

Man02

Life cycle cost and service planning

All credits

Actions:

- i. A design team member or third party must complete an **elemental LCC plan** by the end of **RIBA Stage 2**
- ii. Demonstrate how the elemental LCC has **impacted** building and system design
- iii. A design team member or third party must develop a **component level LCC** options appraisal by the end of **RIBA Stage 4**
- iv. Demonstrate how the component level LCC has **impacted** building and system design
- v. Report the **capital cost** for the building

i. Elemental LCC

A competent person must complete an outline, entire asset LCC plan by the end of **RIBA Stage 2** together with any options appraisals in-line with 'Standardised method of life cycle costing for construction procurement' PD 156865: 2008.

BREEAM defines a competent person as:

*“An individual who has acquired **substantial expertise or a recognised qualification** for undertaking life cycle costing studies and is not professionally connected to a single manufacturer.”*

The elemental LCC plan must:

- Provide an indication of **future replacement costs** over a period of analysis as required by the client (e.g. 20, 30, 50 or 60 years)

AND

- Include service **life, maintenance and operation** cost estimates

The study period should be agreed with the client, however, where the life expectancy is not yet formally agreed (e.g. at very early design stages) the **default 60-year period** should be modelled.

ii. Elemental LCC impact on design

The design team must produce a short (**1-2 page**) report which summarises how the findings of the elemental LCC has impacted the buildings and systems design and specification, to minimise life cycle costs and maximise critical value.

Note: This document is intended as guidance only. Consult your BREEAM AP or Assessor to ensure compliance is achieved.

iii. Component level LCC

A component level LCC options appraisal must be completed before the end of **RIBA Stage 4** in-line with PD 156865: 2008.

The component level LCC should **include and review** the following component types (where present):

- Envelope (e.g. cladding, windows, or roofing)
- Services (e.g. heat source, cooling source, or controls)
- Finishes (e.g. walls, floors or ceilings)
- External spaces (e.g. alternative hard landscaping, boundary protection)

You do not need to consider every single example cited under each component; only a selection of those **most likely to draw valued comparisons**. This is to ensure that a wide range of options are considered and help focus the analysis on components which would benefit the most from appraisal.

iv. Component level LCC impact on design

As with the elemental LCC, the design team must produce a short (**1-2 page**) report which summarises how the findings of the component level LCC options appraisal has impacted the buildings and systems design and specification, to minimise life cycle costs and maximise critical value.

v. Capital cost reporting

The capital cost for the building in thousands of British Pounds per square metre of gross internal floor area (**£k/m²**) should be reported as part of the submission to BRE.

At design stage, if the final information is not available, the **predicted capital cost** should be provided, including contingencies, and a commitment to providing this information for the final assessment stage. At the final stage, if the final capital cost is not known, the client's or cost consultant's best estimate is to be provided.

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