

# A summary of changes to scheme fees

## What schemes and fees are changing?

The changes described below effect the fees for the schemes and services listed in Fee Sheet FS036, revision 27. All assessors are advised to download and read the updated version of this document (revision 28), [here](#), to understand the changes in full (download access requires BREEAM Projects log-in).

The changes exclude fees for assessments and scheme-related services in China and the USA and fees for the BREEAM International In-Use and CEEQUAL schemes <sup>1</sup>.

As a quick reference, the table below outlines the schemes and services contained in FS036 and whether the fees for each are changing in revision 28. The remainder of this document describes the changes in more detail (by scheme/service).

| Scheme / Service                     | Fees changing? | Service / Fee Changing? |              |               | Date fees last changed       |
|--------------------------------------|----------------|-------------------------|--------------|---------------|------------------------------|
|                                      |                | Licence                 | Registration | Certification |                              |
| Communities                          | Yes            | No                      | Yes          | Yes           | Apr-14 (reg) / Apr-14 (cert) |
| Home Quality Mark                    | No             | No                      | No           | No            | Nov-16 (reg) / Jul-17 (cert) |
| Code for Sustainable Homes           | Yes            | No                      | No           | Yes           | Apr-08 (reg) / Apr-08 (cert) |
| EcoHomes                             | Yes            | No                      | No           | Yes           | Apr-08 (reg) / Apr-08 (cert) |
| Domestic Refurbishment               | No             | No                      | No           | No            | Jul-12 (reg) / Jul-17 (cert) |
| UK New Construction                  | Yes            | No                      | Yes          | Yes           | Jul-17 (reg) / Jul-17 (cert) |
| International New Construction       | Yes            | No                      | Yes          | Yes           | Jul-17 (reg) / Jul-17 (cert) |
| UK Non-Domestic RFO                  | Yes            | No                      | Yes          | Yes           | Jul-17 (reg) / Oct-14 (cert) |
| International Non-Domestic RFO       | Yes            | No                      | Yes          | Yes           | Nov-15 (reg) / May-15 (cert) |
| New Construction Infrastructure      | Yes            | No                      | Yes          | Yes           | Feb-16 (reg) / Dec-16 (cert) |
| Existing registration transfer       | New            | -                       | -            | -             | N/A                          |
| Expired scheme registration          | Yes            | -                       | -            | -             | Jul-14                       |
| Listings                             | No             | -                       | -            | -             | Sept-09                      |
| Fast Track                           | Yes            | -                       | -            | -             | Jul-14                       |
| QA audit failure                     | Yes            | -                       | -            | -             | Mar-11                       |
| International assessment translation | Yes            | -                       | -            | -             | Jul-14                       |
| Existing certificate amendments      | Yes            | -                       | -            | -             | Jul-14                       |
| Pre-approval applications            | New            | -                       | -            | -             | N/A                          |
| Innovation credit applications       | Yes            | -                       | -            | -             | Sept-08                      |

<sup>1</sup> Please refer to Fee Sheet FS093 for assessments of projects/assets located in the Greater China region and Fee Sheet FS094 for assessments of projects/assets in the USA. For BREEAM International In-Use scheme fees, please refer to Fee Sheet FS021; and for CEEQUAL Fee Sheet FS095.

## When do the updated scheme fees apply?

Revision 28 of Fee Sheet FS036 applies from the **1st December 2019** onwards. This means that, for any scheme whose fees have changed, the updated fees will apply to assessment registrations - including previous version registration – from this date. Subsequently any updated certification fee in revision 28 will apply when an assessment for that registration is submitted for quality assurance and certification.

The updated fees for other scheme-related services, e.g. innovation credit application, pre-approval application, Fast track audit etc., apply from 1st December 2019 regardless of when the assessment (to which the scheme-related service request relates) was registered with BRE Global Limited.

Assessors and clients wishing to take advantage of the current fees for future projects must register these for assessment prior to 1st December 2019. There are some exceptions to this, for example submissions against an expired scheme and resubmissions of assessments received six months or more after the original submission (for certification). In these cases, the certification fee will be charged based on the fee current at the time of submission and not at the assessment registration date.

## Detailed changes to the fees, by type and scheme

It is our aim to minimise the upfront cost and ongoing overheads to licensed assessors. We recognise that the success of the schemes is driven by you and your success. This requires a commercial structure that balances the needs of developing, servicing and growing schemes and recognising the inherent value the BREEAM brand and licence to trade offers.

Where changes occur, most fees (but it is important to stress not all) have increased in-line with United Kingdom Retail Price Index (RPI). Some fees have increased by an amount greater than UK RPI and some fees differ slightly from the RPI measure to maintain consistency between fee bands.

### Assessor licence fees

Assessor licence fees for all schemes remain frozen, in some cases (for UK schemes and assessors) for the eight year in a row, and therefore in real terms the cost of a licence continues to decrease for many.

### Registration and certification fees

In recent updates to FS036, we have sought to re-balance the BREEAM fees by focusing changes predominantly to the registration and certification fees. This ensures a more direct link between the value of certification (determined ultimately by client demand) and the revenues it generates, with the support needed to maintain and improve scheme delivery and invest in securing its future.

In this latest revision, the registration, certification and other scheme-related service fees are changing as follows - in all cases please read FS036 for the updated fees by project size, part and stage of assessment/certification:

#### Communities

The fee for an assessment registration is changing from £500 to £565, an increase of 13.0%. The fees for certification are increasing by between 13.2% and 13.4% (depending on project scope).

#### Home Quality Mark, Code for Sustainable Homes, EcoHomes and BREEAM Domestic Refurbishment schemes

In 2017, we expanded the HQM certification fee scale to introduce a diminishing 'fee per dwelling' for higher volume assessments. This was done to recognise the economies of scale on larger sites and ensure the rising cost of certification does not restrict or act as a barrier to HQM certification. Furthermore, we aligned the certification fee scale for the Domestic Refurbishment scheme with the Home Quality Mark.

In this latest fee change, we have frozen the licence, registration and certification fees for Home Quality Mark and BREEAM Domestic Refurbishment. Furthermore, we have aligned the fee scale for the EcoHomes scheme to that of Home Quality Mark. The updated EcoHomes certification fees will apply to all EcoHomes assessments submitted for certification from 1st December 2019 onwards.

The certification fee for Code for Sustainable Homes is changing for developments with 11 or more dwellings from £37 per dwelling to £40 per dwelling. In turn, the minimum certification fee (for developments with 10 or fewer dwellings) is changing from £370 to £400 per assessment. In both cases an increase of 8.1%.

#### UK New Construction

The fee for an assessment registration is changing from £250 to £265, an increase of 6.0%. The fees for certification are increasing by between 6.0% and 6.3% (depending on project scope).

#### International New Construction

The fee for an assessment registration is changing from £965 to £995, an increase of 3.0%. The fees for non-domestic project certification are increasing by between 6.0% and 6.1% (depending on project scope). The fees for residential project certification are increasing by between 13.2% and 33.3% (depending on project scope). The latter increase is the cost per dwelling for any dwellings over the 1000 dwelling threshold, which is rising from £3 per dwelling to £4 per dwelling.

#### UK Non-Domestic RFO

The fee for an assessment registration is changing from £250 to £265, an increase of 6.0%. The fees for certification are increasing by between 11.3% and 11.9% (depending on project scope).

#### International Non-Domestic RFO

The fee for an assessment registration is changing from £850 to £950, an increase of 11.8%. The fees for certification are increasing by between 12.4% and 12.7% (depending on project scope).

#### New Construction Infrastructure

Please note, BREEAM New Construction Infrastructure is closed to new project registrations. Any new projects can register for assessment under CEEQUAL. Visit [www.ceequal.com](http://www.ceequal.com) or contact BRE at [enquiries@ceequal.com](mailto:enquiries@ceequal.com) for more details. BRE Global Limited are still accepting registrations from existing scheme pilot projects.

The fee for BREEAM Infrastructure assessment registration is changing from £250 to £300, an increase of 20%. The fees for certification are also increasing by 20%.

#### Existing registration transfer

Currently, when one assessor requests a transfer of an assessment registered with a different licensed assessor organisation to their own, they are charged a new registration fee (the fee is dependent on the scheme). From 1st December 2019 onwards, any registration transfer requests will be charged a set-fee of £250 or, where the scheme fee for a new registration is lower than the transfer fee, the new scheme registration fee will be charged. This represents a saving for clients of most schemes, where they need to transfer their assessed project between licensed assessor companies.

#### Expired scheme registration

The fee for an expired scheme registration is changing from £130 to £250, an increase of 92.3%.

#### Fast Track

The fee for a fast track audit is changing from £550 to £975, an increase of 77.3%.

For our current timescales for a standard Quality Assurance audit, please visit [here](#) (access requires BREEAM Projects log-in details).

#### QA audit failure

The fee for a quality assurance audit failure is changing from £385 to £430, an increase of 11.7%.

#### International assessment translation

The fee for the international assessment translation service is changing from £1,600 to £1,800, an increase of 12.5%. The fee for the translation service for resubmitted assessments is changing from £550 to £625, an increase of 13.6%.

#### Existing certificate amendments

The fee for an existing certificate amendment and re-issue is changing from £120 to £135, an increase of 12.5%.

### Pre-approval applications

Following a period of piloting, we introduced a pre-approval service for clients in 2018. This service involves a BRE Global Limited Quality Assurance audit of an assessment of a standardised and repeatable specification against non-site-specific assessment issues. The pre-approval is designed to be carried out in advance of a formal assessment submission for several future sites. We see a value and benefit of this service to clients in delivering assessment efficiency and reducing uncertainty, lowering the risk that comes with potential non-compliance and a missed target rating.

The standard fees for the pre-approval service have been added to version 28 of FS036.

A detailed description of the pre-approval process can be found in Guidance Note GN45, available to download along with an application form from [www.breeam.com/discover/how-breeam-certification-works/pre-approval/](http://www.breeam.com/discover/how-breeam-certification-works/pre-approval/).

### Innovation credit applications

The fee for innovation credit applications has remained unchanged for over ten years and is now changing from £1,000 per application to £1,250 per application. In future the fee will cover an initial review of the application (£250) and, subject to a successful review, it will proceed to a full peer review and decision (£1,000). In the event the application is rejected at the initial review stage, the fee for peer review and decision will not be charged.

For more details on Innovation credit applications, visit [here](#) (access requires BREEAM Projects log-in details).

### Assessor training and qualification fees

Fees for assessor training courses and qualifications have been removed from revision 28 of the fee sheet. For the latest scheme training options, fees and course details assessors can visit the BRE Academy website [www.bre.ac](http://www.bre.ac). The fee sheet does contain some guidance on training and qualification routes, for existing assessors, for the purpose of licence application.

### Further guidance and support

We are happy to answer any questions you or your clients have about the new fees. You can contact us by using the assessor [query form](#), via Live Chat, at [breeam@bregoup.com](mailto:breeam@bregoup.com) or calling +44 (0)333 321 8811.