

SABRE

Security Assurance by BRE

Assessment and certification for buildings,
infrastructure and managed space



THE SECURITY
INSTITUTE

www.security-institute.org/sabre

About SABRE

SABRE is a security risk management standard for new and existing buildings, infrastructure assets and managed space that can be used during the design, construction and operation of built assets to achieve better security outcomes and an improved return on investment. SABRE is owned by BRE Group and operated by The Security Institute.

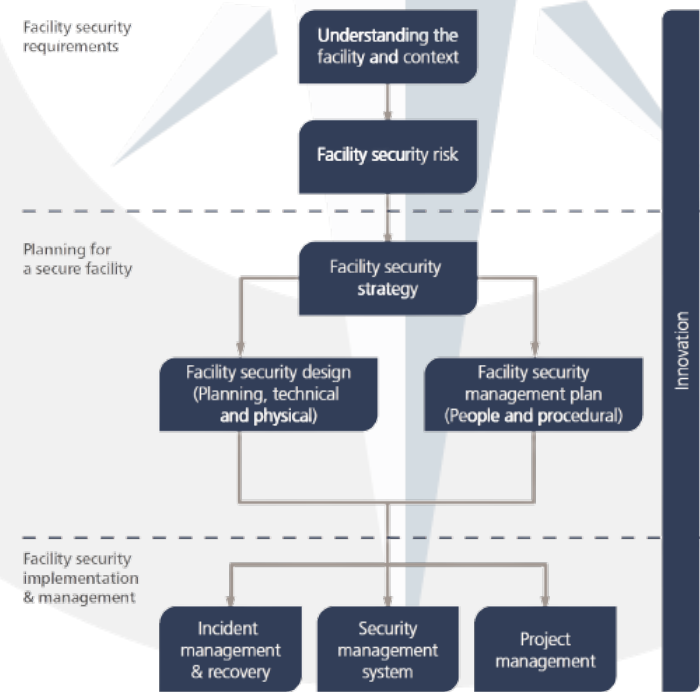
How it Works

The SABRE certification scheme is available for both new and existing facilities. The first step towards certification is to appoint a SABRE Assessor from the register published by The Security Institute.

The Assessor's role is to help you understand the various scheme requirements, how they can be evidenced, and how they contribute to the overall security risk management performance of your facility.

Once you are in a position to proceed towards certification, your Assessor will submit the necessary information to BRE Global on your behalf. Assessment scores and certificates are awarded on a star basis, indicating the degree to which performance exceeds industry average. 1 star indicates an 'Acceptable' Rating, and 5 stars indicates an 'Outstanding' Rating.

SABRE Rating	Assessment Score (%)	Star Rating
Outstanding	≥80	★★★★★
Excellent	≥70	★★★★
Very Good	≥60	★★★
Good	≥50	★★
Acceptable	≥40	★
Unclassified	<40	–



Benefits of SABRE

SABRE recognises and rewards good practice in security risk management during built asset planning and design, construction and operations. SABRE certification evidences that those responsible for security have adopted a systematic and risk-based approach.

SABRE has been developed to help 'responsible persons' deliver appropriate and proportionate security, obtain value for money in their investment decisions, improve transparency and communicate their security credentials to interested parties.

SABRE allows users to measure, compare and communicate their security risk management performance...



...and provides multiple benefits to a range of stakeholders

SABRE can benefit not only the owner and occupier of a certificated facility, but also a range of stakeholders, including those involved in the procurement and operation of facilities, and in the security supply chain.

The following pages provide a summary of the key benefits of SABRE adoption for each of the stakeholder groups listed below:

- Owners & Investors
- Occupiers
- Facility & Security Managers
- Architects, Engineers & Contractors
- Planners & Policymakers
- Sector Regulators & Insurers



Certified Facilities & Registered Assessors

All facilities which achieve certification to the SABRE standard are listed on RedBookLive; BRE Global's online directory of approved fire and security products and services. Visit www.redbooklive.com for further information.

The register of SABRE Assessors is managed by The Security Institute. For a current list of Assessors and their contact details, visit www.security-institute.org/sabre.



Owners and Investors

Owner Occupiers

It should be relatively easy to identify who is responsible for security at a facility owned and occupied by the same organisation. These owner occupiers have the freedom to procure and operate security controls that meet their specific requirements.

A building which is designed and constructed with security in mind will have a greater potential to resist criminal and terrorist acts. New Facility SABRE certification provides owner occupiers with independent assurance that security was a fundamental consideration during the design and procurement process and added confidence that their assets are exposed to reduced levels of risk.

In-Use SABRE certification can be used to measure and compare performance once a facility is occupied and, in doing so, demonstrate effective security risk management that results in exposure to reduced levels of risk.



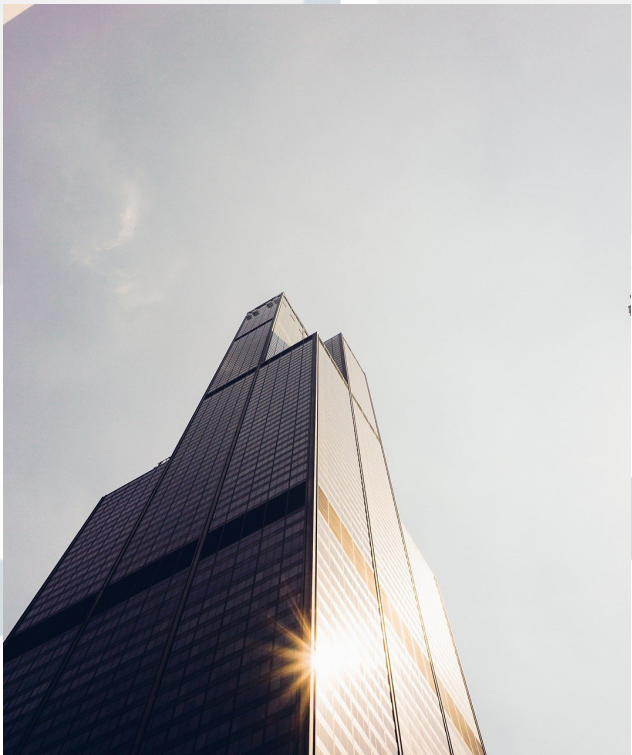
Occupiers

Owner Occupiers

In this case, it is easy to understand who is responsible for security at a facility and the owner occupier has freedom to procure and operate security controls that meet their organisation's specific requirements.

It is widely acknowledged that a building which is designed and constructed with security in mind will have a greater potential to resist criminal and terrorist acts. New Facility SABRE certification provides owner occupiers with independent assurance that security was a fundamental consideration during the design and procurement process and added confidence that their assets are exposed to reduced levels of risk.

In-Use SABRE certification can be used to measure and compare performance and in doing so, demonstrate effective security risk management that results in exposure to reduced levels of risk.



Real Estate Investors

A tenancy contract or lease agreement will define the security obligations of the tenant and the building owner. If a tenant is wholly responsible for their organisation's security and that of the facility during their occupation, the owner or investor may not feel there is an obvious benefit in obtaining SABRE certification, either when procuring a new built asset or for an existing asset.

However, when seeking tenants to occupy a new building, or at the expiry of an existing tenancy, it may be difficult to attract security conscious organisations to a building that is inherently insecure and that may require a prospective tenant to invest in additional security controls and costly operational solutions. A SABRE Rating demonstrates to prospective tenants that the building owner has given due regard to security, and that risk mitigation has been considered during the design, construction and management of a property.

For owners of serviced facilities e.g., co-working space and retail malls; shared security is often a selling point and a reason for an organisation taking up a tenancy as opposed to becoming an owner occupier, where they may be solely responsible for the mitigation of security risks. Where this is the case, it is paramount that a landlord can give confidence to their customers that they offer effective security and that their rents offer value for money. A SABRE Rating can help to provide this assurance

Summary

Regardless of the type of tenure, it is in the interest of owners and investors to consider the security of their real estate assets and to be able to communicate the security credentials of their properties to the market in an increasingly security conscious world.

A SABRE Rating provides independent third-party assurance for all facility stakeholders.



Tenants

Understanding your obligations

A tenancy contract or lease agreement will define the security obligations of a tenant and the building owner. If a landlord is offering security benefits to their tenants, it makes sense to look for buildings with SABRE certification, as this provides assurance in the efficacy of the landlord's approach to security risk management.

Prospective tenants

Regardless of the type of space you are seeking to occupy, e.g., industrial warehousing, commercial office or retail premises; security needs will influence capital investment and an organisation's operating costs.

The results of SABRE assessment and certification can be used to understand whether a landlord has identified security threats pertinent to you as a prospective tenant organisation and in response, put in place appropriate controls.

Using the SABRE Ratings (Acceptable up to Outstanding), it is possible to compare different lettable spaces on the market and determine whether a given space is appropriate for the needs of your organisation.

Existing tenants (In-Use)

In the same way that an environmental credential, such as BREEAM, boosts an organisation's standing, an In-Use SABRE Rating helps to distinguish your organisation from those who do not proactively address security risks. This is important for organisations wishing to demonstrate corporate social responsibility for their workers, visitors and customers.

The detailed results of the SABRE assessment can be used to identify opportunities for improvement and the allocation of appropriate security budgets.

Facility and Security Managers

Facilities managers are often tasked with managing the day-to-day security operations of a facility along with the procurement and maintenance of security controls such as CCTV, access control and physical security measures (e.g., doors and fences). However, far too often, this activity is conducted in the absence of leadership for security, defined security objectives and Key Performance Indicators (KPIs).

This lack of a systematic approach to security can result in poor outcomes, even where there is significant investment in security. It can be almost impossible to demonstrate that an employer's money was well spent, as the facility manager may be unable to measure the impact of changes, both made and proposed, to the facility and its security.

Facilities managers can use the SABRE framework and assessment results to ensure they have an in-depth understanding of facility security requirements, establish a holistic plan for security risk management and evidence successful implementation and management of their plans.



Architects, engineers and Contractors

Security specification & performance

It can be difficult, particularly in the case of speculative development projects, for an employer to define what 'secure' means to them, what security controls they would expect to see and whether they are appropriate for their project. For most projects, the architect, possibly supported by a security consultant and/or M&E consultant, will develop a security design.

Unfortunately, poor definition of security objectives at the outset of a project can lead to:

- An employer rejecting design proposals late in the design process;
- The 'value engineering out' of security controls where the employer cannot see a benefit arising from their inclusion; and
- A need to retrofit additional security controls during or post construction.

These scenarios can lead to poor security outcomes and represent a significant procurement risk to the employer, as change is inevitably associated with loss of coordination, additional professional fees and project delays. It can also be a risk to the supply chain should a contractual dispute arise.

SABRE recognises and rewards project management, design and procurement practices that lead to better security outcomes and overall design quality. SABRE Ratings (Acceptable to Outstanding) along with a requirement to satisfy specific technical criteria within the scheme, can be used for specification purposes. This provides the design team and contractor with a means of evidencing contractual performance. This can be achieved at design stage or at the 'as built' stage.

Flexibility

SABRE is a performance-based standard for facility security risk management and focuses on process and outcomes. As such, the scheme does not prescribe any particular approach to security or any specific type of security solution. Architects and specialist security consultants benefit from the freedom to select controls that are effective, whilst meeting the aesthetic and functional requirements of the project brief.

SABRE recognises and rewards a security-minded approach to information management and helps reduce breaches of project Confidentiality, Integrity and Availability.

BREEAM

SABRE certification enables BREEAM New Construction and In-Use applicants to achieve additional 'Innovation' credits for adopting industry best practice. The minimum requirements of the SABRE scheme mean that any SABRE Rating (Acceptable to Outstanding) is deemed to satisfy the BREEAM requirements.

Therefore, if security is a key consideration for a facility undergoing BREEAM assessment, SABRE can help to increase the reward and provide separate certification evidencing a building's security credentials to future owners, occupiers and tenants.

Building Information Modelling (BIM)

BIM is growing in popularity and is now mandatory for certain publicly procured projects in the United Kingdom. SABRE recognises that BIM offers employers and their suppliers a range of benefits, but the aggregation of data relating to a facility and its protective controls can present significant security risks if this information is not handled and controlled in a secure manner. SABRE includes criteria for secure information management and can be used to provide assurance that your asset's information is not your weakest link.

Planners and policymakers

Consistency, transparency and independence

It is important that any planning conditions and requirements relating to security that are incorporated in planning policy, plans and associated planning approvals can be discharged in a consistent and fair manner, and are consistent with national policy (i.e., the National Planning Policy Framework).

SABRE certification is awarded by LPCB – an independent third party – and as such, planners and policymakers can have confidence that a certificated project has been through a robust, transparent and evidence-based assessment process which is consistent with the NPPF's requirement to seek appropriate, proportionate security measures in new development.

A Local Planning Authority may look to specify that certain development types, or developments in certain areas, achieve a specific SABRE Rating. Alternatively, they may decide to condition specific credits within the scheme that are deemed of specific importance to an application. In either scenario, SABRE is a useful tool for planners to ensure that security has been incorporated from the outset of a project and for evidencing that any design proposals have been implemented in the as-built condition. The SABRE 'star rating' system is straightforward and removes the need for planning professionals to learn and understand a wide range of specialist and often dynamic security issues.

Flexibility & cost

SABRE is a performance-based standard for facility security risk management and focuses on process and outcomes. As such, the scheme does not prescribe any particular approach to security or any specific type of security solution. As such, a Local Planning Authority can be confident that SABRE will not result in significant cost impacts on applicants or negatively impact project aesthetics and overall design quality.

BREEAM New Construction

SABRE certification enables BREEAM applicants to achieve both credits available in section HEA 06. This includes an Innovation credit for adopting industry best practice. The minimum requirements of the SABRE scheme mean that any SABRE Rating (Acceptable to Outstanding) is deemed to satisfy the BREEAM requirements.

Therefore, if security is a key consideration for a BREEAM project, SABRE can help to increase the reward and provide separate certification evidencing a building's security credentials to future owners, occupiers and tenants.



Planning conditions

SABRE may be used in planning conditions by Local Planning Authorities seeking to ensure that applicants have taken a risk-based, security-minded approach to design and construction.

Sector regulators and insurers

Assurance

A conventional facility security audit will typically involve an auditor verifying the presence (or otherwise) of certain security control measures. Unfortunately, although this process may be relatively simple to complete using a checklist, such an approach does not provide assurance of system performance and results in the blind application of controls simply to ensure compliance.

Ultimately, security is a continual process of managing risks rather than a product, and SABRE recognises the importance of security governance and management as much as the deployment of physical and technical controls.

A SABRE Rating is a straightforward way of communicating the efficacy of security risk management at a facility and if required, the detailed findings of the SABRE assessment can be referenced to understand, compare and evaluate system vulnerabilities and anticipated incident impacts at a facility.

Independence

SABRE certification is awarded by LPCB – an independent 3rd party – and as such, Sector Regulators and Insurers can have confidence that a certificated project has been through a robust, transparent and evidence-based assessment process.

To find out more, visit:

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