Legal & General’s Stockley Park leads the way with “Excellent” BREEAM Non-Domestic Refurbishment and Fit-out

A project by Legal & General Property to refurbish a building at Stockley Park to the west of London is the first pilot project to achieve an “Excellent” rating through the new BREEAM UK Non-Domestic Refurbishment and Fit-out 2014 Scheme.

Breathing new life into the major office park and supporting the development of the new BREEAM scheme for certifying sustainability in refurbishment and fit-out projects, No 4 The Square, Stockley Park is one of 12 projects that are piloting the scheme.

To ensure the successful development of the new scheme, the BREEAM team has been collecting detailed information on the types of work undertaken in non-domestic refurbishments and fit-outs.

Legal & General Property makes widespread use of BREEAM across its property portfolio and was keen to ensure the new refurbishment scheme would cover the various scenarios and scales typically involved in refurbishment.

“We were approached about the Stockley Park project by BREEAM assessor, WSP Environmental,” says BRE’s Gavin Summerson who is leading the development of BREEAM Non-Domestic Refurbishment and Fit Out scheme. “The 12 projects involved in piloting the new BREEAM scheme include a variety of refurbishment and fit-out types, in buildings ranging for those built in the 17th century to brand new 21st buildings undergoing first fit-out. These include listed buildings and the unique issues associated with them,” says Summerson. “We have also tested out the pilot scheme on a building on our own estate at BRE, aiming for a ‘Very Good’ rating we have been working with the estates team and contractors, giving us direct exposure into what it is like to use the scheme ourselves”.

“This wide range of projects should be a good reflection of the realities of sustainably refurbishing buildings – although the learning process is, of course, on-going. Among the lessons already learnt is the importance of incorporating flexibility into the assessment scheme.”

This was highlighted during the process of identifying BREEAM issues that can be addressed by those carrying out refurbishment projects. It became clear that it would be very difficult to assess all projects with the same set of assessment parameters. This has led to the development of 4 assessment parts that clients can gain certification against depending on their scope of works whether they are doing work to the fabric (part 1), the core and local services (parts 2 and 3) or internal fit-out works only (part 4).

Although No 4 The Square represents a major refurbishment, due to its relatively recent construction, changes to its structure and fabric of the building were not within scope of the work, neither was the final fit-out, which is subject to the tenant. The primary focus of the project was therefore on bringing the services of the property up to modern day, Grade A office standards through the upgrading of heating, ventilation, cooling and lighting services to category A fit-out standard. Stockley Park was therefore instrumental in helping to define the scope of BREEAM Refurbishment Part 2: Core services, to ensure the scheme is relevant for this type of project.

The approach being proposed by BREEAM is intended to provide flexibility, but also to ensure clarity about which parts of the standard a project is being certificated against. At Stockley Park, for example, this has ensured that the project is being assessed against just those issues it can reasonably influence.

Debbie Hobbs, Head of Sustainability at Legal & General Property, commented: “Having specified BREEAM excellent on all new builds and major refurbishments for a number of years, it is important to us to work together with influential organisations like BREEAM to help shape practical ratings that can be adopted by the wider industry to encourage real improvements that result in operationally sustainable buildings and change in the UK’s existing building stock.”

Following the major refurbishment project at No 4 The Square, L&G concluded lettings to Hasbro UK Ltd and Rocket Superstore UK Limited, bringing the scheme to 66% let, with 25,000 sq ft remaining available for occupation through joint letting agents Strutt & Parker and Knight Frank.

The draft BREEAM Refurbishment and Fit-out scheme is due to be published for consultation in early July and BRE will also be announcing a series of consultation events and opportunities for industry to comment on the scheme throughout the summer.
**Key Facts:**

Floor Area:

BREEAM Scheme: Non-Domestic Refurbishment & Fit-Out 2014 (Pilot)

Rating: BREEAM Excellent 70.6%

Assessment scope: Part 2: Core Services

Client: Legal and General Property

BREEAM Assessor: WSP Environmental

For further information on the new scheme and its pilot projects go to [www.breeam.com/ndrefurb](http://www.breeam.com/ndrefurb).

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Notes for Editors

1. **BREEAM is the internationally recognised measure of sustainability for buildings and communities.** Over 250,000 buildings have been certified around the world and over a million are registered for certification. BREEAM helps to drive the sustainable performance and value of a property asset and developments as a whole, and the scheme is developed across Europe through a family of National Scheme Operators including BREEAM UK, NL, DE, ES, SE and NOR. More information at [www.breeam.com](http://www.breeam.com)

2. **Since being launched in 1990, BREEAM has expanded from its original focus on new buildings at the construction stage, to encompass the whole life cycle – including in-use, refurbishment and fit-out.** A scheme for assessing housing refurbishments was launched in 2012, and one for non-domestic refurbishment and fit out projects is currently being developed. The new scheme is due for launch in 2014.

3. **Legal & General Property (LGP) is a wholly-owned subsidiary of Legal & General Investment Management (LGIM), one of Europe’s largest institutional asset managers and a major global investor.** LGIM manages approximately £463bn in assets on behalf of more than 3,100 clients (31 March 2014) and provides products and solutions spanning all asset classes. LGP is the fourth largest institutional property fund manager in the UK, managing or co-managing 18 separate funds or vehicles including three segregated mandates with an aggregate asset value of £13.1bn as at 31 March 2014.

4. **LGP’s UK-focused fund management platform has built and retained a strong track record of out-performance across the sector.** Owing to its size, diversity and penetration, it benefits from best in class banking and property industry contacts which, along with its wealth of in-house skill and expertise, have enabled it to continue to attract and secure high quality market opportunities. **Taking a client-centric approach, the business places the highest priority upon integrity and transparency, leveraging upon the significant resources provided by the wider LGIM platform.** Sector specialists cover each sphere of the market and are supported by LGP’s market-leading research capability.