GN33: Responsible construction management in BREEAM and HQM

Introduction

BREEAM awards credits for responsible construction management to recognise and encourage construction sites which are managed in an environmentally and socially considerate, responsible, and accountable manner. The credits are achieved by meeting the relevant criteria in the technical manual, including the responsible construction management items listed in Table 1 below. The process of demonstrating that items have been achieved can be simplified by formal certification of compliance with one or more of the schemes or tools recognised by BREEAM.

This document has three main parts:

— Part 1 lists the various requirements that must be met to achieve credits for responsible construction management in BREEAM.

— Part 2 provides a list of the schemes or tools that have been evaluated by BREEAM and can contribute to the achievement of one or more credits for responsible construction management. This list may change over time as other schemes are developed or enhanced. This guidance note will be updated as and when this occurs.

— Appendix A provides a template for the collection of information relevant to the specific project under assessment. It covers all the responsible construction management items listed in Table 1 and includes the ability to explain how each item has been achieved, who was responsible for the item, and what evidence has been provided. A copy of this template may be provided when an assessment is submitted for certification.

Scope

This guidance note applies to:

— BREEAM UK New Construction 2018
— BREEAM UK New Construction Version 6
— HQM ONE

These assessment schemes are referred to collectively as "BREEAM" throughout this document. This guidance note is not applicable to previous versions of these schemes.

Part 1 – Responsible construction management requirements

Table 1: Responsible construction management requirements in BREEAM and HQM

Ref.	Criteria	Required for one credit
Risk evaluation and implementation		
The principal contractor evaluates the risks (on-site and off-site), plans and implements actions to minimise the identified risks, covering the following, where appropriate:		
Vehicle movement		
a	Manage the construction site entrance to minimise the impacts (e.g. safety, disruption) arising from vehicles approaching and leaving the development footprint. In particular this should consider the risks for vulnerable road users and local communities.	Yes
b	Ensure the development footprint is accessible for delivery vehicles fitted with safety features (e.g. side under run protection) to remove or limit the need for on-street (un)loading. Where on-street loading is unavoidable, this should be appropriately managed.	-
c	Manage access routes to the development footprint, including for heavy vehicles, to minimise traffic disruption and safety risks to others.	-
Pollution management		
d	Minimise the risks of air, land and water pollution.	Yes
e	Minimise the risks of nuisance from vibration, light and noise pollution.	-
Tidiness		
f	Practices ensure the development footprint is safe, clean and organised at all times. This includes, but is not limited to facilities, materials and waste storage.	Yes
g	Ensure clear and safe access in and around buildings/homes at the point of handover.	Yes
Health and wellbeing		
h	Provide processes and equipment required to respond to medical emergencies.	Yes
i	The principal contractor identifies and implements initiatives to promote and maintain the health and wellbeing of all site operatives within the development footprint. This can be via site facilities, site management arrangements etc.	-
j	Establish management practices and facilities encouraging equality, fair treatment and respect of all site operatives.	Yes
k	Provide secure, clean and organised facilities (e.g. changing and storage facilities) within the development footprint.	-
Security processes		
l	Minimise risks of the site becoming a focus for antisocial behaviour in the local community (e.g. robust perimeter fencing, CCTV, avoid creating dark corners etc).	-
Training, awareness and feedback		
The principal contractor is responsible for ensuring:		
m	Aspects of the construction process that might impact the community are communicated regularly, ensuring that nuisance and intrusion are minimised.	-
n	Ensure ongoing training is provided, and up to date, for personnel and visitors (covering items a to m, as appropriate).	Yes

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Ref.	Criteria	Required for one credit
o	The principal contractor ensures that site operatives are trained for the tasks they are undertaking (including any site-specific considerations).	Yes
p	The fleet operator(s) undertakes driver training and awareness to promote safety within the development footprint and off-site.	-
Monitoring and reporting		
The principal contractor ensures:		
q	The fleet operator(s) captures and investigates any road accidents, incidents and near misses and reports them back to the principal contractor. The principal contractor analyses these items.	-
r	All visitor, workforce and community accidents, incidents and near misses are recorded and action is taken to reduce the likelihood of them reoccurring.	Yes
s	Processes are in place to facilitate collecting and recording feedback from the community and to address any concerns related to the development footprint.	-

Part 2 – Recognised schemes and tools

BREEAM recognised responsible construction schemes are evaluated by BRE Global and mapped against the criteria in order to determine the degree of comparability. Table 2 below provides the mapping of recognised schemes to demonstrate compliance with the BREEAM criteria.

Where items in the table have been 'ticked', the only evidence that is required is confirmation of the formal certification under the relevant scheme, in addition to the supporting report. No further information is required to achieve these items.

Where an item in the table has been 'crossed', this means that either, the responsible construction scheme does not demonstrate compliance with that BREEAM item, or that the score achieved is not high enough to confirm compliance with the item. Where a cross exists against an item, additional evidence will be required to demonstrate compliance with those items (where credits are sought).

These are third party schemes evaluated by BRE Global for recognition under BREEAM. Information on the existing schemes that we are aware of - and the way in which they can support compliance with the BREEAM criteria - is provided below.

Table 2: Mapping recognised schemes against BREEAM

Requirement ref. (as listed in Table 1)	Required for one credit	Recognised scheme [1]			
		Considerate Constructors Scheme (pre-2022 update)		Considerate Constructors Scheme (post-2022 update)	
		Score of ≥ 25	Score of ≥ 35 [2]	Score of ≥ 27	Score of ≥ 39 [3]
a	Yes	✗	✓	✗	✓
b	-	✗	✓	✗	✓
c	-	✓	✓	✓	✓
d	Yes	✓	✓	✓	✓
e	-	✓	✓	✓	✓
f	Yes	✗	✓	✗	✓
g	Yes	✗	✗	✗	✗
h	Yes	✗	✓	✗	✓
i	-	✗	✓	✗	✓
j	Yes	✓	✓	✗	✓
k	-	✓	✓	✗	✓
l	-	✓	✓	✓	✓
m	-	✗	✓	✓	✓
n	Yes	✗	✓	✗	✓
o	Yes	✗	✓	✗	✓
p	-	✗	✗	✗	✗
q	-	✗	✗	✗	✗
r	Yes	✗	✓	✗	✓
s	-	✓	✓	✗	✓

Notes to Table 2

1. BREEAM or HQM requirements can be demonstrated by providing formal certification under the following schemes to the detailed level (together with a copy of the final monitor's report). In these cases, no further information will be required to demonstrate compliance with BREEAM requirements.

2. A score of at least 7 in each of the five CCS sections must be achieved.

3. A score of at least 13 in each of the three CCS sections must be achieved.

Considerate Constructors Scheme (CCS)

The Considerate Constructors Scheme (CCS) is a national initiative set up by the UK construction sector to improve its image. The scheme is operated by a non-profit making, independent organisation as a self-financing, independent organisation owned by the Construction Umbrella Bodies (Holdings) Ltd (made up of the Construction Products Association and the Construction Industry Council). Sites and companies that register with the scheme sign up and are monitored against a Code of Considerate Practice, designed to encourage best practice beyond statutory requirements.

Using Table 2 above, the CCS monitor's report can be used as evidence to demonstrate that the relevant items in the criteria have been achieved. This can also be used to complete the relevant sections of the reporting template in Appendix A.

Fleet Operator Recognition Scheme (FORS)

The Fleet Operator Recognition Scheme (FORS) is a voluntary accreditation scheme that promotes best practice for commercial vehicle operators. FORS encompasses aspects of safety, efficiency, and environmental protection by encouraging and training fleet operators to measure, monitor and improve performance. FORS provides accreditation pathways for operators of any type, and for those organisations that award contracts and specify transport requirements. FORS accreditation can contribute towards demonstrating compliance with some aspects of the criteria.

Construction Logistics and Community Safety (CLOCS)

Construction Logistics and Community Safety (CLOCS) aims to encourage wider adoption of best practice across the construction logistics industry through taking best in class examples, developing a common national Standard and embedding a new cultural norm. This is an industry-led project sponsored by Transport for London (TfL) to reduce injuries and deaths due to work-related road risk. CLOCS has developed the Standard for construction logistics: Managing work related road risk. Implemented by construction clients through contracts, this standard provides a framework enabling the management of road safety by the industry in a way that can be adhered to in a consistent way by fleet operators.

Other schemes or tools

This guidance note will be reissued as necessary to include additional schemes and tools, or to take account of changes in current schemes as and when these are evaluated. Project teams must, therefore, ensure they are using the latest version of this table when carrying out assessments. The version of the table that was current at the time of registration of a BREEAM assessment can be used for the duration of the assessment to avoid the risk of changes in credit requirements arising during the design process.

If you wish us to evaluate a scheme to be recognised in future, please confirm which parts of the checklist (Table 1) the scheme meets and provide evidence demonstrating how the scheme addresses those parts of the checklist. This should be completed by the scheme owner/operator. Details should be submitted to BRE Global with 'GN33: Responsible Construction Management - New scheme evaluation' in the subject header (breeam@bre.co.uk).

Schedule of changes

Version	Release date	Description of change
1.0	Aug 2018	First version. Released with BREEAM UK New Construction 2018 (SD5078, 1.0).
1.1	Dec 2018	Clarifications to Table 2: (a) the final CCS monitor's report should be used; (b) where a score of ≥ 35 is achieved, this must include at least 7 in each of the five CCS sections.
2.0	Feb 2023	Updated Table 2 with new mapping results following the 2022 update to the Considerate Constructors Scheme (CCS). Moved reporting template from Table 1 to new Appendix A. Updated 'Introduction' and 'Scope'.

Find the latest version of this guidance note at: kb.breeam.com/knowledgebase/gn33

Appendix A – Reporting template for responsible construction management credits in BREEAM and HQM

Risk evaluation and implementation

The principal contractor evaluates the risks (on-site and off-site), plans and implements actions to minimise the identified risks, covering the following, where appropriate:

Vehicle movement

a. Manage the construction site entrance to minimise the impacts (e.g. safety, disruption) arising from vehicles approaching and leaving the development footprint. In particular this should consider the risks for vulnerable road users and local communities.

Has this requirement been met? (Required for one credit)

○ Yes   ○ No

If yes, please provide the name of the responsible person:

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Explanation of how this is achieved (including references to relevant evidence):

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[                                                                          ]
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b. Ensure the development footprint is accessible for delivery vehicles fitted with safety features (e.g. side under run protection) to remove or limit the need for on-street (un)loading. Where on-street loading is unavoidable, this should be appropriately managed.

Has this requirement been met?

○ Yes   ○ No

If yes, please provide the name of the responsible person:

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Explanation of how this is achieved (including references to relevant evidence):

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[                                                                          ]
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c. Manage access routes to the development footprint, including for heavy vehicles, to minimise traffic disruption and safety risks to others.

Has this requirement been met?

○ Yes   ○ No

If yes, please provide the name of the responsible person:

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Explanation of how this is achieved (including references to relevant evidence):

Pollution management

d. Minimise the risks of air, land and water pollution.

Has this requirement been met? (Required for one credit)

○ Yes   ○ No

If yes, please provide the name of the responsible person:

_____

Explanation of how this is achieved (including references to relevant evidence):

e. Minimise the risks of nuisance from vibration, light and noise pollution.

Has this requirement been met?

○ Yes   ○ No

If yes, please provide the name of the responsible person:

_____

Explanation of how this is achieved (including references to relevant evidence):

Tidiness

f. Practices ensure the development footprint is safe, clean and organised at all times. This includes, but is not limited to facilities, materials and waste storage.

Has this requirement been met? (Required for one credit)

○ Yes   ○ No

If yes, please provide the name of the responsible person:

_____

Explanation of how this is achieved (including references to relevant evidence):

g. Ensure clear and safe access in and around buildings/homes at the point of handover.

Has this requirement been met? (Required for one credit)

○ Yes   ○ No

If yes, please provide the name of the responsible person:

_____

Explanation of how this is achieved (including references to relevant evidence):

Health and wellbeing

h. Provide processes and equipment required to respond to medical emergencies.

Has this requirement been met? (Required for one credit)

○ Yes   ○ No

If yes, please provide the name of the responsible person:

_____

Explanation of how this is achieved (including references to relevant evidence):

i. The principal contractor identifies and implements initiatives to promote and maintain the health and wellbeing of all site operatives within the development footprint. This can be via site facilities, site management arrangements etc.

Has this requirement been met?

◯ Yes   ◯ No

If yes, please provide the name of the responsible person:

_____

Explanation of how this is achieved (including references to relevant evidence):

[ ]

j. Establish management practices and facilities encouraging equality, fair treatment and respect of all site operatives.

Has this requirement been met? (Required for one credit)

◯ Yes   ◯ No

If yes, please provide the name of the responsible person:

_____

Explanation of how this is achieved (including references to relevant evidence):

[ ]

k. Provide secure, clean and organised facilities (e.g. changing and storage facilities) within the development footprint.

Has this requirement been met?

◯ Yes   ◯ No

If yes, please provide the name of the responsible person:

_____

Explanation of how this is achieved (including references to relevant evidence):

[ ]

Security processes

l. Minimise risks of the site becoming a focus for antisocial behaviour in the local community (e.g. robust perimeter fencing, CCTV, avoid creating dark corners etc).

Has this requirement been met?

○ Yes   ○ No

If yes, please provide the name of the responsible person:

_____

Explanation of how this is achieved (including references to relevant evidence):

Training, awareness, and feedback

The principal contractor is responsible for ensuring:

m. Aspects of the construction process that might impact the community are communicated regularly, ensuring that nuisance and intrusion are minimised.

Has this requirement been met?

○ Yes   ○ No

If yes, please provide the name of the responsible person:

_____

Explanation of how this is achieved (including references to relevant evidence):

n. Ensure ongoing training is provided, and up to date, for personnel and visitors (covering items a to m, as appropriate).

Has this requirement been met? (Required for one credit)

○ Yes   ○ No

If yes, please provide the name of the responsible person:

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Explanation of how this is achieved (including references to relevant evidence):

o. The principal contractor ensures that site operatives are trained for the tasks they are undertaking (including any site-specific considerations).

Has this requirement been met? (Required for one credit)

○ Yes   ○ No

If yes, please provide the name of the responsible person:

_____

Explanation of how this is achieved (including references to relevant evidence):

p. The fleet operator(s) undertakes driver training and awareness to promote safety within the development footprint and off-site.

Has this requirement been met?

○ Yes   ○ No

If yes, please provide the name of the responsible person:

_____

Explanation of how this is achieved (including references to relevant evidence):

Monitoring and reporting

The principal contractor ensures:

q. The fleet operator(s) captures and investigates any road accidents, incidents and near misses and reports them back to the principal contractor. The principal contractor analyses these items.

Has this requirement been met?

○ Yes   ○ No

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If yes, please provide the name of the responsible person:

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Explanation of how this is achieved (including references to relevant evidence):

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r. All visitor, workforce and community accidents, incidents and near misses are recorded and action is taken to reduce the likelihood of them reoccurring.

Has this requirement been met? (Required for one credit)

○ Yes   ○ No

If yes, please provide the name of the responsible person:

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Explanation of how this is achieved (including references to relevant evidence):

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s. Processes are in place to facilitate collecting and recording feedback from the community and to address any concerns related to the development footprint.

Has this requirement been met?

○ Yes   ○ No

If yes, please provide the name of the responsible person:

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Explanation of how this is achieved (including references to relevant evidence):

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