



**BREEAM New Construction V6 Pre-assessment report:
Community Diagnostic Centre, Scunthorpe**

prepared for :- **Northern Lincolnshire and Goole
NHS Foundation Trust**

prepared by :- ARB Consulting Associates Ltd.

project ref. :- B230301

date :- 13th April 2023

ARB Consulting Associates Ltd. are an independent sustainability consultancy established to deliver a comprehensive range of advice, assessment and policy-development services covering all aspects of the sustainability agenda. Our clients work across a diverse range of sectors and we pride ourselves in developing an individual approach, tailored specifically to each organisation's priorities and needs. We recognise that sustainability is a complex agenda requiring a sensitive approach based on each organisation's unique culture.

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INTRODUCTION

ARB Consulting Associates Ltd - BREEAM Assessors and Accredited Professionals – have been commissioned by HPD on behalf of the client, Northern Lincolnshire and Goole NHS Foundation Trust, to carry out a BREEAM V6 New Construction Pre-Assessment of the proposed new Community Diagnostic Centre (CDC).

The site is located in Scunthorpe, approximately 1 mile from market town centre. The proposal is to build a new CDC on a site currently owned by North Lincolnshire Council and used as a car park. Prior to completion, the site ownership will be transferred to the Trust. The application proposes the vision for a new purpose-built Community Diagnostic Centre. The Centre will provide a range of diagnostic services, including MRI and CT scanners, ultrasound, X-rays, and blood tests. External landscaping, disabled / drop-off parking and accommodation for a mobile MRI scanner will form part of a subsequent phase of the development. The development comprises a total GIA of 2,346m² with the following allocation:

- A proposed Ground Floor plan with a GIA of 1,269m²
- A proposed First Floor plan with a GIA of 1,077m²

This report details the pre-assessment stage performance of the proposed design for the building at the time of writing, as measured against the BRE Environmental and Sustainability Standard, BREEAM V6 New Construction (SD5079).

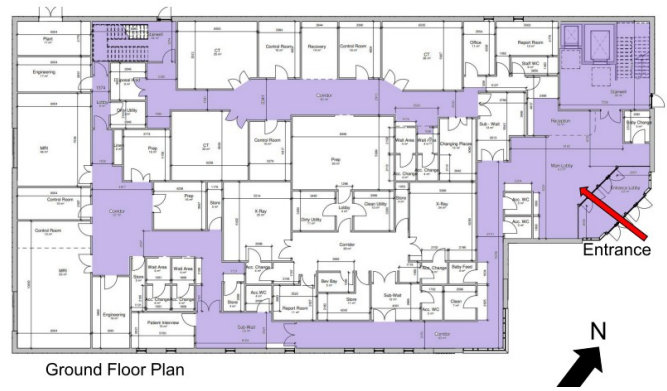
The report demonstrates that on the basis of the current design, the development has the potential to achieve a score of **70.2%**, which equates to a BREEAM rating of **Excellent**. Targeted credits which require early actions or have related time constraints are listed in the table on Page 9, and the timeline for BREEAM actions generally is set out in Appendix 1.

The current projected score is just over the threshold score of 70% (the minimum score required for a rating of 'Excellent'), and a number of other credits are also considered potentially achievable at additional cost (as outlined in pp.10-11) . We would note in particular that our current understanding is that the proposed planning submission date will preclude the Mat01 Life Cycle Assessment credits from being targeted, which removes a significant number of credits, which would typically be targeted, from consideration.

At this stage of development, it is recognised that the design is still to be developed significantly and that currently targeted credits may need to be reviewed as the design progresses. To this end, the small pool of potential contingency credits may be used to add to and/or substitute for credits targeted in the pre-assessment, but not ultimately achieved. It is the intention of the design team to target additional cost-effective and appropriate credits to provide a more robust contingency for the project, where possible. The final score will be subject to complying with all the detailed credit requirements during the formal assessment stage (as required) and providing documentary evidence in line with BREEAM criteria.



Site Location :
Lindum Street, Scunthorpe, DN15 6

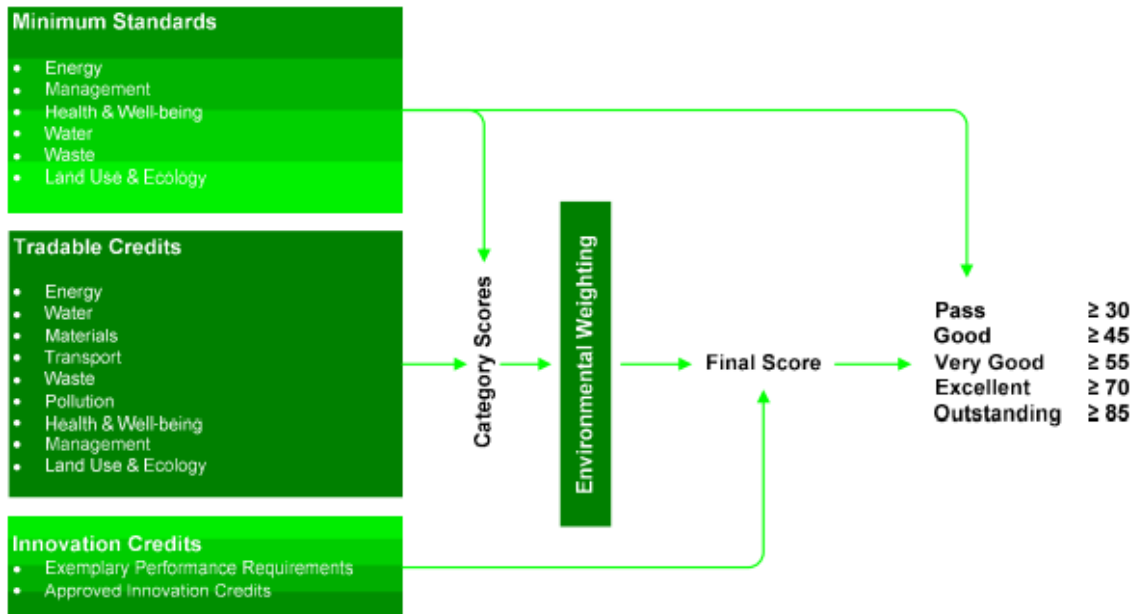


Existing Site and Proposed GF Plan

BREEAM OVERVIEW

SCORING & RATING

The diagram below describes how BREEAM scores and rates an assessed building:



The BREEAM categories contain a number of environmental issues, which reflect the options available when designing, procuring and constructing a building.

There are a number of elements that determine the overall performance of a new construction project assessed using BREEAM, these are as follows:

1. The BREEAM rating level benchmarks
2. The minimum BREEAM standards
3. The environmental section weightings
4. The BREEAM assessment issues and credits

The above elements combine to produce a BREEAM rating for a new building, as summarised below.

The Current BREEAM rating benchmarks for projects assessed using the V6 version of *BREEAM UK New Construction* are also shown below:

Table – 2.1: BREEAM rating benchmarks

BREEAM rating	% score
Outstanding	≥ 85
Excellent	≥ 70
Very good	≥ 55
Good	≥ 45
Pass	≥ 30
Unclassified	< 30

MINIMUM STANDARDS

In order to achieve a particular benchmark score, there is a minimum performance requirement within the BREEAM schemes. The minimum performance requirements are detailed in the table below and must be achieved in the overall percentage score for the project. If for any reason the minimum standards for a given rating are not achieved, the project cannot achieve that particular rating, irrespective of the overall percentage score.

Table – 2.2: Minimum BREEAM standards by rating level

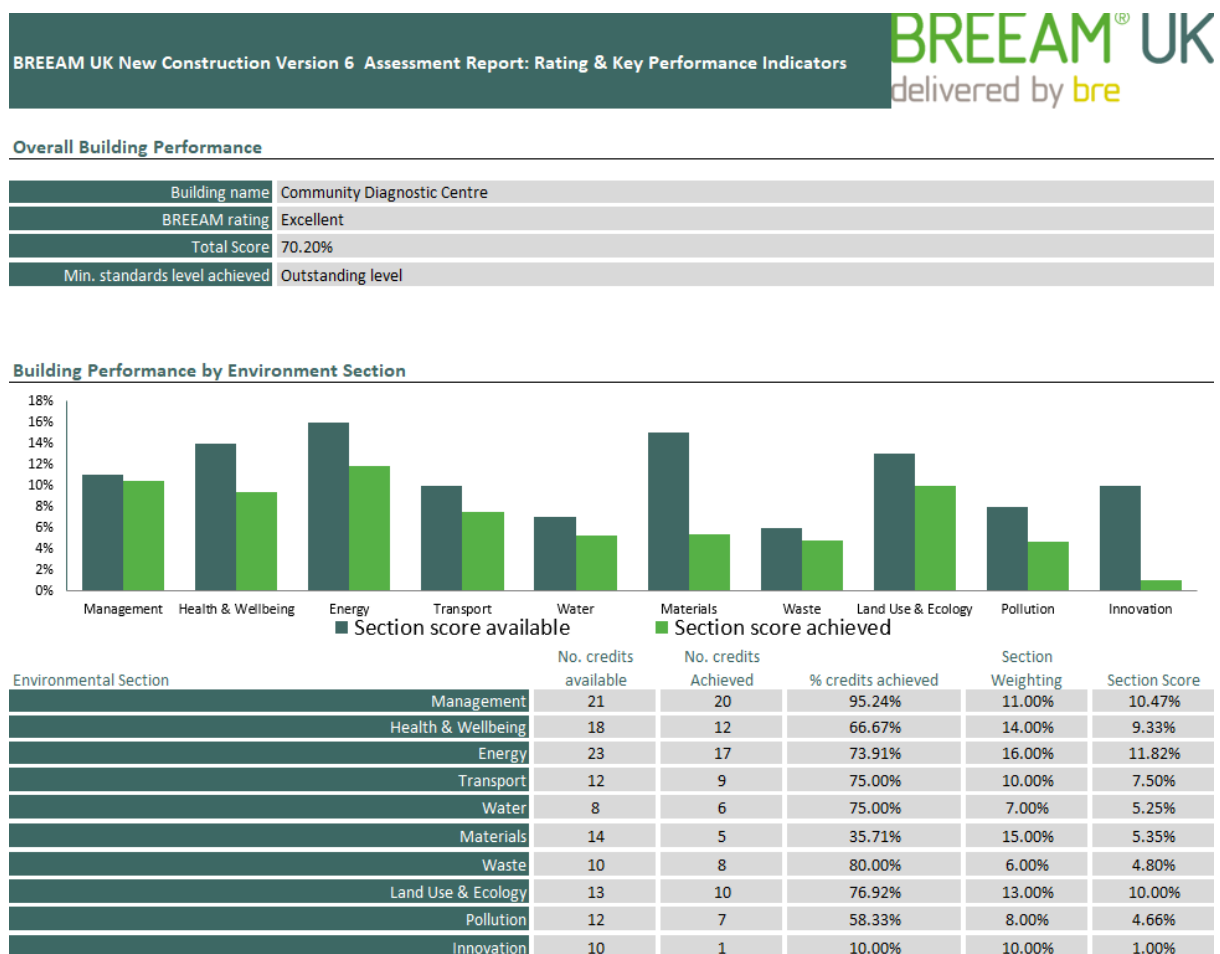
BREEAM issue	Minimum standards by BREEAM rating level				
	Pass	Good	Very Good	Excellent	Outstanding
Man 03 Responsible construction practices	None	None	None	One credit (responsible construction management)	Two credits (responsible construction management)
Man 04 Commissioning and handover	None	None	One credit (commissioning-test schedule and responsibilities)	One credit (commissioning-test schedule and responsibilities)	One credit (commissioning-test schedule and responsibilities)
Man 04 Commissioning and handover	None	None	Criterion 11 (Building User Guide)	Criterion 11 (Building User Guide)	Criterion 11 (Building User Guide)
Man 05 Aftercare	None	None	None	One credit (commissioning-implementation)	One credit (commissioning-implementation)
Ene 01 Reduction of energy use and carbon emissions	None	None	None	Four credits (Energy performance or Prediction of operational energy consumption*)	Six credits (Energy performance) and Four credits (Prediction of operational energy consumption*)
Ene 02 Energy monitoring	None	None	One credit (First sub-metering credit)	One credit (First sub-metering credit)	One credit (First sub-metering credit)
Wat 01 Water consumption	None	One credit	One credit	One credit	Two credits
Wat 02 Water monitoring	None	Criterion 1 only	Criterion 1 only	Criterion 1 only	Criterion 1 only
Mat 03 Responsible sourcing of construction products	Criterion 1 only	Criterion 1 only	Criterion 1 only	Criterion 1 only	Criterion 1 only
Wst 01 Construction waste management	None	None	None	None	One credit
Wst 03	None	None	None	One credit	One credit

BREEAM SCORE SUMMARY

This report is based upon discussions with and documents supplied by the design team during discussions and communications over various dates to April 2023. The design team have designed the new facility to achieve a strong sustainability performance across a balanced portfolio of issues, and expect the final building design to be at a level that would achieve the targeted BREEAM rating, once finalised.

At the pre-assessment stage, the projected BREEAM score is necessarily indicative. The credits and rating are not guaranteed at this stage as they are dependent upon full implementation of the targeted credit requirements and the provision of sufficient documentary evidence.

FIGURE 1: BUILDING PERFORMANCE OUTPUT - BREEAM V6 PRE-ASSESSMENT TOOL



RIBA STAGE 1/2 (Pre-Planning) ACTIONS REQUIRED FOR TARGETED CREDITS

The following targeted credits have 'early stage' requirements, which should be addressed before the end of RIBA Stage 2 (usually taken as the planning submission date*). Whilst some of these actions can be implemented at a later stage, in order to fully meet the requirements of the targeted credits it is strongly advisable to demonstrate that all early-stage items have been commenced before the end of Stage 2, as delaying implementation can increase the risk of credits not being ultimately achieved, potentially jeopardising the target rating and/or increasing costs later on. The general principle is that there is an onus on the project team to demonstrate that any later delivery of any required action/survey etc. has not adversely impacted the ability of the credit requirements to be achieved.

BREEAM	Action	Commencement by	Possible Provider
Man01	Project stakeholder meeting to identify and define for each key phase of project delivery	Stage 2	Design Team
Man01	Stakeholder Consultation	Stage 2	Client / ACA
Hea02	Indoor Air Quality Plan (pre-requisite)	Stage 2	Client appointment
Hea04	Thermal modelling to commence	Stage 2	M&E
Hea05 / Pol05	Acoustic assessment (2 credits targeted) & Noise Impact Assessment	Stage 2 (acoustician appointment)	Acoustic Consultant
Ene04	Passive Design Analysis and LZC Feasibility Study	Stage 2-4	ACA / Client appointment
Tra01-02	Transport assessment / travel plan measures (min. 5 Tra02 credits targeted)	Stage 1-2	Transport Consultant
Mat03	Sustainable Procurement Plan (1 credit + 2 Responsible Sourcing credits)	Stage 1/2	Client appointment
Mat06	Material efficiency assessment (1 credit)	Stage 1	ACA
Wst01	Pre-demolition audit	Stage 2	Client appointment
Wst05	Adaptation to climate change	Stage 2	Client appointment
Wst06	Functional adaptability study (1 of 2 credits targeted)	Stage 2	ACA
LE02-05	BREEAM Ecology Survey & Report	Stage 1-2	Ecologist

* Note The effective end of RIBA Stage 2 can occur at different points for different elements of the building design – for example, M&E design sometimes lags behind architectural and structural design.

POSSIBLE ADDITIONAL CREDITS

The following credits were reviewed during the pre-assessment as being potentially achievable in the context of the proposed design, pending design team and client confirmation. These have been ranked by the Assessor to indicate suggested preferences, based on anticipated costings and ease of implementation. Not all of these credits will be achievable in practice, and the team should consider and discuss these further with the Assessor before the final selection is agreed. **The Assessor's initial suggestions as to which credits to target to achieve the target rating, are highlighted in Green. If all these are agreed as achievable, the projected score would be as set out in Figure 1 above.** Where the row is marked in Orange, the credit is not currently included in the projected score, but may be available for consideration as an additional credit should its achievability be confirmed.

BREEAM Ref	Issue / credit	Commencement by	Possible Provider(s)	Suggested Ranking – 1(high)-3 (low) (if achievable)
Man02	Life Cycle Costing (3 credits)	Stage 2	LCC Consultant (via ARB)	
Man03	Responsible Construction (additional credit)	Stage 5	Main Contractor	
Man03	BREEAM Site AP (Main Contractor)	Stage 5	Main Contractor	1
Man04	Thermographic survey (PC)	Stage 5-6	Thermographic Consultant	
Man05	Post Occupancy Evaluation	Stage 6 +	POE Consultant	
Hea01	Daylighting (2 credits)	Stage 2-3	ACA	1
Hea02	VOC material specification (additional credit)	Stage 4	Design Team	
Hea02	Air Quality Measurement	Stage 5-6	Air Quality Consultant	
Hea04	Design for future thermal comfort	Stage 2-4	M&E	2
Hea06	Security Needs Assessment (exemplary credit)	Stage 2	Security Consultant	
Hea07	Safe Access (1 credit)	Stage 4	Trust / Design Team	1
Ene01	Energy Performance – 1 additional credit + 4 Operational Energy credits	Stage 2	M&E / all	
Tra02	Sustainable travel measures (1 additional credit)	Stage 2-4	Transport consultant to confirm	
Mat02	Env. Product Declarations (1 credit)	Stage 4	Main contractor/Product specifier	3
Mat03	Responsible sourcing (1 additional credits)	Stage 2-4	Main contractor/Product specifier	2
Wst05	Adaptation to climate change report (1 credit)	Stage 2	ARB / external consultant	
LE03	BREEAM Ecology study and improvement strategy (1 additional credit)	Stage 1/2	Ecologist	
Pol02	Local Air Quality (1 credit)	Stage 2-4	M&E	

These potential additional credits should also be viewed in the context of the credit weightings, as follows:

Category	1 credit worth (%)
Management	0.52
Health & Wellbeing	0.78
Energy	0.70
Transport	0.84
Water	0.88
Materials	1.07
Waste	0.60
Land Use & Ecology	1.00
Pollution	0.67
Innovation	1.00

BREEAM NEW CONSTRUCTION V6 CREDIT RESPONSIBILITY MATRIX

The below table sets out currently targeted credits, and the anticipated lead organisation(s) for each issue.

Management 1 Credit = 0.52%				
Credit Ref	Credit Name	Responsibility	Available Credits	Targeted Credits
Man 01	Stakeholder Consultation [Project Delivery]	ACA/Design Team	1	1
	Stakeholder Consultation	ACA/Client	1	1
	Sustainability Champion [Design]	ARB	1	1
	Sustainability Champion [Monitoring Progress]	ARB	1	1
Man 02	Elemental Life Cycle Cost	Client Appt / ARB	2	2
	Component Level LCC Plan	Client Appt / ARB	1	1
	Capital Cost Reporting	Main Contractor	1	1
Man 03	Environmental Management	Main Contractor	1	1
	Sustainability Champion	Not targeted	1	0
	Considerate Construction	Main Contractor	2	2
	Monitoring of Construction Site Impacts	Main Contractor	2	2
Man 04	Commissioning & Responsibilities	M&E	1	1
	Commissioning Building Services	M&E	1	1
	Testing & Inspecting Building Fabric	Client Appt	1	1
	Handover [BUG & Training]	Main Contractor / Design Team	1	1
Man 05	Aftercare Support	Main Contractor	1	1
	Seasonal Commissioning	M&E	1	1
	Post Occupancy Evaluation	Client Appt	1	1

Health & Well-being 1 Credit = 0.78%				
Hea 01	Daylighting		2	0
	Glare Control	ACA	1	1
	View Out	Not targeted	1	0
	Internal & External Lighting	M&E	1	1
Hea 02	Indoor Air Quality Plan	Client appt / ARB	Prerequisite	Prerequisite
	Ventilation	Not targeted	1	0
	VOC Specification	ACA	2	2
	Post-construction indoor air quality measurement	Client Appt	1	1
Hea 04	Thermal Modelling	M&E / modeler	1	1
	Climate Change & thermal comfort	Not targeted	1	0
	Thermal Zoning and Control	M&E	1	1
Hea 05	Acoustic Performance - Sound Insulation	Acoustician	1	1
	Acoustic Performance - Ambient Noise	Acoustician	1	1
	Acoustic Performance – Room acoustics	Acoustician	1	1
Hea 06	Security	ACA / Client appt	1	1+1
Hea 07	Safe Access	Not targeted	1	0
	Outdoor Amenity Space	ACA / client	1	1

Energy 1 Credit = 0.76%				
Credit Ref	Credit Name	Responsibility	Available Credits	Targeted Credits
Ene 01	Reduction of Energy Use and Carbon Emissions	M&E / modeler	9	6
	Operational Energy modelling	M&E / Contractor	4	4
Ene 02	Energy Sub Metering	M&E	1	1
	Energy Sub Metering by Equipment	M&E	1	1
Ene 03	External Lighting	M&E	1	1
Ene 04	Passive Design Analysis	ACA/M&E	1	1
	Free Cooling		1	0
	Low & Zero Carbon Feasibility Study	Client appt / ARB	1	1
Ene 05	Energy Efficient Cold Storage	N/A	n/a	
	Cold Storage and Greenhouse Gas Emissions	N/A	n/a	
Ene 06	Energy Consumption [Lift]	Lift supplier	1	1
	Energy Efficient Features (Lift)	Lift supplier	1	1
Ene 07	Energy Efficient Laboratories	N/A	n/a	
	Energy Efficient Laboratories - Best Practice	N/A	n/a	
Ene 08	Energy Efficient Equipment	Not targeted	2	0

Transport Each Credit is worth 0.84%				
Tra 01	Transport assessment and travel plan	Transport Consultant	2	2
Tra 02	Sustainable transport measures	Transport Consultant	10	5

Water Each Credit is worth 0.78%				
Wat 01	Water Consumption of sanitaryware	M&E	5	3
Wat 02	Water Monitoring	M&E	1	1
Wat 03	Flow Control (solenoid/PIR etc.)	M&E	1	1
	Leak Detection System	M&E	1	1
Wat 04	Water Efficient Equipment	N/A	1	0

Materials Each Credit is worth 1.07%				
Mat 01	Building life cycle assessment	Not targeted	7+1	0
Mat 02	Environmental Product Declarations	Not targeted	1	0
Mat 03	Sustainable Procurement Plan	Client appt / ARB	1	1
	Responsible Sourcing of Materials	Main Contractor	3	2
Mat 05	Designing for Durability and Resilience	ACA	1	1
Mat 06	Material Efficiency	ACA	1	1

Waste Each Credit is worth 0.6%				
Wst 01	Construction Resource Efficiency	Main Contractor	3	2
	Diversion of Resources from Landfill	Main Contractor	1	1
	Pre-demolition audit	Main Contractor	1	1
Wst 02	Recycled Aggregates	Not targeted	1	0
Wst 03	Operational Waste	ACA	1	1
Wst 04	Speculative Finishes	n/a		
Wst 05	Adaptation to Climate Change	Client Appt	1	1
Wst 06	Functional Adaptability	ACA	2	2

Credit Ref	CreditName	Responsibility	Available	Baseline Credits
Land Use & Ecology				
Each Credit is worth 1%				
LE01	Previously Occupied Land	ACA	1	1
	Contaminated Land	Geotechnical	1	0
LE02	Ecological risks and opportunities	Ecologist	2	2
LE03	Managing impacts on ecology	Ecologist	3	2
LE04	Ecological change and enhancement	Ecologist	4	3
LE05	Long Term Impact on Biodiversity	Ecologist	2	2

Pollution				
Each Credit is worth 0.67%				
Pol01	Impact of Refrigerants		3	0
Pol02	Local air quality	M&E	2	1
Pol03	Flood Risk	Structural / Drainage	2	2
	Surface Water Run Off	Structural / Drainage	2	2
	Minimising Watercourse Pollution	Structural / Drainage	1	0
Pol04	Reduction of Night Time Light Pollution	M&E	1	1
Pol05	Noise Pollution	Acoustician / M&E	1	1

Exemplary Credits				
Each Credit is worth 1%				
Man 03	Responsible Construction Practices CCS40	Not targeted	1	0
Man 05	Aftercare Three Years Data Collection	Not targeted	1	0
Hea 01	Visual Comfort [Daylighting]	Not targeted	1	0
Hea 02	Indoor Air Quality [VOC Levels]	Not targeted	2	TBC
Hea06	Security	ACA / Client appt	1	1
Ene 01	Reduction of Energy Use and Carbon Emissions	Not targeted	5	0
Wat 01	Water Consumption	Not targeted	1	0
Mat 01	Life Cycle Impacts	Not targeted	3	0
Mat 03	Responsible Sourcing of Materials	Not targeted	1	0
Wst 01	Construction Waste Management	Not targeted	1	0
Wst 02	Recycled Aggregates	Not targeted	1	0
Wst 05	Adaptation to Climate Change	Not targeted	1	0

BREEAM V6 TIMELINE

BREEAM New Construction 2018 Assessment & Actions Timeline

Section	Sub credits	Plan of Work						
		Strategic Definition	Preparation and Brief	Concept Design	Developed Design	Technical Design	Construction	Handover and Close Out
Man 01	Project brief and design	Project delivery planning						
		Stakeholder consultation						
		BREEAM Advisory Professional			maximise project performance	maximise project performance		
Man 02	Life cycle cost and service life planning	Life cycle cost			elemental LCC		Component level LCC options	
		Capital cost reporting						
Man 03	Responsible construction practices	Environmental management						
		BREEAM Advisory Professional						
		Responsible construction management						
Man 04	Commissioning and handover	Monitoring of construction site impacts						
		Commissioning-testing schedule and responsibilities						
Man 05	Aftercare	Handover					Building user guides and training schedules prepared	Building user guides and training schedules prepared
Section	Sub credits	Plan of Work						
Strategic Definition	Preparation and Brief	Concept Design	Developed Design	Technical Design	Construction	Handover and Close Out		
Hea 01	Visual comfort							
Hea 02	Indoor air quality			indoor air quality plan				
Hea 04	Thermal comfort							
Hea 05	Acoustic performance			Acoustician appointment				
Hea 06	Security							
Hea 07	Safe and healthy surroundings							
Section	Sub credits	Plan of Work						
Strategic Definition	Preparation and Brief	Concept Design	Developed Design	Technical Design	Construction	Handover and Close Out		
Ene 01	Reduction of energy use and carbon							
Ene 02	Energy monitoring							
Ene 03	External lighting							
Ene 04	Low carbon design	Passive design			passive design analysis			
		Low and zero carbon technologies feasibility			feasibility study			
Ene 05	Energy efficient cold storage	Refrigeration energy consumption			strategy for design and installation			
Ene 06	Energy efficient transportation systems							
Ene 07	Energy efficient laboratory systems	Design specification			client engagement			
Ene 08	Energy efficient equipment							
Section	Sub credits	Plan of Work						
Strategic Definition	Preparation and Brief	Concept Design	Developed Design	Technical Design	Construction	Handover and Close Out		
Tra 01	Transport assessment and travel plan		Travel plan					
Tra 02	Sustainable transport measures		Consultation with local authority (option 8 only)					
Section	Sub credits	Plan of Work						
Strategic Definition	Preparation and Brief	Concept Design	Developed Design	Technical Design	Construction	Handover and Close Out		
Wat 01	Water consumption							
Wat 02	Water monitoring							
Wat 03	Water leak detection							
Wat 04	Water efficient equipment							

Section	Sub credits	Plan of Work						
		Strategic Definition	Preparation and Brief	Concept Design	Developed Design	Technical Design	Construction	Handover and Close Out
Mat 01	Environmental impacts from construction products - Building life cycle assessment			Building LCA submission		Building LCA submission		
Mat 02	Environmental impacts from construction products						Installation of certified products	
Mat 03	Responsible sourcing of materials	sustainable procurement plan	Sustainable procurement plan	Review sustainable procurement plan	Review sustainable procurement plan			
Mat 05	Designing for durability and resilience							
Mat 06	Material efficiency		Stage actions	Stage actions	Stage actions	Stage actions	Stage actions	
Section	Sub credits	Plan of Work						
Section	Sub credits	Strategic Definition	Preparation and Brief	Concept Design	Developed Design	Technical Design	Construction	Handover and Close Out
Wst 01	Construction waste management			Pre-demolition audit				
Wst 02	Use of recycled and sustainably sourced aggregates							
Wst 03	Operational waste							
Wst 04	Speculative finishes							
Wst 05	Adaptation to climate change			Climate adaptation strategy appraisal		Update on Climate adaptation strategy appraisal		
Wst 06	Design for disassembly and adaptability	Design for disassembly and functional adaptability		Disassembly and functional adaptation study				
		Adaptability: Potential for natural ventilation						
Section	Sub credits	Plan of Work						
Section	Sub credits	Strategic Definition	Preparation and Brief	Concept Design	Developed Design	Technical Design	Construction	Handover and Close Out
LE 01	Site selection	Previously occupied land						
		Contaminated land						
LE 02	Identifying and understanding the risks and opportunities for the site	Survey and evaluation						
		Determining the site wide outcomes						
LE 03	Managing negative impacts on ecology							
LE 04	Enhancing site ecology							
LE 05	Long term ecology management and maintenance							
Section	Sub credits	Plan of Work						
Section	Sub credits	Strategic Definition	Preparation and Brief	Concept Design	Developed Design	Technical Design	Construction	Handover and Close Out
Pol 01	Impact of refrigerants							
Pol 02	Local air quality							
Pol 03	Flood and surface water management							
Pol 04	Reduction of night time light pollution							
Pol 05	Reduction of noise pollution							

	Design or management influence
	Design or client decision
	Design or management changes at a high cost
	No further changes can be made
	RIBA stage stipulated within BREEAM criteria.

DETAILS OF TARGETED CREDITS BY BREEAM SECTION

This section sets out details of the targeted credits in each section, credit requirements and criteria), and design team comments. This should be read in conjunction with the BREEAM New Construction V6 Technical Manual (SD5079), which provides full details of the evidence required to demonstrate compliance with each credit targeted. It is based on the pre-assessment exercise and communications with the design team conducted in April 2023.

Building name	Community Diagnostic Centre
Building score (%)	70.20%
Building rating	Excellent
Minimum standards level achieved	Outstanding level

MANAGEMENT

Man 01 Project brief and design

No. of BREEAM credits available	4	Available contribution to overall score	2.10%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Project delivery planning	Yes	1	1
Stakeholder consultation (interested parties)	Yes	1	1
Prerequisite: Have the client and the contractor formally agreed performance targets?	Yes		
BREEAM Advisory Professional (Concept Design)	Yes	1	1
BREEAM Advisory Professional (Developed Design)	Yes	1	1

Total BREEAM credits achieved	4
Total contribution to overall building score	2.10%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

Man 02 Life cycle cost and service life planning

No. of BREEAM credits available	4	Available contribution to overall score	2.10%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	No

Assessment Criteria

Assessment Criteria	Compliant?	Credits available	Credits achieved
Elemental LCC	Yes	2	2
Component level LCC options appraisal	Yes	1	1
Capital cost reporting	Yes	1	1
Capital cost of the project	£1,500	£/m ²	

Total BREEAM credits achieved	4
Total contribution to overall building score	2.10%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

Man 03 Responsible construction practices

No. of BREEAM credits available	6	Available contribution to overall score	3.14%
No. of BREEAM exemplary credits available	1	Minimum standards applicable	Yes

Assessment Criteria	Compliant?	Credits available	Credits achieved	
Prerequisite: Are all timber and timber-based products used during the construction process of the project 'legally harvested and traded timber'?	Yes			
Prerequisite: Does the party managing the construction site operate an Environmental Management System?	Yes			
Environmental management	Yes	1	1	
Prerequisite: Have the client and the contractor formally agreed performance targets?	Yes			
BREEAM Advisory Professional (site)		1	0	
Responsible construction management	2	2	2	
Monitoring of construction site impacts	Yes			
Utility consumption	Yes	1	1	Note: The KPI dat:
Transport of construction materials and waste	Yes	1	1	Note: The KPI dat:
Exemplary level criteria - Responsible construction management		1	0	

Key Performance Indicators: Construction site energy use

Energy consumption (total) - site processes	999	kWh
Energy consumption (intensity) - site processes	999	kWh/project value
Distance (total) - materials transport to site		km
Distance (total) - waste transport from site		km

Key Performance Indicators: Construction site greenhouse gas emissions

Process greenhouse gas emissions (total) - site processes	999	KgCO ₂ -eq
Carbon dioxide emissions (intensity) - site processes	999	KgCO ₂ -eq/project value
Carbon dioxide emissions (total) - materials transport to site		KgCO ₂ -eq
Carbon dioxide emissions (total) - waste transport from site		KgCO ₂ -eq
Carbon dioxide emissions (intensity) - materials transport to site		KgCO ₂ -eq/project value
Carbon dioxide emissions (intensity) - waste transport from site		KgCO ₂ -eq/project value

Key Performance Indicators: Construction site use of freshwater resources

Use of potable water resource (total) - site processes		m ³
Use of potable water resource (intensity) - site processes		m ³ /£100k

Total BREEAM credits achieved	5
Total contribution to overall building score	2.62%
Total BREEAM exemplary credits achieved	0
Minimum standard(s) level	Outstanding level

Assessor comments/notes:

Man 04 Commissioning and handover

No. of BREEAM credits available	4	Available contribution to overall score	2.10%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	Yes

Assessment Criteria	Compliant?	Credits available	Credits achieved
Commissioning and testing schedule and responsibilities	Yes	1	1
Commissioning - design and preparation	Yes	1	1
Testing and inspecting building fabric	Yes	1	1
Handover - Has a Building User Guide been developed prior to handover?	Yes		
Handover - Has a training schedule been prepared for building occupiers/managers?	Yes	1	1

Total BREEAM credits achieved	4
Total contribution to overall building score	2.10%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	Outstanding level

Assessor comments/notes:

Man 05 Aftercare

No. of BREEAM credits available	3	Available contribution to overall score	1.57%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	Yes

Is this a speculative development?	No		
Assessment Criteria	Compliant?	Credits available	Credits achieved
Aftercare support	Yes	1	1
Commissioning - implementation	Yes	1	1
Post occupancy evaluation	Yes	1	1
The client or building occupier commits funds to pay for the POE in advance	Yes		

Total BREEAM credits achieved	3
Total contribution to overall building score	1.57%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	Outstanding level

Assessor comments/notes:

HEALTH & WELLBEING

Hea 01 Visual Comfort

No. of BREEAM credits available	5	Available contribution to overall score	3.89%
No. of BREEAM exemplary credits available	2	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Control of glare from sunlight	Yes	1	1
Daylighting (building type dependent)		2	0
View out	No	1	0
Internal and external lighting levels, zoning and controls	Yes	1	1

Exemplary level daylighting	No	1	0
Exemplary level criteria - Internal and external lighting levels, zoning and control	No	1	0

Total BREEAM credits achieved	2
Total contribution to overall building score	1.56%
Total BREEAM exemplary credits achieved	0
Minimum standard(s) level	N/A

Assessor comments/notes:

Hea 02 Indoor Air Quality

No. of BREEAM credits available	4	Available contribution to overall score	3.11%
No. of BREEAM exemplary credits available	1	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Prerequisite: Indoor air quality (IAQ) plan	Yes		
Are you complying with the Ventilation criteria?	No	1	0

Specify the type of ventilation			
Are carbon dioxide (CO2) sensors installed in all relevant areas?			
Number of sensors			
Net Internal Area of relevant areas covered by sensors			
Coverage of sensors			
Emissions from construction products	2	2	2
Sampling of TVOC and formaldehyde levels in post-construction	Yes	1	1
Formaldehyde levels (sampling to follow ISO 16000-2 or ISO 16000-3) over 30-minute average	44		
TVOC levels (sampling to follow ISO 16000-5 and ISO 16000-6 or ISO 16017-1) over 8-hour average	44		
Exemplary level criteria: Emissions from construction products		1	0

Key Performance Indicators: Indoor air quality

Formaldehyde concentration	44	µg/m ³
Total volatile organic compound (TVOC) concentration	44	µg/m ³

Total BREEAM credits achieved	3
Total contribution to overall building score	2.33%
Total BREEAM exemplary credits achieved	0
Minimum standard(s) level	N/A

Assessor comments/notes:

Hea 04 Thermal comfort

No. of BREEAM credits available	3	Available contribution to overall score	2.33%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	No

Assessment Criteria

Assessment Criteria	Compliant?	Credits available	Credits achieved
Thermal modelling	Yes	1	1
Design for future thermal comfort		1	0
Thermal zoning and control	Yes	1	1

For a projected
climate scenario

Key Performance Indicators		Thermal comfort
Predicted Mean Vote (PMV)		
Predicted Percentage Dissatisfied (PPD)		

Total BREEAM credits achieved	2
Total contribution to overall building score	1.56%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

Hea 05 Acoustic Performance

No. of BREEAM credits available	3	Available contribution to overall score	2.33%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	No

Criteria performance requirements or SQA bespoke requirements?

Assessment Criteria

	Credits	Credits available	Credits achieved
Sound insulation	1	1	1
Indoor ambient noise level	Yes	1	1
Room acoustics	Yes	1	1

Total BREEAM credits achieved	3
Total contribution to overall building score	2.33%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

Hea 06 Security

No. of BREEAM credits available	1	Available contribution to overall score	0.78%
No. of BREEAM exemplary credits available	1	Minimum standards applicable	No

Assessment Criteria

	Compliant?	Credits available	Credits achieved
Security of site and building	Yes	1	1
Exemplary level criteria	Yes	1	1

Total BREEAM credits achieved	1
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Total contribution to overall building score	0.78%
Total BREEAM exemplary credits achieved	1
Minimum standard(s) level	N/A

Assessor comments/notes:

Hea 07 Safe & Healthy Surroundings

No. of BREEAM credits available	2	Available contribution to overall score	1.56%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	No
Assessment Criteria		Compliant?	Credits available
	Safe Access	No	0
	Outside Space	Yes	1
Total BREEAM credits achieved	1		
Total contribution to overall building score	0.78%		
Total BREEAM exemplary credits achieved	N/A		
Minimum standard(s) level	N/A		

Assessor comments/notes:

ENERGY

Ene 01 Reduction of energy use and carbon emissions

No. of BREEAM credits available	13	Available contribution to overall score	9.04%
No. of BREEAM exemplary credits available	5	Minimum standards applicable	Yes

Country of the UK where the building is located: **England**

Energy performance - Assessment Criteria	Actual	Notional	
Total BREEAM credits achieved	6		
Photovoltaic systems			kWh/m ²
Wind turbines			kWh/m ²
CHP generators			kWh/m ²
Solar thermal systems			kWh/m ²
Building energy demand			MJ/m ² yr

Note: Credits can only be calculated via the online BREEAM

Building primary energy consumption			kWh/m ² yr
Building CO ₂ -eq emissions			KgCO ₂ -eq/m ² yr
Does this building contain areas that require a SAP assessment?			
What % of the building's total floor area (GIA) does it apply to?			
SAP Building energy demand			MJ/m ² yr
SAP Building primary energy consumption			kWh/m ² yr
SAP Building CO ₂ -eq emissions			KgCO ₂ -eq/m ² yr

Building Score

Total BREEAM credits achieved	6
Heating and cooling demand energy performance ratio (EPRdem)	0.000
Primary consumption energy performance ratio (EPRpc)	0.000
CO ₂ -eq energy performance ratio (EPRCO ₂ -eq)	0.000
Overall building energy performance ratio (EPRnc)	0.000
% improvement over building regulations (CO ₂ -eq)	0.00

Assessment criteria (exemplary credits)

Assessment criteria (exemplary credits)	Compliant?	Credits available	Credits achieved
Zero net CO ₂ -eq emissions	Please select	3	0
Equivalent % of additional emissions from unregulated energy that are offset by LZC sources			
Is the building designed to be carbon negative?			
If the building is defined as 'carbon negative' what is the total (modelled) renewable/carbon neutral energy generated and exported?		kWh/yr	

Prediction of operational energy consumption - Assessment criteria

Prediction of operational energy consumption - Assessment criteria	Compliant?	Credits available	Credits achieved
Has a passive design analysis been carried out?	Yes		
Have you undertaken detailed energy modelling (including scenario analysis) to predict operational energy consumption?	Yes	4	4
Have you reported predicted energy consumption targets?	Yes		
Have you demonstrated that scenario analysis has informed improvements to the design, operational, maintenance and handover strategies?	Yes		
Has the operational energy performance of the building been substantially improved?			

Post-occupancy evaluation (exemplary credits) - Assessment criteria (exemplary credits)

Post-occupancy evaluation (exemplary credits) - Assessment criteria (exemplary credits)	Compliant?	Credits available	Credits achieved
Has the maximum credit score been achieved in Ene 02 Energy monitoring?	Yes	2	0
Has the client or building occupier committed funds to pay for the post-occupancy evaluation?	Please select		
Has the energy model been submitted to BRE or retained by the building owner/named third party?	Please select		

Total BREEAM credits achieved	10
Total contribution to overall building score	6.96%
Total BREEAM exemplary credits achieved	0

Minimum standard(s) level Outstanding level

Assessor comments/notes:

Ene 02 Energy monitoring

No. of BREEAM credits available	2	Available contribution to overall score	1.39%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	Yes

Assessment criteria

	Compliant?	Credits available	Credits achieved
Sub-metering of end use categories	Yes	1	1
Sub-metering of high energy load and tenancy areas	Yes	1	1

Total BREEAM credits achieved	2
Total contribution to overall building score	1.39%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	Outstanding level

Assessor comments/notes:

Ene 03 External lighting

No. of BREEAM credits available	1	Available contribution to overall score	0.70%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	No

Assessment criteria

	Compliant?	Credits available	Credits achieved
External lighting has been designed out	No		
Is external lighting specified in accordance with the relevant criteria?	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.70%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

Ene 04 Low carbon design

No. of BREEAM credits available	3	Available contribution to overall score	2.09%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	No

Assessment criteria	Compliant?	Credits available	Credits achieved
Has the first credit within Hea 04 been achieved?	Yes		
Passive design analysis	Yes	1	1
Free cooling		1	0
Low and zero carbon technologies	Yes	1	1

Key Performance Indicators - Low and/or zero carbon energy generation

Total on-site and/or near-site LZC energy generation	<input type="text"/>	kWh/yr
Expected energy demand and CO ₂ -eq emissions reduction resulting from passive design measures as a percentage	Energy	<input type="text"/> kWh/m ² yr
	CO ₂ emissions	<input type="text"/> KgCO ₂ -eq/m ² yr
Expected energy demand and CO ₂ -eq emissions reduction resulting from passive design measures as a percentage	Energy	<input type="text"/> %
	CO ₂ emissions	<input type="text"/> %
Expected reduction in CO ₂ -eq emissions resulting from the LZC technologies	<input type="text"/>	KgCO ₂ -eq/m ² yr
Expected reduction in CO ₂ -eq emissions resulting from the LZC technologies as a percentage	<input type="text"/>	%

Total BREEAM credits achieved	2
Total contribution to overall building score	1.39%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

Ene 05 Energy efficient cold storage

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM exemplary credits available	N/A	Minimum standards applicable	N/A

Assessment criteria

	Compliant?	Credits available	Credits achieved
Refrigeration energy consumption		N/A	N/A
Indirect greenhouse gas emissions		N/A	N/A

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

Ene 06 Energy efficient transportation systems

No. of BREEAM credits available	2	Available contribution to overall score	1.39%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	N/A

Assessment criteria	Compliant?	Credits available	Credits achieved
Energy consumption	Yes	1	1
Energy efficient features - Lifts	Yes	1	1
Energy efficient features - Escaltors or moving walks			

Total BREEAM credits achieved	2
Total contribution to overall building score	1.39%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

Ene 07 Energy efficient laboratory systems

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM exemplary credits available	N/A	Minimum standards applicable	N/A

Assessment criteria	Compliant?	Credits available	Credits achieved
Design specification			
Laboratory containment devices and containment areas			
Best practice energy efficient measures (table 33)			
Fume cupboard volume flow rates			
Grouping / isolation of high filtration/ventilation activities			
Energy recovery - heat			
Energy recovery - cooling			
Grouping of cooling loads			

	Free cooling	
	Load responsiveness	
	Clean rooms	
	Diversity	
	Room air-change rates	
	Fan power	

Total BREEAM credits achieved	0
Total contribution to overall building score	N/A
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

Ene 08 Energy efficient equipment

No. of BREEAM credits available	2	Available contribution to overall score	1.39%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	No

Assessment criteria

	Present?	Major impact
Swimming pool present?		
Laundry facilities with commercial-sized appliances present?		
Data centre present?		
IT-intensive operating areas present?		
Domestic scale appliances (individual and communal facilities) present?		
Healthcare equipment present?	Yes	
Kitchen and catering facilities present?		
Other contributors		

	Compliant	Credits available	Credits achieved
Significant majority contributors BREEAM compliant		2	0

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

TRANSPORT

Tra 01 Transport assessment and travel plan

No. of BREEAM credits available	2	Available contribution to overall score	1.67%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant	Credits available	Credits achieved
Travel plan	Yes	2	2
Total BREEAM credits achieved		2	
Total contribution to overall building score		1.67%	
Total BREEAM exemplary credits achieved		N/A	
Minimum standard(s) level		N/A	

Assessor comments/notes:

Tra 02 Sustainable transport measures

No. of BREEAM credits available	10	Available contribution to overall score	8.33%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Prerequisite	Yes		
Location type (based on existing AI)	25 ≤ AI < 40 (urban centres)		
Number of points achieved overall	5	10	7
Total BREEAM credits achieved		7	
Total contribution to overall building score		5.83%	
Total BREEAM exemplary credits achieved		N/A	

Minimum standard(s) level N/A

Assessor comments/notes:

**Check AI for pre-requisite

WATER

Wat 01 Water Consumption

No. of BREEAM credits available	5	Available contribution to overall score	4.38%
No. of BREEAM exemplary credits available	1	Minimum standards applicable	Yes

Assessment Criteria	Compliant?	Credits available	Credits achieved
Are all water components subject to clinical requirements?	No		
Please select the calculation procedure used	Standard approach		
Credits awarded	3	5	3
Exemplary performance		1	0

Standard approach data

Water Consumption from building micro-components		L/person/day
Water demand met via greywater/rainwater sources		L/person/day
Total net water consumption		L/person/day
Improvement on baseline performance		%

Key Performance Indicator - use of freshwater resource

Total net Water Consumption		m ³ /person/yr
Default building occupancy		

Alternative approach data

Overall microcomponent performance level achieved	
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Total BREEAM credits achieved	3
Total contribution to overall building score	2.63%
Total BREEAM exemplary credits achieved	0
Minimum standard(s) level	Outstanding level

Assessor comments/notes:

Wat 02 Water Monitoring

No. of BREEAM credits available	1	Available contribution to overall score	0.88%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	Yes

Assessment Criteria

Assessment Criteria	Compliant?	Credits available	Credits achieved
Water meter on the mains water supply to each building	Yes	1	1
Sub-metering/monitoring equipment on supply to plant/building areas	Yes		
Pulsed output or other open protocol communication output and BMS connection	Yes		
The water monitoring strategy used enables the identification of all water consumption for sanitary uses as assessed under Wat 01 (L/person/day)	Yes		

Total BREEAM credits achieved	1
Total contribution to overall building score	0.88%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	Outstanding level

Assessor comments/notes:

Wat 03 Water Leak Detection and Prevention

No. of BREEAM credits available	2	Available contribution to overall score	1.75%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	No

Assessment Criteria

Assessment Criteria	Compliant?	Credits available	Credits achieved
Leak detection system	Yes	1	1
Flow control devices	Yes	1	1

Total BREEAM credits achieved	2
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Total contribution to overall building score	1.75%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

Wat 04 Water Efficient Equipment

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM exemplary credits available	N/A	Minimum standards applicable	N/A

Assessment Criteria Compliant? Credits available Credits achieved

Water efficient consumption			
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Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

MATERIALS

Mat 01 Environmental impacts from construction products - Building life cycle assessment (LCA)

No. of BREEAM credits available	7	Available contribution to overall score	7.50%
No. of BREEAM exemplary credits available	3	Minimum standards applicable	No

Assessment Criteria Compliant? Credits available Credits achieved

Total Mat 01 credits achieved - taken from the Mat 01/02 Results Submission Tool		7	0
Total Exemplary credits achieved - taken from the Mat 01/02 Results Submission Tool		3	0

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM exemplary credits achieved	0
Minimum standard(s) level	N/A

Assessor comments/notes:

Mat 02 Environmental impacts from construction products - Environmental Product Declarations (EPD)

No. of BREEAM credits available	1	Available contribution to overall score	1.07%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Mat 02 credit achieved - Taken from the Mat 01/02 Results Submission Tool.		1	0

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

Mat 03 Responsible sourcing of construction products

No. of BREEAM credits available	4	Available contribution to overall score	4.29%
No. of BREEAM exemplary credits available	1	Minimum standards applicable	Yes

Assessment Criteria	Compliant	Credits available	Credits achieved
Prerequisite - All timber and timber based products are 'Legally harvested and traded timber'	Yes		
Has the enabling sustainable procurement credit been achieved?	Yes	1	1
Mat 03 minimum scope level	plus Substructure and hard landscaping / Internal Finishes		
Percentage of available for percentage of RSM points achieved	20.00%	3	2
Exemplary level performance		1	0

Total BREEAM credits achieved	3
Total contribution to overall building score	3.21%
Total BREEAM exemplary credits achieved	0
Minimum standard(s) level	Outstanding level

Assessor comments/notes:

Mat 05 Designing for durability and resilience

No. of BREEAM credits available	1	Available contribution to overall score	1.07%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	N/A

Assessment Criteria

	Compliant?	Credits available	Credits achieved
Protecting vulnerable parts of the building from damage and exposed parts of the building from material degradation	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	1.07%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

Mat 06 Material efficiency

No. of BREEAM credits available	1	Available contribution to overall score	1.07%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Material optimisation measures investigated and implemented at all relevant stages	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	1.07%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

WASTE

Wst 01 Construction Waste Management

No. of BREEAM credits available	5	Available contribution to overall score	3.00%
No. of BREEAM exemplary credits available	1	Minimum standards applicable	Yes

Assessment Criteria	Compliant?	Credits available	Credits achieved
Is demolition occurring under the developer's ownership for the purpose of enabling the assessed development?	Yes		
Pre-demolition audit	Yes	1	1
Compliant Resource Management Plan	Yes	3	2
Have waste materials been sorted into separate key waste groups?	Yes	1	0
Exemplary level criteria			
BREEAM exemplary level benchmark		1	0

Simple Buildings - Assessment Criteria	Compliant?	Credits available	Credits achieved
Pre-demolition audit			
Construction resource efficiency - compliant Resource Management Plan			
RMP measurements and reporting			
Diversion of resources from landfill			
Exemplary level criteria			
BREEAM exemplary level benchmark			

Key Performance Indicators - Construction Waste

Measure/units for the data being reported	tonnes	
Non-hazardous construction waste (excluding demolition/excavation) - fill in to award "Construction resource efficiency" credits	6.00	tonnes/100m2
Total non-hazardous construction waste generated	6.00	tonnes
Non-hazardous non-demolition construction waste diverted from landfill - fill in to award diversion from landfill credit	90.00	%
Total non-hazardous non-demolition construction waste diverted from landfill		tonnes
Non-hazardous demolition waste diverted from landfill - fill in to award diversion of landfill credit		%
Total non-hazardous demolition waste generated		tonnes
Total non-hazardous demolition waste to disposal		tonnes
Non-hazardous excavation waste diverted from landfill - fill in to award credit		%
Material for reuse		tonnes
Material for recycling		tonnes
Material for energy recovery		tonnes
Hazardous waste to disposal		tonnes

Total BREEAM credits achieved	3
Total contribution to overall building score	1.80%
Total BREEAM exemplary credits achieved	0
Minimum standard(s) level	Outstanding level

Assessor comments/notes:

Wst 02 Use of recycled and sustainably sourced aggregates

No. of BREEAM credits available	1	Available contribution to overall score	0.60%
No. of BREEAM exemplary credits available	1	Minimum standards applicable	No

Assessment Criteria

Assessment Criteria	Compliant?	Credits available	Credits achieved
Is demolition occurring under the developer's ownership for the purpose of enabling the assessed development?	Yes		
Pre-demolition audit	Yes		
Projects Sustainable Aggregate points	6	1	1
Exemplary performance credit		1	0

Key Performance Indicators

Total quantity of aggregate		Units - tonnes
% of high - grade aggregate that is recycled/ secondary aggregate by application		%

Total BREEAM credits achieved	1
Total contribution to overall building score	0.60%
Total BREEAM exemplary credits achieved	0
Minimum standard(s) level	N/A

Assessor comments/notes:

Wst 03 Operational Waste

No. of BREEAM credits available	1	Available contribution to overall score	0.60%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	Yes

Assessment Criteria

Assessment Criteria	Compliant?	Credits available	Credits achieved
Compliant recycling and non-recyclable waste storage allocated	Yes	1	1
Static waste compactor(s) or baler(s)	N/A		

Vessel(s) for composting suitable organic waste and water outlet	N/A
NHS compliant operational waste facilities provided	Yes

Total BREEAM credits achieved	1
Total contribution to overall building score	0.60%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	Outstanding level

Assessor comments/notes:

Wst 04 Speculative finishes (Offices only)

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM exemplary credits available	N/A	Minimum standards applicable	N/A

Assessment Criteria	Compliant?	Credits available	Credits achieved

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

Wst 05 Adaptation to climate change

No. of BREEAM credits available	1	Available contribution to overall score	0.60%
No. of BREEAM exemplary credits available	1	Minimum standards applicable	N/A

Assessment Criteria	Compliant?	Credits available	Credits achieved
Resilience of structure, fabric, building services and renewables installation	Yes	1	1
Exemplary level - responding to climate change		1	0

Total BREEAM credits achieved	1
Total contribution to overall building score	0.60%
Total BREEAM exemplary credits achieved	0
Minimum standard(s) level	N/A

Assessor comments/notes:

Wst 06 Design for disassembly and adaptability

No. of BREEAM credits available	2	Available contribution to overall score	1.20%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	N/A

Assessment Criteria	Compliant?	Credits available	Credits achieved
Design for disassembly and functional adaptability - recommendations	Yes	1	1
Disassembly and functional adaptability - implementation	Yes	1	1

Total BREEAM credits achieved	2
Total contribution to overall building score	1.20%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

LAND USE & ECOLOGY

LE 01 Site Selection

No. of BREEAM credits available	2	Available contribution to overall score	2.00%
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No. of BREEAM exemplary credits available	0	Minimum standards applicable	No
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Assessment Criteria	Compliant?	Credits available	Credits achieved
Percentage of proposed development's footprint on previously occupied land	75.00%	1	1
Contaminated land		1	0

Total BREEAM credits achieved	1
Total contribution to overall building score	1.00%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

LE 02 Ecological risks and opportunities

No. of BREEAM credits available	2	Available contribution to overall score	2.00%
No. of BREEAM exemplary credits available	1	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Assessment route selection	Comprehensive		
Prerequisite - Statutory obligations	Yes		
Survey and Evaluation	Yes	2	2
Determining ecological outcomes	Yes		
Exemplary level - Wider site sustainability	Please select	1	0

Total BREEAM credits achieved	2
Total contribution to overall building score	2.00%
Total BREEAM exemplary credits achieved	0
Minimum standard(s) level	N/A

Assessor comments/notes:

LE 03 Managing impacts on ecology

No. of BREEAM credits available	3	Available contribution to overall score	3.00%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Assessment route	Comprehensive		
Prerequisite - Ecological risks and opportunities	Yes		
Planning and measures on-site	Yes	1	1
Managing negative impacts	1	2	1

Total BREEAM credits achieved	2
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Total contribution to overall building score	2.00%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

LE 04 Ecological change and enhancement

No. of BREEAM credits available	4	Available contribution to overall score	4.00%
No. of BREEAM exemplary credits available	1	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Assessment route	Comprehensive		
Prerequisite - Managing negative impacts on ecology	Yes		
Change and enhancement of ecology (Foundation route only)		0	0
Ecological enhancement (Comprehensive route only)	Yes	1	1
Change and enhancement of ecology (Comprehensive route only)	2	3	2
Exemplary level criteria (Comprehensive route only)	Please select	1	0

Total BREEAM credits achieved	3
Total contribution to overall building score	3.00%
Total BREEAM exemplary credits achieved	0
Minimum standard(s) level	N/A

Assessor comments/notes:

LE 05 Long term ecology management and maintenance

No. of BREEAM credits available	2	Available contribution to overall score	2.00%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Assessment route	Comprehensive		
Prerequisite - Statutory obligations, planning and site implementation	Yes		
Management and maintenance throughout the project	Yes	1	1
Landscape and ecology management plan	Yes	1	1

Total BREEAM credits achieved	2
Total contribution to overall building score	2.00%

Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

POLLUTION

Pol 01 Impact of refrigerants

No. of BREEAM credits available	3	Available contribution to overall score	2.00%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	No

Assessment Criteria

Assessment Criteria	Compliant?	Credits available	Credits achieved
Refrigerant containing systems installed in the assessed building? All systems (with electric compressors) comply with BS EN 378:2016 (parts 2 and 3) and (where applicable) Institute of Refrigeration Ammonia Refrigeration Systems code of practice?	<input type="checkbox"/>	2	0
Total Direct Effect Life Cycle CO ₂ -eq/kW emissions from the system Global Warming Potential of the specified refrigerant(s) 10 or less?	<input type="checkbox"/>		

Leak Detection

Are all the systems hermetically sealed? BREEAM compliant automatic refrigerant leak detection system installed and able to manage the remaining refrigerant charge	<input type="checkbox"/>	1	0
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Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

Pol 02 Local air quality

No. of BREEAM credits available	2	Available contribution to overall score	1.33%
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No. of BREEAM exemplary credits available	0	Minimum standards applicable	No
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Assessment Criteria

Assessment Criteria	Compliant	Credits available	Credits achieved
Is the project required to connect to a District Heating system, and it supplies all heating and hot water demands to the building?	No		
How many credits have been achieved?	1	2	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.67%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

Pol 03 Flood and surface water management

No. of BREEAM credits available	5	Available contribution to overall score	3.33%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	No

Assessment Criteria

Assessment Criteria	Compliant?	Credits available	Credits achieved
Has an appropriate consultant demonstrated and confirmed the development's compliance with all sought credits?	Yes		
Has a site-specific flood risk assessment been conducted?	Yes		
Annual probability of flooding		2	2
To increase the resilience and resistance of the development to flooding...			
Has the pre-requisite for the Surface Water Run-Off credits been achieved?	Yes		
Has the Surface Water Run-Off - Rate credit been achieved?	Yes	1	1
Flooding of property will not occur in the event of local drainage system failure	Yes		
Has the Surface Water Run-Off - Volume credit been achieved?	Yes	1	1
Minimising watercourse pollution		1	0

Total BREEAM credits achieved	4
Total contribution to overall building score	2.67%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

Pol 04 Reduction of night time light pollution

No. of BREEAM credits available	1	Available contribution to overall score	0.67%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
External lighting has been designed out	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.67%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

Pol 05 Reduction of noise pollution

No. of BREEAM credits available	1	Available contribution to overall score	0.67%
No. of BREEAM exemplary credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant	Credits available	Credits achieved
Noise-sensitive areas/buildings within 800m radius of the development	Yes		
Is the site compliant with all relevant criteria?	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.67%
Total BREEAM exemplary credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

INNOVATION

Inn 01 Innovation

No. of BREEAM innovation credits available	10	Available contribution to overall score	10.00%
		Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Man 01 BREEAM AP - Simple Buildings only	N/A	N/A	N/A
Man 03 Responsible construction practices	No	1	0
Hea 01 Visual Comfort	No	2	0
Hea 02 Indoor Air Quality	No	1	0
Hea 06 Security	Yes	1	1
Ene 01 Reduction of energy use and carbon emissions	No	5	0
Wat 01 Water Consumption	No	1	0

Mat 01 Environmental impacts from construction products - Building LCA	No	3	0
Mat 03 Responsible Sourcing of Materials	No	1	0
Wst 01 Construction Waste Management	No	1	0
Wst 01 Construction Waste Management - Simple Buildings only	N/A	N/A	N/A
Wst02 Recycled Aggregates	No	1	0
Wst 05 Adaptation to climate change	No	1	0
LE 02 Identifying and understanding the risks and opportunities for the site	No	1	0
LE 04 Change and enhancement of ecological value (Route 2 only)	No	1	0
Pol 03 Flood and surface water management - Simple Buildings only	N/A	N/A	N/A

Number of 'approved' innovation credits achieved?

Total BREEAM innovation credits achieved	1
Total contribution to overall building score	1.00%
Minimum standard(s) level	N/A

Assessor comments/notes: