

BREEAM, HQM and Code For Sustainable Homes Schemes

Fee Sheet

FS036 – Rev 27

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Introduction

This document outlines the fees for the following BRE Global Ltd certification schemes:

- BREEAM Communities
- UK New Construction Domestic, including:
 - Home Quality Mark (HQM)
 - The Code for Sustainable Homes
 - EcoHomes
- BREEAM UK Non-Domestic New Construction
- BREEAM International New Construction (Non-Domestic and Domestic)
- BREEAM UK Domestic Refurbishment
- BREEAM UK Non-Domestic Refurbishment & Fit Out
- BREEAM International Non-Domestic Refurbishment & Fit Out
- BREEAM New Construction Infrastructure

It does not include fees for the [BREEAM International In-Use scheme](#) – refer to Fee Sheet FS021

The document details the fees for the following services for the schemes listed above (where applicable):

- Assessor training course and examination – visit [BRE Academy www.bre.ac](http://www.bre.ac) for further details
- Annual assessor licensing
- Assessment registration
- Assessment certification
- Assessment translation
- Innovation application and decision appeal
- Certificate amendments
- Assessment resubmission
- Other applicable fees

This fee sheet does not contain fees for [bespoke criteria development/filtering](#), which are priced on application. Licensed organisations will find details of the bespoke process in Guidance Note GN23, available to download along with the relevant scheme application form from BREEAM Projects.

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Important notes

General notes

- PN173 *Terms and Conditions Licensing* and PN501 *Licence Agreement* contains the *Roles and Responsibilities of the Licensee*, including payment of fees specified in this fee sheet.
- All fees quoted in this fee sheet will be invoiced to the licensed organisation and invoiced in GBP (£). Unless otherwise stated, all training, qualifications and licence fees are per person/assessor.
- Licensed assessors must refer to the relevant scheme's Technical Manual for a description of the scope of each scheme and therefore the building / asset / project types and stages of application that each fee covers.

Registration fee notes

- The assessment registration fee is non-refundable and assessments must be registered to a licensed organisation prior to submission to BRE Global Ltd for certification.
- The assessment registration fee is charged and invoiced only once to the licensed organisation per assessment. If an assessment has been registered and interim stage certified, then there is no further registration fee for the final Post Construction Review (PCR) stage assessment.
- Where a date is stipulated, assessments registered (and certified) after this date will be charged the fee quoted. This includes registrations against all previous scheme versions and transfer of assessment registrations between licensed organisations.

Certification fee notes

- Unless otherwise stated, certification fees are charged and invoiced per assessment and upon submission of an assessment by a licensed organisation for certification. Clients wishing to commit a larger programme or portfolio of projects/assets to BREEAM certification over a defined period of time, are welcome to contact BRE Global Ltd to discuss pricing and payment terms.
- The licensed assessor is notified if their submitted assessment has not passed the BRE Global Ltd Quality Assurance audit (and certification is not granted). In such circumstance the assessor has the option to address the non-conformance(s) raised in the audit and resubmit their assessment for further QA evaluation and a certification decision. Where an assessment is re-submitted more than six months after the initial BRE Global Ltd notification, the licensed organisation will be charged the full certification fee again at the rate current at that time. No additional certification fee is charged for assessments re-submitted within 6 months of the initial notification.

Training course notes

- For details of assessor training courses and any prerequisites visit www.bre.ac or contact the BREEAM team at BRE (breeam@bre.uk). Training courses are delivered by either, or a mix of, classroom and online formats depending on the scheme and existing assessor status. Unless otherwise stated, course fees include the cost of the initial examination(s) / test (necessary to achieve the scheme qualification and apply for a licence). Additional fees apply for examination/test re-sits.

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- Successful completion of a scheme course, including passing the examination or test, qualifies candidates to apply for a scheme licence.

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BREEAM Communities

Training and qualification

New assessor training and qualification, per delegate	£1,475
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Licence

Annual licence fee per qualified assessor	£500
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Registration

Registration fee per assessment, valid for registrations on or after 01/04/2014	£500
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Certification

Certification fee per assessment, valid for assessments registered on or after 01/04/2014

Band	Development Size (Hectares)	Interim (Step 1) fee	Final (Steps 2 & 3) fee
A	≤5	£2,500	£2,200
B	>5 - ≤10	£2,800	£2,500
C	>10 - ≤20	£3,400	£3,100
D	>20 - ≤30	£4,000	£3,700
E	>30 - ≤40	£4,600	£4,300
F	>40 - ≤50	£5,200	£4,900
G	>50 - ≤100	£5,800	£5,500
H	>100 - ≤150	£6,800	£6,500
I	>150 - ≤200	£7,800	£7,500
J	>200	£8,800	£8,500

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Home Quality Mark

Training and qualification

New assessor training and qualification	£1,250
Existing assessor 'top-up' training and qualification, for licensed assessors only*	£495

*Existing BRE Global licensed assessors in the following schemes only: Code for Sustainable Homes, BREEAM Domestic Refurbishment, EcoHomes, BREEAM UK New Construction and BREEAM UK Refurbishment and Fit Out.

Licence

The UK New Construction Domestic licence covers all 'domestic' new build schemes (HQM, Code for Sustainable Homes and/or EcoHomes), where the assessor holds the relevant scheme qualification.

Annual licence fee per qualified assessor – UK New Construction (Domestic)	£375
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Registration

Registration fee per assessment, valid for registrations on or after 01/11/2016	£120
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Certification

Certification fee per assessment, valid for assessments registered on or after 01/07/2017

Development Size (no. of dwellings)	Fee
Minimum fee	£270 minimum charge per assessment
Minimum fee - affordable	£240 minimum charge per assessment
1 st to 250 th dwelling	£45 per dwelling
1 st to 250 th dwelling - affordable	£40 per dwelling
251 st to 500 th dwelling - all types	£38 per dwelling
501 st to 750 th dwelling - all types	£35 per dwelling
751 st to 1000 th dwelling - all types	£32 per dwelling
1001 plus dwellings - all types	£28 per dwelling

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The certification fee is charged once and payable upon submission of the interim design stage assessment or the post construction assessment (whichever is sooner).

The minimum certification fee is only applicable for assessments of a development with six or fewer dwellings.

Affordable housing dwellings are those defined in the National Planning Policy Framework (NPPF) www.gov.uk

Assessments that are a combination of standard and affordable housing, where the number of dwellings is under or equal to the six dwelling minimum will be charged the higher minimum charge. Combinations above the six dwelling minimum will be charged the corresponding fee per dwelling.

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Code for Sustainable Homes

Training and qualification

New assessor training and qualification	£1,250
Existing assessor 'top-up' training and qualification, for licensed assessors only*	£495

*Existing licensed EcoHomes assessors, HQM assessors or CSH assessors qualified and licensed with other Code Service Providers (CSP) only. Evidence of qualification and licence (from CSPs) is required for booking confirmation.

Licence

The UK New Construction Domestic licence covers all 'domestic' new build schemes (HQM, Code for Sustainable Homes and/or EcoHomes), where the assessor holds the relevant scheme qualification.

Annual licence fee per qualified assessor – UK New Construction (Domestic)	£375
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Registration

Registration fee per assessment	£0
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Certification

Certification fee per assessment, valid for assessments registered on or after 01/04/2008

Development Size (no. of dwellings)	Fee
≤10 dwellings	£370 minimum charge per assessment
>10 dwellings	£37 per dwelling

The certification fee is charged once and payable upon submission of the interim design stage assessment or the post construction assessment (whichever is sooner).

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EcoHomes

Training and qualification

BRE Global and the BRE Academy no longer offer EcoHomes specific assessor training. Please contact the BREEAM team (BREEAM@bre.co.uk) for enquiries regarding the EcoHomes qualification. Please also refer to other domestic scheme training; HQM, CSH and BREEAM UK Domestic Refurbishment.

Licence

The UK New Construction Domestic licence covers all 'domestic' new build schemes (HQM, Code for Sustainable Homes and/or EcoHomes), where the assessor holds the relevant scheme qualification.

Annual licence fee per qualified assessor – UK New Construction (Domestic)	£375
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Registration

Registration fee per assessment	£0
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Certification

Certification fee per assessment, valid for assessments registered on or after 01/04/2008

Development Size (m ²)	Interim Design stage Fee
<32 dwellings	£250 minimum charge per assessment
≥32 dwellings	£8 per dwelling

Development Size (m ²)	Final Post Construction Review stage
<10 dwellings	£250 minimum charge per assessment
≥10 dwellings	First PCR of dwelling type: £25 per dwelling
Repeat PCR where dwelling type already PCR certified	£20 per dwelling (no minimum fee)

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BREEAM UK Non-Domestic New Construction

Training and qualification

New assessor training and qualification*	£1,995
Existing assessor 'top-up' training and qualification, for licensed assessors only**	£495

*The BREEAM UK New Construction qualification covers all sector types under this scheme: Commercial, Public, Multi-Residential and Other Buildings (including Bespoke).

**Existing BRE Global licensed assessors in any scheme except BREEAM In-Use.

Licence

Unless otherwise stated, the fees below cover up to four qualified assessors per licence and only one Core Licence is required along with a sector licence (or licences).

Licence type	Fee (per annum)
Core Licence (per organisation with any sector licence below)	£1,600 Small Company*: £800
Commercial sector licence	£1,500
Public (non-housing) sector licence	£1,500
Multi-residential accommodation sector licence	£1,000
'Other buildings' sector licence	£2,000
Fee per additional qualified assessor per sector licence	£500

*The core licence fee for small companies is available to registered companies with ten or less employees. The small company reduction is not automatically applied and must be requested by the licensed organisation each year. In order to qualify for this reduction the company must present evidence to BRE Global of the total number of company employees. Evidence must be provided prior to purchase (on application) and each year upon licence renewal. The fee will not be applied retrospectively or on a pro-rata basis where the number of employees drops below the threshold part way through the annual licence period. The threshold of ten employees includes all salaried personnel (full or part time), associates/consultants working on behalf of the company and all individuals listed on the licence.

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Registration

Registration fee per assessment, valid for registrations on or after 01/07/2017	£250
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Registration fee is applicable to all versions of the BREEAM UK New Construction scheme (non-domestic and multi-residential).

For assessments of projects using the BREEAM UK New Construction Bespoke criteria development process, registration is inclusive of the criteria development fee. Priced on application.

Certification

Certification fee per assessment, valid for assessments registered on or after 01/07/2017 for all versions of the BREEAM UK New Construction scheme (non-domestic and multi-residential).

Development Size (m ²)	Fee		
	Interim Design stage	Final Post Construction Review stage	Total/PCA*
'Simple' Building	£505	£215	£720
<500m ²	£950	£295	£1,245
≥500 - <5000m ²	£1,450	£550	£1,900
≥5000 - <10,000m ²	£1,950	£750	£2,700
≥10,000m ²	£2,450	£1,250	£3,700

*The Total fee is also the fee charged and invoiced for submission of a final Post Construction Assessment (PCA), i.e. an assessment that has not been submitted for Design and Post Construction Review stage certification.

The certification fees above apply to projects using the BREEAM UK New Construction Bespoke criteria development process, certification is not inclusive of the criteria development fee.

The 'Simple' building fee is only applicable and charged for assessments that have been registered as a Simple Building assessment.

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BREEAM International New Construction (Non-Domestic and Domestic)

Training and qualification

New assessor training and qualification	£1,995
Existing assessor 'top-up' training and qualification, for licensed assessors only*	£495

*Existing BRE Global licensed assessors in any scheme except BREEAM In-Use.

Licence

Annual licence fee per qualified assessor	£250
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Registration - Non-Domestic and Domestic (Residential) assessments

Registration fee per assessment, valid for registrations on or after 01/07/2017	£965
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Certification

Non-domestic

Certification fee per assessment, valid for assessments registered on or after 01/07/2017

Development Size (m ²)	Fee		
	Interim Design stage	Final Post Construction Review stage	Total/PCA
<5000m ²	£1,500	£660	£2,160
≥5000 - <50,000m ²	£2,300	£975	£3,275
≥50,000m ²	£3,900	£2,290	£6,190

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Domestic (Residential)

Certification fee per assessment, valid for assessments registered on or after 01/07/2014

Development Size (m ²)	Fee		
	Interim Design stage	Final Post Construction Review stage	Total/PCA*
Minimum fee	£700 per assessment	£400 per assessment	£1100 per assessment
≤100 dwellings	£14 per dwelling	£8 per dwelling	£22 per dwelling
101st to 1000 th dwelling	£5 per dwelling	£3 per dwelling	£8 per dwelling
1001 plus dwellings	£2 per dwelling	£1 per dwelling	£3 per dwelling

*The Total fee is also the fee charged and invoiced for submission of a Post Construction Assessment (PCA), i.e. an assessment that has not been submitted for Design and Post Construction Review stage certification.

Mixed use assessments containing both residential dwellings and non-domestic buildings will be charged the higher rate as calculated for the assessment.

See Appendix for example fee calculation for BREEAM International Domestic assessment registration and certification.

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BREEAM UK Domestic Refurbishment

Training and qualification

New assessor training and qualification	£995
Existing assessor 'top-up' training and qualification, for licensed assessors only*	£495

*Existing BRE Global licensed assessors in the following schemes only: Home Quality Mark, Code for Sustainable Homes, EcoHomes, and/or BREEAM UK New Construction and/or BREEAM UK Refurbishment and Fit-out.

Licence

Annual licence fee per qualified assessor	£500
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Registration

Registration fee per assessment, valid for registrations on or after 02/07/2012	£120
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Certification

Certification fee per assessment, valid for assessments registered on or after 01/07/2017

Development Size (no. of dwellings)	Fee*
Minimum fee	£270 minimum charge per assessment
Minimum fee - affordable	£240 minimum charge per assessment
1 st to 250 th dwelling	£45 per dwelling
1 st to 250 th dwelling - affordable	£40 per dwelling
251 st to 500 th dwelling - all types	£38 per dwelling
501 st to 750 th dwelling - all types	£35 per dwelling
751 st to 1000 th dwelling - all types	£32 per dwelling
1001 plus dwellings - all types	£28 per dwelling

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The certification fee is charged once and payable upon submission of the interim design stage assessment or the post construction assessment (whichever is sooner).

The minimum certification fee is only applicable for assessments of a development with six or fewer dwellings.

Affordable housing dwellings are those defined in the National Planning Policy Framework (NPPF) www.gov.uk.

Assessments that are a combination of standard and affordable housing, where the number of dwellings is under or equal to the six dwelling minimum, the higher minimum certification will be charged. Combinations above the six dwelling minimum will be charged the corresponding fee per dwelling.

*Refer to Appendix A for an example certification fee calculation for a BREEAM Domestic Refurbishment assessment.

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BREEAM UK Non-Domestic Refurbishment and Fit Out

Training and qualification

New assessor training and qualification	£1,995
Existing assessor 'top-up' training and qualification, for licensed assessors only*	£495

*Existing BRE Global licensed assessors in the following schemes only: BREEAM UK New Construction.

Licence

Annual licence fee per qualified assessor	£500
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Registration

Registration fee* per assessment, valid for registrations on or after 01/07/2017	£250
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Certification

Certification fee per assessment, valid for assessments registered on or after 31/10/2014

Development Size (m ²)	No. Parts (per submitted assessment)	Fee		
		Interim Design stage	Final Post Construction Review stage	Total
<500m ²	1-2 Parts	£315	£160	£475
	3 Parts	£400	£200	£600
	4 Parts	£760	£235	£995
≥500 - <5000m ²	1-2 Parts	£395	£200	£595
	3 Parts	£500	£250	£750
	4 Parts	£950	£295	£1,245
≥5000 - <10,000m ²	1-2 Parts	£555	£280	£835
	3 Parts	£700	£350	£1,050
	4 Parts	£1,330	£415	£1,745
≥10,000m ²	1-2 Parts	£710	£360	£1,070
	3 Parts	£900	£450	£1,350
	4 Parts	£1,710	£530	£2,240

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The BREEAM UK Non-Domestic RFO certification fee is determined based on the total number of assessment parts included within a single assessment submission. For example, if a two-part assessment of the Fabric and Structure is submitted as a single assessment, the corresponding '1-2 Parts' fee will be charged. If a separate one-part assessment of the Interior Design is submitted for the same project but at a later date, then the fee for '1-2 Parts' will be charged for that assessment submission (and not the difference between the '1-2 Part' and '3 Part' assessment fees). If a single assessment of all four parts is submitted for the same project, the corresponding '4 Parts' fee will be charged.

The Total fee is also the fee charged and invoiced for submission of a Post Construction Assessment (PCA), i.e. an assessment that has not been submitted for Design and Post Construction Review stage certification.

The certification fees above apply to projects using the BREEAM UK Non-Domestic Refurbishment and Fit Out Bespoke criteria development process, certification is not inclusive of the criteria development fee.

*For assessments of projects using the BREEAM UK Refurbishment and Fit Out Bespoke criteria development process, registration is inclusive of the criteria development fee. Priced on application.

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BREEAM International Non-Domestic Refurbishment and Fit Out

Training and qualification

New assessor training and qualification	See below*
Existing assessor 'top-up' training and qualification, for licensed assessors only*	£495

*Existing BRE Global licensed assessors in the BREEAM International New Construction scheme only.

Licence

Annual licence fee per qualified assessor	£250
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Registration

Registration fee per assessment, valid for registrations on or after 23/11/2015	£850
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Certification

Certification fee per assessment, valid for assessments registered on or after 16/05/2015

Development Size (m ²)	No. Parts (per submitted assessment)	Fee		
		Interim Design stage	Final Post Construction Review stage	Total
<1000m ²	1-2 Parts	£500	£250	£750
	3 Parts	£750	£350	£1,100
	4 Parts	£1,200	£400	£1,600
≥1000 - <5000m ²	1-2 Parts	£650	£495	£1,145
	3 Parts	£795	£595	£1,390
	4 Parts	£1,495	£695	£2,190
≥5000 - <50,000m ²	1-2 Parts	£895	£650	£1,545
	3 Parts	£1,095	£795	£1,890
	4 Parts	£2,095	£950	£3,045
≥50,000m ²	1-2 Parts	£1,250	£1,350	£2,600
	3 Parts	£1,595	£1,690	£3,285
	4 Parts	£2,950	£1,950	£4,900

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The BREEAM International Non-Domestic RFO certification fee is determined based on the total number of assessment parts included within a single assessment submission. For example, if a two-part assessment of the Fabric and Structure is submitted as a single assessment, the corresponding '1-2 Parts' fee will be charged. If a separate one-part assessment of the Interior Design is submitted for the same project but at a later date, then the fee for '1-2 Parts' will be charged for that assessment submission (and not the difference between the '1-2 Part' and '3 Part' assessment fees). If a single assessment of all four parts is submitted for the same project, the corresponding '4 Parts' fee will be charged.

The Total fee is also the fee charged and invoiced for submission of a Post Construction Assessment (PCA), i.e. an assessment that has not been submitted for Design and Post Construction Review stage certification.

The certification fees above apply to projects using the BREEAM International Refurbishment and Fit Out Bespoke criteria development process, certification is not inclusive of the criteria development fee.

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BREEAM New Construction Infrastructure (UK and International)

Training and qualification

New assessor training and qualification	£1,995
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Licence

Annual licence fee per qualified assessor	£250
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Registration

Registration fee per assessment*, valid for registrations on or after 01/02/2016	£250
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*Registration fee is charged per whole project (strategic stage assessment) and per sub-project (project detail stage assessment).

Certification

Certification fee per assessment, valid for assessments registered on or after 01/12/2016

Project Cost (£m)	Fee			
	Strategic Stage (whole project)	Interim stage	Final Post Construction Review stage	Total*
		Project detail (each sub-project)		
£0 to £20m	£750	£1,000	£750	£1,750
>£20m to £450m	£1,000	£1,500	£1,000	£2,500
>£450m to £1,000m	£1,500	£2,250	£1,250	£3,500
>£1,000m	Priced on application			

Strategic stage certification is based on an assessment initially undertaken at the strategic stage, where the whole project strategy is considered. Further assessments, and subsequent certification, are undertaken at the interim or final stages for each sub-project to which the strategy score is added.

*The Total fee is also the fee charged and invoiced for submission of a Post Construction Assessment (PCA), i.e. an assessment that has not been submitted for two-stages of certification (interim and final). The Total (PCA) fee does not include the Strategic Stage (whole project) certification fee.

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Other Scheme Related Services

Training and Qualification

BREEAM / Home Quality Mark scheme examination re-sit per paper	£250
Code for Sustainable Homes scheme exam re-sit per paper	£150

Candidates can attempt the same scheme examination/paper three times in total, once as part of the initial training and up to two re-sits. Candidates who are unsuccessful after three attempts will be required to re-take the full training.

Registrations

Administration fee for an expired scheme registration*	£130
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*The expired scheme registration administration fee is payable in addition to the scheme registration fee (where applicable). On submission and subject to passing the Quality Assurance audit, assessments registered to an expired scheme will receive a letter of scheme compliance, they will not be certified. Refer to the Operations Manual (SD5070) for guidance.

Listings

Per additional licensed assessor company address listing on GreenBookLive*	£50
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*Charged per additional company address, charged and payable with annual licence renewal.

Quality Assurance & Certification

Fast Track Quality Assurance audit, per assessment	£550
Quality Assurance audit failure (refer to Operations Manual for detail)	£385
International assessment translation service*	£1600
International assessment translation service – resubmitted assessments*	£550
Existing certificate amendment and re-issue (first/single certificate)	£120
Additional fee per additional certificate, i.e. where there are multiple copies of a certificate for each building/dwelling requiring amendment and re-issue	£10

*A translation fee is chargeable where supporting evidence is submitted in a language other than English. The relevant fee is added to the scheme certification fee, or charged separately in the case of translating a resubmitted assessment, and covers the translation of evidence for the purpose of the quality assurance

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audit. BRE Global withhold the right to determine what currency the fee is paid in. Refer to the relevant section of the Operations Manual (SD5070) for guidance on translation.

Innovation credit applications

Fee is per application and payable on submission of the application form to BRE Global Ltd.

BREEAM UK schemes, per application	£1,000
BREEAM International and Infrastructure schemes	Priced on application*
Innovation credit application decision appeal (refunded for upheld appeals)	£250

*There is a minimum fee of £500 to cover an initial review of the application. Following this review and dependent on the scope of the application, a fee proposal will be prepared for the formal application review. The fee is payable on acceptance of quotation and is charged in addition to the £500 for the initial review.

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Appendix A - Example Fee Calculations

The following is an example fee calculation for a *Home Quality Mark* and *BREEAM UK Domestic Refurbishment* assessment:

	Assessment Example 1	Assessment Example 2
No. of dwellings	15 (3 affordable units)	1250 (200 affordable units)
Registration Fee	£120	£120
Certification Fee Total	£660	£46,900
<i>Minimum fee per assessment</i>	Greater than minimum	Greater than minimum
<i>1st to 250th dwelling</i>	12 dwellings x £45 = £540	250 dwellings x £45 = £11,250
<i>1st to 250th dwelling - affordable</i>	3 dwellings x £40 = £120	200 dwellings x 40 = £8,000
<i>251st to 500th dwelling - all types</i>	-	250 dwellings x £38 = £9,500
<i>501st to 750th dwelling - all types</i>	-	250 dwellings x £35 = £8,750
<i>751st to 1000th dwelling - all types</i>	-	250 dwellings x £32 = £8,000
<i>1001 plus dwellings - all types</i>	-	50 dwellings x £28 = £1,400
Total BRE Global Fee	£780 (£52 per dwelling)	£47,020 (£37.6 per dwelling)

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The following is an example fee calculation for a *BREEAM International Non-Domestic New Construction Domestic* (residential) assessment:

	Assessment Example 1	Assessment Example 2
No. of dwellings	200	1500
Stages of assessment/certification	Design and Post Construction	Post Construction Assessment
Registration Fee	£965	£965
Certification Fee Total – Design stage	£1,900	£0
<i>Dwellings 1 to 100</i>	100 x £14 = £1,400	-
<i>Dwellings 101 to 1000</i>	100 x £5 = £500	-
<i>Dwellings 1001+</i>	0 x £2 = £0	-
Certification Fee Total – PC stage	£1,100	£10,900
<i>Dwellings 1 to 100</i>	100 x £8 = £800	100 x £22 = £2,200
<i>Dwellings 101 to 1000</i>	100 x £3 = £300	900 x £8 = £7,200
<i>Dwellings 1001+</i>	0 x £1 = £0	500 x £3 = £1,500
Total BRE Global Fee	£3,965	£11,865