

# DREAM INFORMATION NOTE

## Document Aim

1. To confirm MOD's commitment to the Defence Related Environmental Assessment Methodology (DREAM).

## Introduction

2. All central government departments and their related organisations must ensure that they meet at least the mandatory [Government Buying Standards](#) (GBS) when buying goods and services.
3. The GBS for [New Build Construction and Major Refurbishments](#) requires that:
  - 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.
  - Where BREEAM is used, all **new projects are to achieve an “excellent” rating** and all **major refurbishment projects are to achieve a “very good” 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
4. The use of an appropriate environmental assessment method provides a holistic approach to sustainability and assists in driving down whole life costs.

## Policy

5. It is MOD policy to carry out an appropriate environmental assessment on all new construction and refurbishment projects. DREAM should be used in preference to BREEAM or other assessment methodologies.
6. Where achieving the GBS specified rating conflicts with the obligation to achieve through life value for money, the case for delivery of a low standard must be recorded in the environmental assessment report.
7. The Investment Appraisal Committee (IAC) and scrutiny community supporting the IAC process will expect to see supporting costing analysis to justify decisions regarding environmental standards and whole life costs. The costing analysis should be provided in accordance with the requirements of JSP 507. It is recommended that the scrutiny community are engaged early in the project cycle.
8. Whilst completion of environmental performance assessments is not currently a legislative requirement, it is often required by Planning Authorities as part of the Town & Country planning process. The higher minimum rating standard between the GBS and Planning Authority should be delivered.
9. Project teams should remain pragmatic when considering whether to use a formal assessment tool and each activity should be judged independently. The level of opportunity to address environmental issues should be considered and an assessment tool should not be used where it is not appropriate for the project.

10. For some construction activities, there may be an additional requirement to complete Environmental Impact Assessments, Environmental Assessments or Habitat Regulations Assessments. Guidance regarding these can be found in the [MOD Sustainability and Environmental Appraisal Tools Handbook](#)

## DREAM

11. DREAM is comprised of a series of modules covering new build, refurbishment and minor new works. It is designed to assess a project's impact on a wide range of environmental aspects including Biodiversity, External Environmental Quality, Energy, Internal Environmental Quality, Procurement, Travel, Water and Waste.
12. The DREAM tools were developed by MOD to specifically address the unique nature of MOD buildings and to offer an alternative to the industry equivalent BREEAM.
13. The assessment process is divided into four key stages – Survey, Design, Construction and Operation. Project teams are responsible for the first three stages of the assessment, collectively known as the Project Phase. Responsibility for the Operation stage sits with the customer/facility operator and may be undertaken by facility managers, building managers or other appropriate responsible persons. The Project Phase assessment can not be successfully completed until an assessor for the Operational Phase has been appointed and is aware of their responsibilities.
14. DREAM is a free, web based tool. No formal accreditation is required to become a DREAM assessor, however, assessors are required to be robust auditors and have a full understanding of the credit award criteria. All Assessors need to register through the DREAM web page. Regular quality control checks are carried out on all assessments submitted.
15. When deciding which module to apply the following criteria should be used:
  - **New build projects that fit one of the DREAM building types.** A full assessment is required using the most appropriate DREAM module. There are six standard modules that cover a range of MOD building types. Projects are to achieve an “excellent” rating.
  - **New build projects that don't fit one of the DREAM building types.** An assessment is still required; however, a bespoke assessment should be created using the DREAM ‘Minor New Build’ Module. Projects are to achieve a minimum 70% of the available credits achieved (equivalent to an ‘excellent rating’).
  - **Major refurbishment projects that fit one of the DREAM building types.** A full assessment is required using the most appropriate DREAM module. Major refurbishment is defined as refurbishment where construction results in the remodeling or adaptation of existing elements of the building envelope, structure and renewal of key building services. Projects are to achieve at least a “very good” rating.
  - **Partial refurbishment projects.** A DREAM ‘Minor Refurbishment’ assessment may be required. Partial refurbishment is defined as refurbishment where only individual elements of the structural / building envelope (e.g. windows or roofs) or individual services elements (e.g. heating, lighting or air-conditioning) are being replaced or upgraded. Projects are to achieve a minimum 70% of the available credits (equivalent to an ‘excellent rating’).

## Alternative Assessment Methods

### Building Research Establishment Environmental Assessment Method (BREEAM)

18. The BREEAM method offers a fully certificated environmental performance assessment of construction projects and can be used to assess the environmental performance of a range of building types including: Offices, Homes, Industrial units, Retail units and Schools etc... To date the majority of Defence projects where BREEAM has been used have required the commissioning of a bespoke version (Project SLAM, Allenby Connaught, Neptune etc). Assessments must be carried out by independent assessors who are trained and licensed by the Building Research Establishment (BRE). Recommended fee scales for assessors and BRE quality control and certificate fees are posted on their website at: <http://www.bre.co.uk>

### Code for Sustainable Homes

19. The Code for Sustainable Homes is an environmental assessment of new housing. Assessments are carried out in two phases, an initial assessment at the design stage, and then a final assessment after construction. Assessments are carried out by independent assessors who are trained and licensed by BRE. Until March 2015, the code could be mandatory in England, Wales and Northern Ireland if it was a requirement of a local authority's local plan. The Code is still operational, but is now generally voluntary.

### Home Quality Mark (HQM)

20. The Home Quality Mark (HQM) is a national standard for new homes, which uses a simple 5-star rating to provide impartial information from independent experts on a new home's design, construction quality and running costs. DREAM is appropriate for assessments on large living accommodation projects such as Single Living Accommodation.

### The Civil Engineering Environmental Quality (CEEQUAL) Award

21. CEEQUAL is an award based assessment scheme designed to address the environmental quality of civil engineering projects. It is applicable to all types and sizes of civil engineering projects and works. When CEEQUAL is used on an MOD civil engineering project or the civil engineering elements of a development project, the question set which is applicable for the Whole Project Award should be used. Two separate approaches can be taken in respect of using the CEEQUAL methodology. Firstly, Project Managers may wish to subject their particular project for a formal CEEQUAL award. Should they choose to do this, then they should secure the services of an accredited CEEQUAL assessor at the earliest opportunity. Otherwise, the question set pertaining to the CEEQUAL Whole Team Award should be used on a self assessment basis. Project Managers who elect not to seek a formal CEEQUAL award but nevertheless still wish their projects to be the subject of a CEEQUAL assessment, should appoint an appropriately trained person accordingly. Full details relating to the CEEQUAL awards and accredited assessors can be found at: <http://www.ceequal.com>.

### International

22. Overseas, UK standards should be applied where reasonably practicable in addition to compliance with relevant host nation standards.
23. DREAM is applicable to USVF sites located within the UK, and to projects undertaken in Gibraltar, Cyprus and the Falkland Islands. The high minimum standards achieved through compliance with local legislation and regulations mean that DREAM assessments are not required in Germany.
24. If a German Nachhaltigkeitskriterien assessment is undertaken, achievement of the Silver standard is equivalent to DREAM 'excellent'. For USVF funded projects a US Green Building

Council LEED assessment or DREAM/BREEAM/CEEQUAL rating should included in the project specification.

### **Reporting**

25. Statistics on DREAM assessments will be extracted from on-line assessment data. Where any other formal assessment tool is used, the 'as constructed' rating should be reported to DIO-DREAM@mod.uk

### **Support**

26. Guidance on how to complete an assessment can be found in the DREAM User Handbook found on both DREAM website. Further advice and guidance regarding DREAM and environmental performance assessments in general is available from: Jamie Udell.  
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