health-Safety rating consists of a subset of relevant features from the WELL Building Standard that were adapted for a facilities and operations focus and includes 20 features across five main health-safety themes, as follows:

- Cleaning and sanitisation procedures
- Emergency preparedness programmes
- Health service resources
- Air and water quality management
- Stakeholder engagement and communication.

The WELL Health-Safety rating will require that each building or space achieve 15 features including as many as three submissions under innovation features. None of the strategies are mandatory.



THE PORTER BUILDING
SLOUGH, UK
FIRST OFFICE BUILDING IN THE UK TO BE AWARDED WELL CORE AND SHELL CERTIFICATION

WELL HEALTH-SAFETY RATING

Rider Levett Bucknall

COST

Whether you're looking to enroll a single building or an entire portfolio, the WELL Health-Safety rating offers a range of certification options. Accreditation per building generally becomes cheaper when certifying multiple locations.

Something else to consider is that if you register for WELL Certification, your fees will include the WELL Health-Safety rating, provided that documentation for both WELL certification and the WELL Health-Safety rating are submitted simultaneously.

The WELL Health-Safety rating features are a subset of those available through the WELL Building Standard, which addresses a more comprehensive set of health topics. Adapted to focus specifically on facilities operations and management, the WELL Health-Safety rating provides an accessible entry point to WELL Certification or the WELL portfolio programme. Owners or operators can pursue the WELL Health-Safety rating for projects independently or use the rating as a stepping stone to achieve WELL certification.

SINGLE LOCATION	MULTIPLE LOCATIONS	LARGE-SCALE FACILITIES
The enrollment fee is $5,000 Small businesses can apply for reduced pricing of $3,250	Save as you scale. With more locations, pay less per building Pricing ranges from $2,500 to as low as $17 per location, depending on the size of your enrollment	The enrollment fee per location is $12,600 Additional discounts are available for enrollments with two or more locations

FITWEL

OVERVIEW

Fitwel is a building rating system to support healthier workplace environments and improve occupant health and productivity. Created as a joint initiative led by the United States Centres for Disease Control and Prevention (CDC) together with the General Services Administration (GSA), Fitwel provides guidelines for designing, constructing, and operating healthier buildings. The Center for Active Design (CfAD) is the operator of Fitwel and responsible for the third-party certification.

Fitwel certification is based on a point based system which includes over 55 evidence based design and operational strategies that enhance buildings by addressing a broad range of health behaviours and risks.

Fitwel is available for application for new and existing offices (base and whole building), commercial tenant fit-outs, multifamily residential, retail and community (pilot). Fitwel certification has been achieved or is being pursued by over 1,460 projects worldwide. Of these certifications, around 80% are for existing structures while the remaining 20% are for new construction. Office buildings account for over half of the Fitwel certifications, although the residential sector is gaining ground. Fitwel's global market is dominated by the United States which accounts for almost 80% of all certifications.

The Fitwel star rating is awarded at the following levels:

One-Star rating (90-104 points)

Two-Star rating (105-124 points)

Three-Star rating (125-144 points)

FITWEL

COST

The construction cost uplift to achieve Fitwel certification is minimal. Fitwel has a flat registration and certification fees, although these may vary depending upon location outside the United States

Certification lasts three years and there are additional costs for recertification.

Fitwel also offer a remediation process available for all projects after completing the Fitwel final review. The process is optional and provides a formal and structured pathway to improve a project's Fitwel score and/or star rating. The remediation process allows project teams to submit additional documentation for strategies that have not been achieved, or attempted, during the initial project submission, within a year from final review completion. The process will cost $1,000 per review and covers up to 10 strategies.

REGISTRATION FEE	CERTIFICATION FEE	RECERTIFICATION FEE
$500 registration fee per certification or recertification	**SITE SCORECARDS (COMMUNITY SITE AND COMMERCIAL AND INDUSTRIAL SITE)** ▪ First 20 acres = $14,000 ▪ 21 - 499 acres = $14,000 plus $100 per acre ▪ 500 plus acres contact Fitwel for fees **BUILDING SCORECARDS (WORKPLACE, MULTIFAMILY RESIDENTIAL, RETAIL AND SENIOR HOUSING)** ▪ $6,500 to $11,000 depending on the project size ▪ $2,000,000 plus sq.ft contact Fitwel for fees	Fitwel certification is valid for three years Projects that submit for recertification within a year following the expiration of their three year certification period are eligible for 20% off current fees Any project that submits for recertification after one year from the expiration date is subject to current certification fees

WIRED

OVERVIEW

Wired certification, founded by WiredScore and the New York City Economic Development Corporation, is a standardised rating system designed to improve and verify the digital connectivity/infrastructure of commercial properties.

Wired certification applies to commercial projects in various phases of development, from refurbishment projects to buildings not yet built. Engaging WiredScore as early as possible will allow desired design improvements to be undertaken without incurring excessive fees.

Wired certification is used across more than 750 properties totalling 800 million sq.ft of office space in over 36 countries and is also endorsed by leading organisations including the Urban Land Institute, the Telecommunications Industry Association and the Greater London Authority. Over eight million people live and work in buildings committed to WiredScore.

For occupied buildings: Wired will conduct an on-site assessment of the building's connectivity and provide a detailed report on its current state. The report will highlight the property's marketable assets as well as identify any opportunities for improvement.

For new/re-developments: Wired will review the project's schematics and provide a detailed report on the planned telecommunications and connectivity infrastructure to highlight marketable assets and opportunities for improvement. Wired will work with the team from design to occupation to confirm performance.

WIRED

COST

SmartScore identifies best-in-class smart buildings that deliver exceptional user experience, drive cost efficiency, meet high standards of sustainability and are fully future-proof. SmartScore certification provides clarity on what constitutes a smart building and guidance on how to achieve the status. Properties can achieve the following WiredScore certifications; Bronze, Silver, Gold or Platinum. Alongside WiredScore, Wired also offer SmartScore certification. WiredScore prices are split by building type. However, the final cost will depend on size, complexity and scope.

WIREDSCORE HOME	WIREDSCORE OFFICE (OCCUPIED)	WIREDSCORE OFFICE (DEVELOPMENT)	SMARTSCORE
From £12,500	From £7,300	From £15,750	From £23,500

*All prices listed exclude VAT

PASSIVHAUS

OVERVIEW

Passivhaus is a standard for energy efficient construction. Passivhaus' buildings provide a high level of occupant comfort while using very little energy for heating and cooling. They are built with meticulous attention to detail and rigorous design and construction according to principles developed by the Passivhaus Institute in Germany and can be certified through an exacting quality assurance process.

Passivhaus certification provides a rigorous quality assurance process verified by independent testing. Certification is available for buildings, specific components, designers/consultants and trades people. The Passivhaus Institute has developed a series of certification processes to ensure the quality of any official Passivhaus' buildings and practitioners.

Passivhaus is available for application for new build, refurbishment and mixed building types. There are more than 370 certified projects in the UK and over 295 projects under development.

All proposed Passivhaus designs must undergo energy modelling conducted by the Passivhaus Planning Package (PHPP). Tests ensure these targets are met, completing the quality assurance process. A certificate is only issued if the exactly defined Passivhaus criteria have been met without exception.

PASSIVHAUS

COST

The cost premium or extra cost of building to the Passivhaus standard is currently around 8%. However, it should be noted that there are several additional benefits of building to the Passivhaus standard including reduced life cycle costs, increased comfort and health benefits which are not accounted for in the above figure.

PASSIVHAUS CONSTRUCTION COST UPLIFT	QUALITY ASSURANCE AND CERTIFICATION
Best practice Passivhaus construction costs were around 8% higher when set against comparable projects as of 2018	Passivhaus projects in the UK can be achieved for a modest extra cost likely to be around 4% or less once adopted at scale Costs of additional site supervision can be considerable (up to $80 per sq.m), but the Passivhaus quality assurance process and certification ensures the project is built as designed and eliminates the performance gap

NABERS

OVERVIEW

NABERS UK is a system for rating the operational energy efficiency of office buildings across England, Wales, Scotland and Northern Ireland. The NABERS UK scheme has been developed by the Design for Performance initiative led by the Better Buildings Partnership, working in close collaboration with the market transformational Australian NABERS programme.

NABERS provides a rating from one to six stars for offices. This helps building owners to understand their building's performance versus other similar buildings, providing a benchmark for progress.

NABERS UK offers two products:

1. NABERS energy ratings
2. NABERS design for performance

Unlike design based energy ratings, NABERS UK measures and rates the actual energy use of offices, helping building owners to accurately track and communicate the energy performance of their buildings. It also helps identify areas for savings and improvements.

Although administered by BRE, the strategic operations of NABERS UK are overseen by a steering committee comprising BRE, the Better Buildings Partnership and NABERS, as scheme owner on behalf of Australia's New South Wales Government.

DATA SCIENCE, ARTIFICIAL INTELLIGENCE AND MODELLING (DAIM) - THE UNIVERSITY OF HULL
HULL, UK
A-RATED ENERGY RATING UNDER THE ENERGY PERFORMANCE CERTIFICATE ASSESSMENT

NABERS

DESIGN FOR PERFORMANCE (DFP)

Design for Performance (DfP) is the process whereby a developer or owner commits to design, build and commission a new office development or major refurbishment to achieve a specific NABERS energy rating.

The initiative is an industry funded and backed project established to tackle the performance gap and provide an approach based on measurable performance outcomes to ensure new office developments deliver on their design intent. The concept is not new and the project emulates international best practice demonstrated by the hugely successful NABERS Energy Rating and Commitment Agreement that has transformed the prime office sector in Australia.

Your building is eligible if it's an office development that is either a new build or major refurbishment and in the design stages of up to RIBA Stage 5.

NABERS

COST

All NABERS UK ratings are subject to lodgment fees, payable to BRE as the certification body. These are set fees regardless of your sector or building size.

You can find the lodgment fees in the table below. All fees exclude VAT and will be revised annually in line with the CPI. A 5% registration discount can be applied for more than 10 assets.

Along with the lodgement fees, you will need a NABERS accredited assessor to get a quote for a site visit to verify the data for your building. Assessors will set individual fees based on their own costs and business practices.

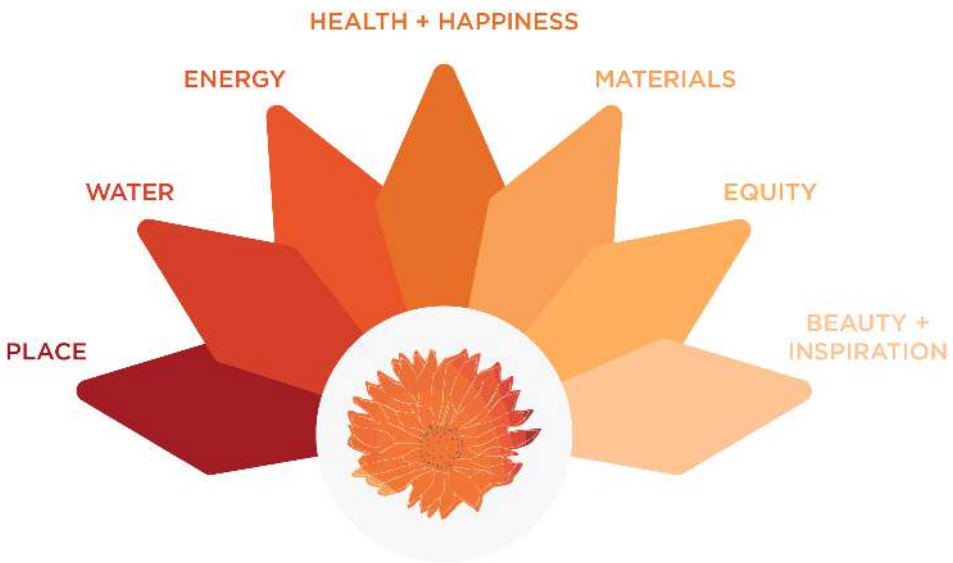
DESIGN FOR PERFORMANCE	NABERS CERTIFICATION
Design for performance agreement registration is £3,650	≥ 2,000 sq.m = £750 Year 1 then £500 onwards < 2,000 sq.m = £350 Year 1 then £250 onwards

LIVING BUILDING CHALLENGE

OVERVIEW

The Living Building Challenge 4.0 (LBC) is a holistic performance based programme for designing, constructing, and operating buildings. It was developed by the International Living Future Institute (ILFI), a non-profit organisation based in the United States and is considered to be one of the built environments most rigorous sustainability building certifications schemes.

The LBC consists of seven performance categories, or petals; place, water, energy, health and happiness, materials, equity and beauty. Each petal is subdivided into imperatives, for a total of 20 imperatives in the challenge. The imperatives can be applied to almost every conceivable building project, of any scale and any location, be it a new building or an existing structure.



Two principles of the LBC:

1. LBC compliance is based on actual, rather than modeled or anticipated performance. Therefore, projects must be operational for at least 12 consecutive months prior to audit to verify imperative compliance.

2. All LBC projects must be holistic, addressing aspects of all seven petals through the core imperatives.

The LBC consists of two certification standards:

1. **Living certification:** Living certification is for projects striving for the highest level of sustainability and regenerative design. A project achieves living certification by attaining all imperatives assigned to its typology. All 20 imperatives are required for new buildings, and the other typologies have similar, but scope dependent requirements.

2. **Petal certification:** Petal certification is for projects that want to do a deep dive into one particular issue area, or petal of the LBC. This certification requires the achievement of all the core imperatives, in addition to all imperatives in either the water, energy or materials petal.

LIVING BUILDING CHALLENGE

OTHER INTERNATIONAL LIVING FUTURE INSTITUTE CERTIFICATIONS

Worldwide, over 250 buildings are certified to one or more of the ILFI's standards and a further 500 and more are pursuing certification. This totals over 50 million sq.ft of building area.

BUILDING TYPOLOGIES

The LBC standard can be applied to different project scopes, or typologies. This includes new buildings, existing buildings, interior, landscape and infrastructure.

ZERO CARBON CERTIFICATION

Carbon neutral with top tier efficiency.

- 100% building energy load offset with on-site or off-site renewables
- For existing buildings, combustion allowed
- Embodied carbon reduction and offset.

ZERO ENERGY CERTIFICATION

World class efficiency and characteristics, reinforcing a fossil fuel free future.

- 100% building energy load offset with on-site renewables, driving efficiency
- Pathway for premium off-site renewables for high energy building types.

CORE GREEN BUILDING CERTIFICATION

Responding to climate change with holistic high performance.

Required imperatives:

1	Ecology of place
4	Human scaled living
5	Responsible water use
7	Energy and carbon reduction
9	Healthy interior environment
12	Responsible materials
17	Universal access
18	Inclusion
19	Beauty and biophilia
20	Education and inspiration

LIVING BUILDING CHALLENGE PETAL CERTIFICATION

One pillar of deep regenerative design built on a holistic high performance foundation.

All core imperatives required as well as any additional imperatives in the area of petal certification; water, energy or materials.

ALL CORE IMPERATIVES	
Water	
6	Net positive water
Energy	
8	Net positive energy
Materials	
13	Red list 90%
14	Responsible sourcing
15	Living economy sourcing
16	Net positive waste

LIVING BUILDING CHALLENGE FULL CERTIFICATION

Summit of holistic aspiration and attainment; fully restorative.

All imperatives must be achieved to certify:

1	Ecology of place
2	Urban agriculture
3	Habitat exchange
4	Human scaled living
5	Responsible water use
6	Net positive water
7	Energy and carbon reduction
8	Net positive energy
9	Healthy interior environment
10	Healthy interior performance
11	Access to nature
12	Responsible materials
13	Red list 90%
14	Responsible sourcing
15	Living economy sourcing
16	Net positive waste
17	Universal access
18	Inclusion
19	Beauty and biophilia
20	Education and inspiration

LIVING BUILDING CHALLENGE

COST

LFI charges fees for certification based on project size and complexity. Fees are calculated on a gross floor area basis as shown in the tables below, except for single family residences which are charged a flat fee.

Fee payment occurs in three installments: 25% at registration, 50% prior to construction, and 25% prior to the preliminary ready audit.

PROJECT SIZE		ZERO ENERGY & ZERO CARBON		CORE		LIVING BUILDING CHALLENGE (PETAL & LIVING)	
Single family residences		$3,000		$4,500		$6,000	
Sq.m range		**$/Sq.m**	**Minimum**	**$/Sq.m**	**Minimum**	**$/Sq.m**	**Minimum**
0	6,967	$0.700	$3,750	$1.399	$7,000	$2.045	$10,000
6,968	23,225	$0.592	$4,750	$1.076	$9,750	$1.615	$14,250
23,226	46,451	$0.431	$13,750	$0.861	$25,000	$1.345	$37,500
46,452	69,677	$0.377	$20,000	$0.753	$40,000	$1.184	$62,500
69,678	and above	Request a quote from LFI		Request a quote from LFI		Request a quote from LFI	

ACCREDITATIONS COMPARISON TABLE

	BREEAM	FITWEL	LEED	LIVING BUILDING CHALLENGE	NABERS UK
OVERVIEW	Green rating system from design to operation for buildings, communities and infrastructure projects	Fitwel is a CDC and GSA led building rating system that improves occupant health and productivity through evidence based design strategies, offering certifications at different levels	Green rating system from design to operation for buildings and communities	The LBC 4.0 is a holistic, rigorous sustainability certification programme by ILFI	Operational energy efficiency rating system
TYPE OF BUILDING	All building types including new construction, refurbishment and occupied buildings	New and existing offices (base and whole building), commercial tenant fit-outs, multi family residential, retail and community (pilot)	All types of buildings including new construction, fit-out and occupied buildings	New buildings, existing buildings, interior, landscape or infrastructure	Office buildings
KEY BENEFITS	Secures planning approval by UK Local Authorities Enhances market value and reduces operating costs Reduces energy and water consumption, reduces waste production	Improved occupant health and productivity Flexible strategy implementation Cost-effective certification option	Benchmarks sustainability of buildings for United States clients Enhances market value and reduces operating costs Reduces energy and water consumption, reduces waste production	Holistic approach to sustainability Focus on performance credentials Cutting edge Role model buildings	Performance measurement Accountability Transparency
LOCATIONS	Global Founded by BRE	Global	Global	Primarily in the United States but also some projects in Europe and the Middle East	UK (England, Wales, Scotland and Northern Ireland)
COST	UK refurbishment and fit-out (RFO) & non-domestic new construction Registration fee: £345 Certification fees: RFO - £700-£3,320 New Construction - £1,000 - £5,165	$500 registration fee First 20 acres = $14,000 21 to 499 acres = $14,000 plus $100 per acre	Registration: $1,700 Flat fee (per building): $5,600 Members of USGBC receive discounts	$6,000 to $60,000 depending on size and complexity	(≥ 2,000 sq.m): $750 Year 1 then $500 onwards (< 2,000 sq.m): $350 Year 1 then $250 onwards Design for performance agreement registration is $3,650

ACCREDITATIONS COMPARISON TABLE

	PASSIVHAUS	SKA RATING	WELL BUILDING STANDARDS	WELL HEALTH-SAFETY RATING	WIRED
OVERVIEW	Passivhaus is a energy efficient standard for buildings that is applicable to various building types with numerous projects in the UK	Green rating system from design to operation for refurbishment and fit-out projects	Framework to improve health and wellbeing for building occupants	Certification system to improve the health and safety of occupants	Digital connectivity and technology infrastructure certification system of commercial properties
TYPE OF BUILDING	New build, refurbishment and mixed building types	Refurbishment and fit-out projects including commercial, retail, higher education (excludes residential)	New and existing buildings, interiors, shell and core projects	All new and existing building and facility types	Commercial projects from refurbishment to buildings under construction
KEY BENEFITS	Optimised building form development Preliminary energy analysis options Early identification and resolution of issues Construction product selection and approval process	SKA rating shows a commitment to sustainability Simple online tool that can be used informally or by an assessor Flexibility of assessment; avoids penalising for base build	Prioritises health Achieves increased end user satisfaction and improves productivity Attracts and retains employees and clients	Occupant health, safety and wellbeing No mandatory requirements Tenant attraction	Identifies marketable connectivity features Attracts tenants faster by ensuring access to the most cutting-edge technology
LOCATIONS	Europe, United States and China	Global	Global	Global	UK, France, Ireland, Germany and Canada
COST	Depends on project scope, size and complexity	Registration: Free Certification: $495 Cost of an assessor depends on assessment scope, size, and complexity	Registration fees: $2,500 for both WELL certification: $0.16 sq.ft (starting at $6,500 and capped at $98,000) WELL core: $0.08/sq.ft (starting at $6,500 and capped at $98,000)	Enrollment fee: $5000 Pricing ranges from $2,500 to as low as $17 per location, depending on the size of your enrollment	Registration fee: $500 Certification occupied buildings: $6,300 to $21,000 Certification developments: $9,900 to $27,500

ABOUT RIDER LEVETT BUCKNALL

SERVICES

The needs of RLB's customers are met with flawless technical execution.

Our ever evolving digital tools and processes ensure up-to-date industry insights and precision. As an independent organisation RLB guarantees on the very best advice for clients – without any conflict of interest.

COMMERCIAL SUCCESS

Our cost management service enables clients to make informed decisions.

We deliver commercial confidence throughout the project life cycle, from early business case through to financial close, strengthened by broad sector expertise and bespoke digital solutions.

Cost Management and Quantity Surveying

- Feasibility Studies
- Cost Planning and Value Management
- Whole Life Costs and Life Cycle Costs
- Cost Benchmarking
- Risk Management
- Contract Administration / Employer's Agent

PROJECTS AND PROGRAMMES

Placing client needs and project drivers at the core, our team works closely with stakeholders to meet time, cost and quality requirements, whilst maintaining predictability and rigour at every stage.

Project and Programme Management

- Strategic Programme Management
- Project Management
- Development Management
- Pre-Construction, Procurement and Project Planning
- Design Management
- Project / Fund Monitoring

ASSET OPTIMISATION

Our expert team helps clients manage, improve and enhance their property estates. Through asset data capture we make informed decisions about planned maintenance, statutory compliance and control and optimisation of expenditure.

Building Surveying

- Strategic Asset Management
- Estate Rationalisation
- Building Surveying
- Facilities Management Consultancy
- Fire Safety

SPECIALIST SOLUTIONS

Every project has bespoke requirements that often require more specialist support, especially as setting project objectives and defining value is increasingly becoming more complex than simply time, cost and quality. Our experts provide both high level strategic advice and more practical support to achieve the best results for our clients.

Specialist Solutions

- Sustainability, Carbon and Wellbeing
- Social Value
- Health & Safety, Fire and PD/CDM
- Specification Consultancy
- Dispute Avoidance and Resolution and Expert Witness
- Business Case Consultancy

ABOUT RIDER LEVETT BUCKNALL

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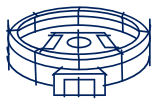

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ABOUT RIDER LEVETT BUCKNALL

100%
INDEPENDENTLY
OWNED AND MANAGED

1000
UK PEOPLE

12
UK OFFICES

4200
EMPLOYEES WORLDWIDE

140
GLOBAL OFFICES

GET IN TOUCH

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