

Department for Environment, Food and Rural Affairs

## Government Buying Standards for new-build construction and major refurbishments

Version	Date	Notes
1.1	July 2011	Minor amendments at transition of SD in Government website to GOV.UK
1.0	April 2009	Introduction of specifications for new build construction and major refurbishment

### Mandatory level

Overall project	<p>The application of BRE's Environmental Assessment Method (BREEAM) standards, or equivalent for all:</p> <p><b>New-build projects</b> to achieve as a minimum an 'Excellent' rating;  <b>Major refurbishments</b> to achieve as a minimum a 'Very Good' rating.</p> <p>An appropriate environmental assessment method such as BREEAM or an equivalent (e.g. CEEQUAL, DREAM etc.) appropriate to the size, nature and impact of the project must be carried out on all projects using the Treasury Green Book or other appropriate guidance provided by government.</p> <p>Where BREEAM is used, all <b>new projects are to achieve an "excellent" rating</b> and all <b>major refurbishment projects are to achieve a "very good" rating</b>, unless site constraints or project objectives mean that this requirement conflicts with the obligation to achieve value for money. Where an alternative environmental assessment methodology is used, projects should seek to achieve equivalent ratings</p>
Timber	<p>Timber must be purchased in accordance with UK timber procurement policy Only timber and timber products originating either from independently verified legal and sustainable sources or from a licensed Forest Law Enforcement Governance and Trade (FLEGT) partner can be purchased. Recycled timber is also accepted (TPAN April 2010 for further detail).</p>

### Best Practice Level

Overall project	<p>Same as mandatory standard, except that where BREEAM is used <b>new projects</b> are to achieve an "outstanding" rating; <b>major refurbishment projects</b> are to achieve an "excellent" rating, unless site constraints or project objectives mean that this requirement conflicts with the obligation to achieve value for money. Where an alternative environmental assessment methodology is used, projects should seek to achieve equivalent ratings</p>
Timber	<p>Same as the mandatory standard</p>