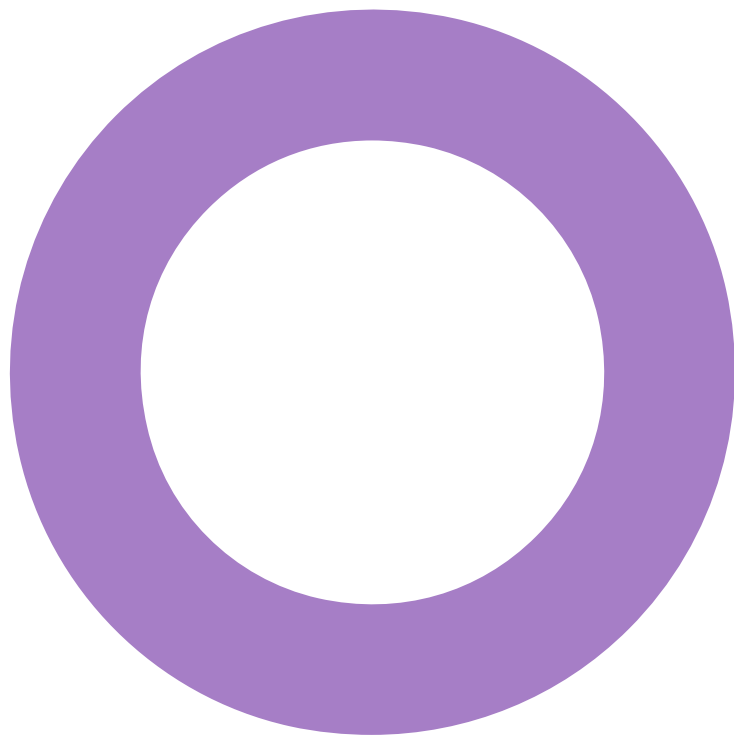


Winnersh 810.
Wokingham.
Frasers Property UK.

SUSTAINABILITY

INDUSTRIAL, BREEAM NEW CONSTRUCTION V6.1
PRE-ASSESSMENT REPORT
REVISION 02 – 29 JULY 2025



Audit sheet.

Rev.	Date	Description of change / purpose of issue	Prepared	Reviewed	Authorised
01	10/07/2025	Issue for comment	C. Brierley	S. Tuteja	M. Barnes
02	29/07/2025	Revised issue following workshop with the design team	C. Brierley	S. Tuteja	M. Barnes

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Project number: 55/00075
Document reference: 5500075-HLE-RT-XX-RP-ST-354010-P02.docx

BREEAM audit box.

BRE registration number	Not registered
Licensed assessor	T. Whitehouse
Assessor support	-
BREEAM scheme	New Construction Industrial
BREEAM scheme version	V6.1
Assessment stage	Design Stage
Technical manual version	SD5079

BREEAM credit filtering box.

Building type and sub-group	Industrial –Warehouse, storage or distribution
Building floor area	5,235 sqm
Designed to be untreated?	No
Building services (heating)	Wet System
Building services (cooling)	Air-conditioning
Commercial cold storage systems	No
Transportation systems	Yes
Laboratory (type, area and size)	No
Fume cupboards / containment devices	No
Unregulated water uses	Yes
External areas	Yes
Statutory requirements impacting outdoor space	No
Unregulated energy load	Yes
Post occupancy ENE01 credits targeted?	No

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Executive summary.

This report provides an indicative BREEAM V6.1 New Construction pre-assessment for the proposed Winnersh 810 development project.

The development falls under the BREEAM New Construction Industrial category and a 'Shell and Core' assessment has been conducted. The proposed development is targeting a BREEAM 'Excellent' rating as a minimum.

The current anticipated baseline score is 73.40%, equivalent to a BREEAM 'Excellent' rating, with a difference between the minimum required score for a BREEAM 'Excellent' rating of 70% of 3.40%.

A number of potential credits have also been identified that, if included within the assessment strategy, could result in the building achieving a potential score of 80.29%, equivalent to a BREEAM 'Excellent' rating with a difference of 10.29% above the minimum required score.

A margin of at least 3% – 5% is recommended above the minimum required score at this stage to secure the target rating, taking into account contingency for design changes and potential constraints identified during the construction stage.

Figure 1 summarises the current anticipated 'baseline' score relative to the minimum required for each BREEAM threshold.

Next steps.

- Design team to review the targeted strategy and provide feedback, including highlighting any targeted credits that are not currently within their agreed scope of work.
- Design team to progress early-stage actions and provide evidence for review by the BREEAM assessor by the end of RIBA Stages 1 and 2.
- Any additional studies to be appointed where required.

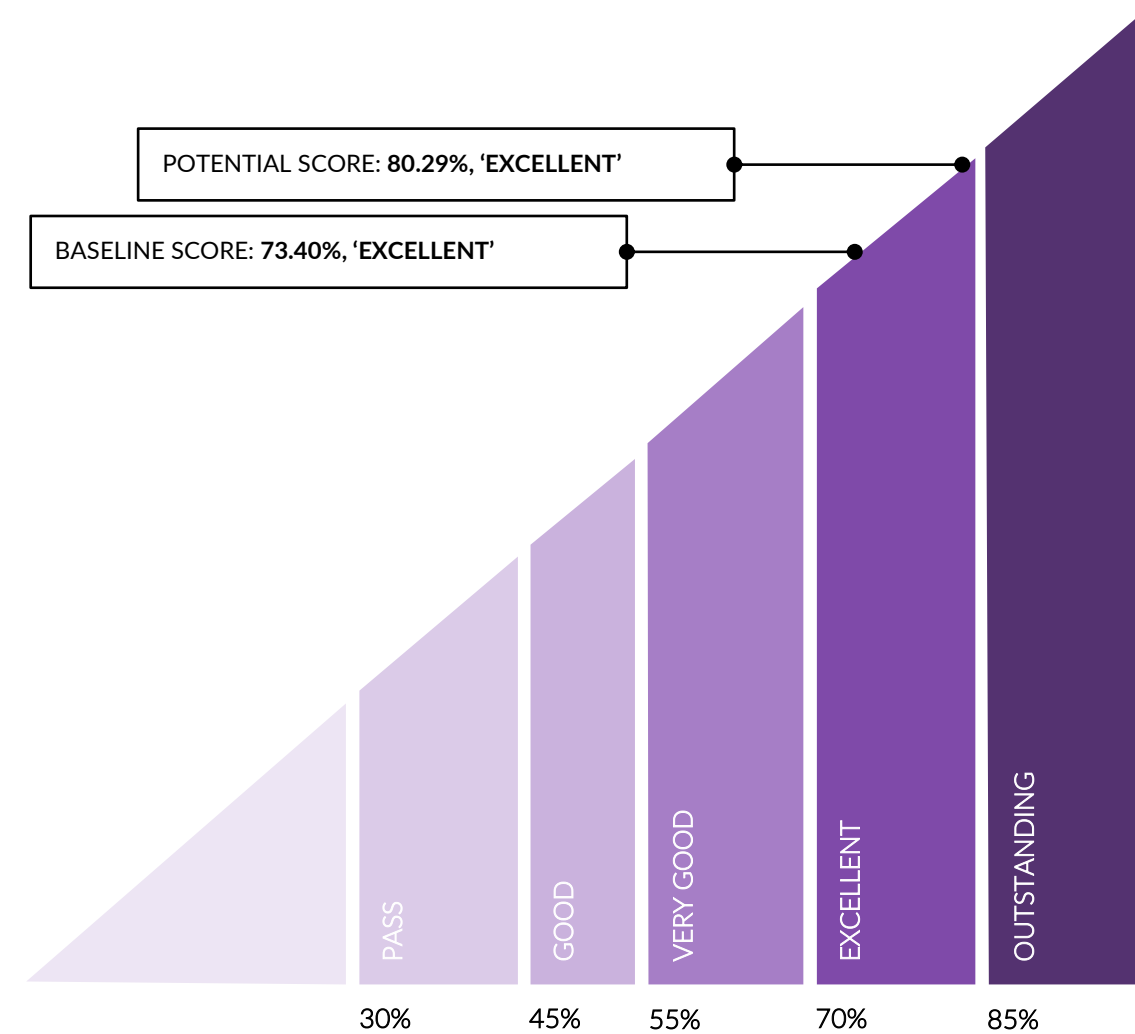


Figure 1: BREEAM V6.1 Scale and Anticipated Performance Scores.

1. BREEAM pre-assessment.

1.1 Introduction.

This report relates to the proposed Winnersh 810 development in Winnersh. The building will be registered under the BREEAM V6.1 New Construction (NC) scheme and assessed using the Industrial (warehouse, storage or distribution) criteria. The building is currently considered to be assessed using a ‘Shell and Core’ assessment type. The assessment will be targeting a BREEAM ‘Excellent’ (minimum score 70%) rating as a minimum.

1.2 Initial pre-assessment.

This initial pre-assessment has been carried out independently by a qualified BREEAM assessor prior to a review by the project design team. This report sets out a route to achieving the target rating and highlights the design team members responsible for each credit issue. Credits currently included in the credit score should be reviewed by the design team, and each team member is expected to provide feedback regarding credits under their responsibility, identifying any relevant issues. Once comments have been raised by the project team, the report and the predicted scores will be updated.

The following predicted scores have been calculated based upon experience with similar buildings and Hoare Lea’s current understanding of the proposed development:

- Baseline score / rating: **73.40%** equivalent to a BREEAM ‘Excellent’ rating.
- Potential score / rating: **80.29%** equivalent to a BREEAM ‘Excellent’ rating.

All mandatory and minimum standards for the BREEAM ‘Excellent’ rating have been included within the assessment strategy for the target baseline score.

1.3 Potential credits.

The following potential credits have been identified to provide a margin for error to enable the BREEAM ‘Excellent’ rating to be achieved if targeted credits become unavailable, and these include:

- Man 01: Project brief and design – Project delivery
- Hea 01: Visual comfort – Daylighting
- Hea 05: Acoustic performance
- Hea 06: Security
- Ene 01: Reduction of energy use and carbon emissions (2 additional credits)
- Wat 01: Water consumption (1 additional credit)
- Wst 01: Construction waste management (1 additional credit)

Refer to Appendix B for detailed credit requirements.

1.4 Early-stage actions.

Within the targeted BREEAM credit strategy, there are several credits that are time critical and require early action by the design team, at RIBA Stages 1 & 2, for the credits to be achieved. For the project to achieve the targeted rating, these items should be actioned, and evidence made available for review during RIBA Stages 1 & 2.

Please refer to Appendix A for details of the early-stage actions required.

1.5 Additional appointments.

A number of additional appointments will be required for the delivery of certain credits within the targeted strategy. These will be discussed with the design team and client during a BREEAM workshop to confirm the approach to the targeted rating.

Please refer to Appendix B for details of all required additional appointments.

1.6 Project team members.

The following are members of the design team responsible for the delivery of the proposed development.

Table 1: Project team members.

Discipline	Organisation	Abbreviation
Client/Developer	Frasers Property	Frasers
Project Manager	Burnley Wilson Fish	BWF
Architect	The Harris Partnership	THP
Building Services Consultant	Hoare Lea	HLE
Civils / Structural Consultant	Evolve	Evolve
Landscape Architect	ASA Landscape Architects	ASA
Drainage Consultant	Evolve	Evolve
Cost Consultant	Burnley Wilson Fish	BWF
Transport Consultant	Motion	Motion
Ecologist	TBC	
Planning Consultant	Union 4	U4
Acoustician	Hoare Lea	HLE
Sustainability Consultant	Hoare Lea	HLE
Daylight Consultant	TBC	
Security Consultant	TBC	
Air Quality Consultant	TBC	
Waste Consultant	TBC	
Contractor	TBC	

2. Summary score sheet.

The summary table below highlights the list of targeted credits for the current BREEAM NC V6.1 pre-assessment. Mandatory credits to achieve a 'Very Good' rating and above are highlighted by (M). Additional mandatory credits for an 'Excellent' or 'Outstanding' rating are highlighted by (Me) and (Mo) respectively. Exemplary (innovation) credits are written in brackets, e.g. (+1).

Table 2: BREEAM target summary.

Category	Issue	Credits		
		Available	Targeted	Potential
Management	Man 01: Project brief and design	4	3	+1
	Man 02: Lifecycle cost and service life planning	4	1	-
	Man 03: Responsible construction practices (Me), (Mo)	6 (+1)	6 (+1)	-
	Man 04: Commissioning and handover (Me), (Mo)	4	3	+1
	Man 05: Aftercare (Me), (Mo)	N/A	N/A	N/A
Health & Wellbeing	Hea 01: Visual comfort	3 (+1)	2	+1
	Hea 02: Indoor air quality	1	1	-
	Hea 04: Thermal comfort	2	2	-
	Hea 05: Acoustic performance	1	1	-
	Hea 06: Security	1 (+1)	0	+1
	Hea 07 Safe and healthy surroundings	2	2	-
Energy	Ene 01: Reduction of energy use and carbon emissions (Me) (Mo)	13 (+5)	4	+2
	Ene 02: Energy monitoring (M) (Me) (Mo)	2	2	-
	Ene 03: External lighting	1	1	-
	Ene 04: Low carbon design	3	1	-
	Ene 05: Energy efficient cold storage	N/A	N/A	N/A
	Ene 06: Energy efficient transportation systems	2	2	-
	Ene 07 Energy efficient laboratory systems	N/A	N/A	N/A
	Ene 08: Energy efficient equipment	N/A	N/A	N/A
Transport	Tra 01: Transport assessment and travel plan	2	2	-
	Tra 02: Sustainable transport measures	10	6	-
Water	Wat 01: Water consumption (Mv) (Me) (Mo)	5 (+1)	3	+1
	Wat 02: Water monitoring (Mv) (Me) (Mo)	1	1	-
	Wat 03: Water leak detection	2	2	-
	Wat 04: Water efficient equipment	0	1	-
Materials	Mat 01: Environmental impacts from construction products - Building life cycle assessment	7 (+3)	2	-
	Mat 02: Environmental impacts from construction products	1	1	-
	Mat 03: Responsible sourcing of construction products (Mv) (Me) (Mo)	4 (+1)	3	-
	Mat 05: Designing for durability and resilience	1	1	-

Category	Issue	Credits		
		Available	Targeted	Potential
	Mat 06: Material efficiency	1	1	-
Waste	Wst 01: Construction waste management (Mo)	5 (+1)	4	+1
	Wst 02: Use of recycled and sustainably sourced aggregates	1 (+1)	0	-
	Wst 03: Operational waste (Me), (Mo)	1	1	-
	Wst 04 Speculative finishes	1		-
	Wst 05: Adaptation to climate change	1 (+1)	1	-
	Wst 06: Design for disassembly and adaptability	2	2	-
Land Use and Ecology	LE 01: Site Selection	2	1	-
	LE 02: Identifying and understanding the risks and opportunities for the project	2 (+1)	2	-
	LE 03: Managing negative impacts on ecology	3	3	-
	LE 04: Change and enhancement of ecological value	4 (+1)	4	-
	LE 05: Long term ecology management and maintenance	2	2	-
Pollution	Pol 01: Impact of refrigerants	3	2	-
	Pol 02: Local air quality	2	2	-
	Pol 03: Flood and surface water management	5	5	-
	Pol 04: Reduction of night-time light pollution	1	1	-
	Pol 05: Reduction of noise pollution	1	1	-
Innovation	Inn 01: Approved innovation and exemplary level credits	10	1	-
	Targeted weighted score rating:	73.40%		
	Potential weighted score rating:	80.29%		

3. Conclusion.

Based upon an initial credit review independent of the project design team, it is anticipated that the proposed development could achieve a score of **73.40%**, equivalent to a BREEAM 'Excellent' rating, with a difference between the minimum required score for a BREEAM 'Excellent' rating of 70% of 3.40%.

A margin of at least 3% – 5% is recommended above the minimum required score at this stage to secure the target rating taking into account contingency for design changes and potential constraints identified during the construction stage.

Additional potential credits have also been identified which, if targeted, could result in a higher BREEAM performance score and rating; 80.29%, equivalent to a BREEAM 'Excellent'. The potential credits include the following credit issues:

- Man 01: Project brief and design – Project delivery
- Hea 01: Visual comfort – Daylighting
- Hea 05: Acoustic performance
- Hea 06: Security
- Ene 01: Reduction of energy use and carbon emissions (2 additional credits)
- Wat 01: Water consumption (1 additional credit)
- Wst 01: Construction waste management (1 additional credit)

Figure 2 outlines the proposed development scores in each category.

3.1 Next steps.

- Design team to review the targeted strategy and provide feedback, including highlighting any targeted credits that are not currently within their agreed scope of work.
- Design team to progress early-stage actions and provide evidence for review by the BREEAM assessor by the end of RIBA Stages 1 and 2.
- Any additional studies to be appointed where required.

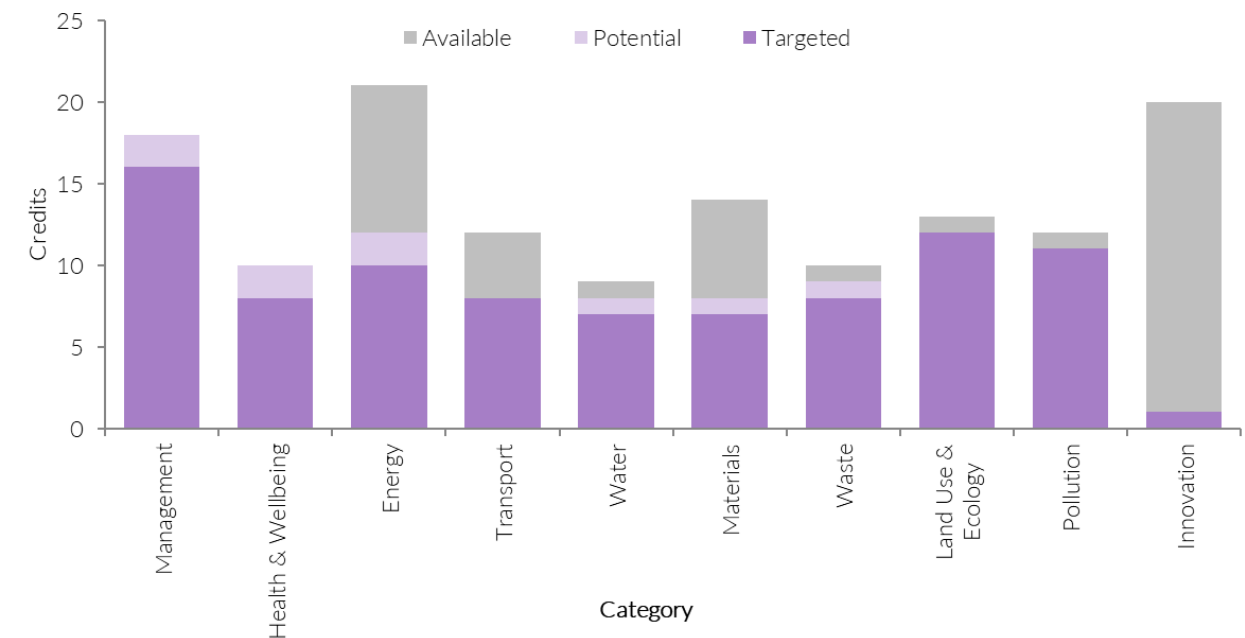
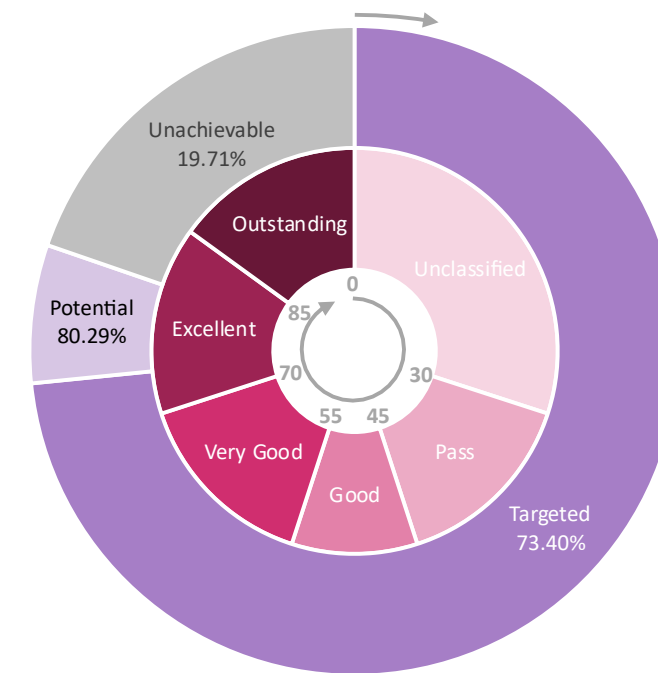


Figure 2: BREEAM Performance Summary and Targeted Credits.

4. Appendix A: Early action credits.

Under BREEAM, there are a number of credits that are time critical and require early action by the design team in order for the credits to be achieved. For these credits, the actions required prior to end of RIBA Stages 1 and 2, and the members of the design team responsible for these, are listed below.

4.1 RIBA Stage 1: Project brief stage.

Table 3: BREEAM V6.1 Early Action Credits (RIBA Stage 1)

Credit Issues	RIBA Stage 1 Actions	Owner
Mat 06 Material efficiency	Consult with relevant design team members to identify and implement measures for efficient use of materials throughout all key stages. Suggested actions include: – Provide details outlining activities relating to material efficiency. – Provide drawings or building integrated model (BIM), calculations showing reduction of material use through design. Collate meeting notes, construction programme, and responsibilities schedule (indicating parties consulted).	Client (Frasers) Architect (THP) Structural / Civil Engineer (Evolve) MEP (HLE)
LE 02 Ecological risks and opportunities	Survey and evaluation – Ecologist to be appointed by 1 to carry out initial surveys and provide recommendations in a report.	Project Manager (BWF) Ecologist (TBC)

4.2 RIBA Stage 2: Concept design stage.

Table 4: BREEAM V6.1 Early Action Credits (RIBA Stage 2)

Credit Issues	RIBA Stages 2 Actions	Owner
Man 01 Project brief and design	<u>POTENTIAL CREDIT ONLY</u> Project delivery planning: – Develop roles, responsibilities and contributions schedule detailing relevant roles throughout the project. – Demonstrate how the project delivery stakeholders' contributions influence the following: Initial Project Brief, Project Execution Plan, Communication Strategy, Concept Design.	Project Manager (BWF)
	Stakeholder consultation: – Stakeholder consultation by completion of Concept Design.	Planning Consultant (U4)
	BREEAM AP: – BREEAM performance targets to be formally agreed between the client and design/project team. – BREEAM AP to monitor BREEAM progress and feedback to the project team.	Client (Frasers) BREEAM AP (HLE)
Man 02: Life cycle costing and service life planning	Elemental LCC:	Cost Consultant (BWF)

Credit Issues	RIBA Stages 2 Actions	Owner
	– An elemental level Life Cycle Cost (LCC) analysis to be carried out based on the proposals developed during RIBA Work Stage 2.	
Hea 02 Indoor air quality	Indoor air quality plan: – Production of an indoor air quality plan (this is a prerequisite item and may block several related credits being achieved).	Air Quality Consultant
Hea 06 Security	<u>POTENTIAL CREDIT ONLY</u> – Appoint Suitability Qualified Security Specialist (SQSS) to conduct a Security Needs Assessment (SNA).	Project Manager (BWF) SQSS
Ene 01 Reduction of energy use and carbon emissions	Prediction of operational energy consumption: – Prior to completion of the concept design, relevant members of the design team hold a preliminary design workshop focusing on operational energy performance.	MEP (HLE) Sustainability (HLE)
Ene 04 Low carbon design	<u>NOT TARGETED</u> Passive design: – Carry out a passive design analysis. Low and zero carbon technologies: – Carry out a low and zero carbon technology feasibility study.	Sustainability Consultant (HLE)
Tra 01 & 02 Transport assessment and travel plan	– Undertake a site-specific transport assessment (or develop a transport statement) which can demonstrably be used to influence the site layout and built form. – Produce a site-specific travel plan.	Transport Consultant (Motion)
Mat 01 Environmental impacts from construction products - Building life cycle assessment (LCA)	<u>NOT TARGETED AT STAGE 2</u> – Conduct outline design LCA assessment and options appraisal. This LCA must be submitted to BRE Global prior to planning application submission.	Sustainability Consultant (HLE) <i>Input needed from THP, Evolve and BWF</i>
Mat 03 Responsible sourcing of materials	– Develop a sustainable procurement plan for the project, and ensure it is implemented.	Project manager (BWF) Sustainability consultant (HLE)
Mat 06 Material efficiency	– Set targets and report on opportunities and methods to optimise the use of materials. Develop and record the implementation of material efficiency.	Architect (THP) Structural / Civil Engineer (Evolve) MEP (HLE)

Credit Issues	RIBA Stages 2 Actions	Owner
Wst01 Construction waste management	Pre-demolition audit: – Carry out (where relevant) a pre-demolition audit.	Demolition contractor Client (Frasers)
Wst 05 Adaptation to climate change	– Conduct a climate change adaption strategy appraisal for structural and fabric resistance.	Architect (THP) Structural Engineer (Evolve) MEP (HLE)
Wst 06 Design for disassembly and adaptability	– Undertake a building-specific disassembly assessment and functional adaptation strategy study. – Subsequently incorporate adaption measures into the design where practical and cost effective at RIBA Stage 4.	Architect (THP) Structural Engineer (Evolve) MEP (HLE)
LE 02 Ecological risks and opportunities	Determining ecological outcomes – The project team to liaise and collaborate with representative stakeholders to identify and consider ecological outcome for the sites.	Ecologist Project Manager (BWF)
LE 03 Managing negative impacts on ecology	Planning, liaison, implementation and data – Roles and responsibilities to be clearly defined, allocated and implemented to support successful delivery of project outcomes. – Site preparation and construction works to be planned for to optimise ecological benefits.	Ecologist Project Manager (BWF)

5. Appendix B: Consultant appointments.

The tables below include a list of appointments required in order to deliver the BREEAM strategy outlined in this pre-assessment, and the status of these appointments. For this project, although some appointments have already been confirmed, others remain outstanding.

These consultants may already be appointed for the project, however the requirements for BREEAM may not be within their scope to cover and may require additional appointment. This should therefore be confirmed early within the design to ensure time critical items are captured at the relevant RIBA stage. Additional appointments which would fall under Contractor appointment should be noted for inclusion within the Cost Plan and their tender documentation.

5.1 Design stage appointments.

Table 2 Additional appointments required during the design stage.

Appointment	Credit and summary	Required stage	Appointment confirmed
BREEAM AP	Man 01 Project brief and design - BREEAM AP (Concept Design)	Stage 2	Yes – HL
	Man 01 Project brief and design - BREEAM AP (Developed Design)	Stage 3 + 4	No – future stage
Life Cycle Cost Consultant	Man 02 Life Cycle Cost and service life planning – Elemental LCC	Stage 2	No
	Man 02 Life Cycle Cost and service life planning – Component level LCC options appraisal	Stage 4	No – future stage
Specialist Commissioning Manager	Man 04 Commissioning and handover – Commissioning – design and preparation	Stage 4	No – future stage
Daylighting Consultant	Hea 01 Visual comfort – Daylighting	Stage 2/3	No
Indoor Air Quality Consultant	Hea 02 Indoor Air Quality – Indoor Air Quality Plan	Stage 2/3	
Sustainability Consultant / Thermal Modeller	Hea 04 Thermal comfort	Stage 4	No – future stage. HL has provided fee.
Suitable Qualified Acoustician	Hea 05 Acoustic performance	Stage 2/3	No
	Pol 05 Reduction of noise pollution (Noise Impact Assessment)	Stage 3	
Suitably Qualified Security Specialist	Hea 06 Security	Stage 2	No – potential credit only
Sustainability Consultant / Energy Assessor	Ene 04 Low Carbon Design – Passive Design Analysis	Stage 2	Not targeted
	Ene 04 Low Carbon Design – Low and zero carbon feasibility	Stage 2	No- HL has provided fee. Awaiting

Appointment	Credit and summary	Required stage	Appointment confirmed
			appointment confirmation.
Vertical Transport Consultant	Ene 06 Energy efficient transportation systems	Stage 3/4	No – potential credit only
Transport Consultant	Tra 01 Travel Plan (Transport Assessment and Travel Plan)	Stage 2	Yes – Motion
Sustainability Consultant / LCA Assessor	Mat 01 Environmental impacts from construction products – Building life cycle assessment (LCA)	Stage 4	No- future stage
Project Manager / Architect / Sustainability	Mat 03 Responsible sourcing of construction products – Enabling sustainable procurement	Stage 2	Not required – SPP previously produced for Frasers
Demolition Contractor / Pre-demolition auditor	Wst 01 Construction waste management – Pre-demolition audit	Stage 2	Not required – Previously completed for the site.
Suitably Qualified Ecologist (SQE)	LE 02 Ecological risks and opportunities	Stage 1	No
	LE 03 Managing impacts on ecology		
	LE 04 Ecological change and enhancement		
	LE 05 Long term ecological management and maintenance		
Drainage / Flood Risk Consultant	Pol 03 Flood and surface water management (FRA and drainage measures)	Stage 2	Yes-Evolve

5.2 Construction stage appointments.

Table 3 Additional appointments required during the construction and handover stages.

Appointment	Credit and summary	Required stage
BREEAM AP	Man 03 Responsible construction practices - BREEAM AP (site)	Stage 5
Level 2 Thermographic Survey by the Contractor	Man 04 Commissioning and handover - Testing and inspecting building fabric	Stage 5
Specialist Commissioning Manager / Appropriate team member	Man 04 Commissioning and handover – testing schedule and responsibilities	Stage 5

Appointment	Credit and summary	Required stage
Post Occupancy Evaluator – Independent party	Man 05 Aftercare – Post-occupancy evaluation (POE)	Stage 6

6. Appendix C: Minimum standards.

Alongside the minimum target scores for each rating, there are also a number of mandatory minimum requirements needed to achieve BREEAM 'Outstanding' that are listed out in Table 4 below.

Table 4 Minimum BREEAM Standards by 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	Criterion 1 only	Criterion 1 only	Criterion 1 only	Criterion 1 only	Criterion 1 only

	Pass	Good	Very Good	Excellent	Outstanding
construction products					
Wst 01 Construction waste management	None	None	None	None	One credit
Wst 03 Operational waste	None	None	None	One credit	One credit

7. Appendix D: Detailed credit assessment.

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member
		Available	Targeted (Potential)		
Management					
Man 01 Project brief and design	First credit - Stakeholder consultation (project delivery): Where evidence provided demonstrated that from RIBA stage 2 (design brief) or equivalent the client, building occupier, design team and contractor have met and are involved in contributing to the decision-making process for the project. As a minimum this includes meeting to identify and define their roles, responsibilities, and contributions during each key phase. Consideration of contributions must meet specified minimum requirements. The project team demonstrates how the project delivery stakeholder contributions and consultation process outcomes influence the following: – Initial Project Brief – Project Execution Plan – Communication Strategy – Concept Design	1	0 (+1)	Credit identified as potential. ACTION REQUIRED NOW Documentation indicating when the collaboration began and the roles and responsibilities of the project team for the required phases. This can be either: – Meeting minutes; – Construction programme; – Responsibilities schedule; – Relevant section/clauses of the building specification or contract. Development of design responsibility matrix to identify project roles and responsibilities. How allocation of these roles and responsibilities has altered the responsibility matrix should be identified.	Project Manager (BWF)
	Second credit - Stakeholder consultation (interested parties): Where evidence provided demonstrates that prior to the completion of the Concept Design stage, all relevant interested party stakeholders have been consulted by the design team and this covers the minimum consultation content (including but not limited to functionality, impacts on local community, inclusive and accessible design). The impact this consultation has had on the Project Brief and Concept Design must be demonstrated and consultation feedback has been given to all relevant parties by the developed design stage.	1	1	ACTION REQUIRED NOW External consultation exercise to be performed that includes all relevant stakeholders. Stakeholders should have the ability to comment on proposals, with all feasible consultation incorporated. Consultation feedback to be provided to consultee group.	Project Manager (BWF) Client (Frasers)
	Pre-requisite The project team, early in the design process formally agrees BREEAM targets for the project. Third credit – BREEAM AP (concept design): Where evidence provided demonstrates that a BREEAM AP has been appointed to facilitate the setting and achievement of BREEAM performance target(s) for the project and evidence shows that the designed BREEAM performance target(s) has been contractually agreed and demonstrably achieved by project design. The BREEAM AP appointment must be separate to the appointed assessor.	1	1	HLE appointment includes BREEAM AP at Stage 2. Consultant appointment documentation should include a requirement to design to the agreed target.	BREEAM AP (HLE)
	Fourth credit – BREEAM AP (developed design): Where evidence provided demonstrates that the Third credit is achieved and a BREEAM AP is appointed to monitor progress against the agreed BREEAM performance target(s). This is done by attending key project/design team meetings during the developed design and reporting to the Client (BD) throughout the process.	1	1	Appointment of BREEAM AP to regularly update the design team on the progress of the BREEAM assessment and to consider how design development will impact the score.	BREEAM AP (HLE)
Man 02 Life cycle impacts	First and second credit - Elemental life cycle cost (LCC): Where evidence provided demonstrates that an elemental Life Cycle Cost (LCC) analysis has been carried out based on the proposals developed during Process Stage 2 (concept design/RIBA Stage 2) or equivalent.	2	2	ACTION REQUIRED NOW Elemental LCC study to be commissioned to address different design options. The design should incorporate the lowest lifecycle cost design features.	Cost Consultant (BWF)

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member
		Available	Targeted (Potential)		
	The LCC analysis shows an outline LCC plan for the project, appraising a range of options based on multiple cash flow scenarios e.g. 20, 30, 50, or 60 years and a fabric and servicing strategy for the project outlining services component and fit-out options.				
	Third credit - Component level LCC option appraisal: Where evidence provided demonstrates that a component level LCC plan has been developed by end of Process Stage 4 (RIBA Stage 4) including the following component types: - Envelope: e.g. cladding, windows, and/or roofing - Services: e.g. heat source cooling source, and/or controls - Finishes: e.g. walls, floors and/or ceilings - External spaces Demonstrate using appropriate examples provided by the design team, how the component level LCC plan has been used to influence building and systems design/specification to minimise life cycle costs and maximise critical value.	1	1	Component level LCC options appraisal plan required at RIBA Stage 4. Update to LCC model for the development to identify lowest lifecycle cost design features are incorporated.	Cost Consultant (BWF)
	Fourth credit - Capital cost reporting: Where evidence provided demonstrates reporting of the capital cost for the building in pounds per square metre (£/m²) via the BREEAM Assessment Scoring and Reporting tool, Assessment Issue Scoring tab, Management section.	1	1	Cost consultant to confirm the cost of the project with the relevant inclusions and exclusions.	Client (Frasers) Cost Consultant (BWF)
Man 03 (Me) (Mo) Responsible construction practices  Mandatory: - One credit (responsible construction management) for Excellent - Two credits (responsible construction management) for Outstanding	Pre-requisite All timber and timber-based products used on the project is 'legally' harvested and traded timber. First credit - Environmental management: Evidence which demonstrates that the principal contractor operates an environmental management system (EMS) covering main operations e.g. third party certified to ISO 14001/EMAS or equivalent standard or have a structure that is in compliance with BS 8555-2003 and has reached stage 4 of implemented stage. Evidence that the principal contractor implements best practice pollution policies and procedures on-site in accordance with Pollution Prevention Guidelines, PPG6. It is understood this document has been withdrawn, however BRE identify this still constitutes best practice.	1	1	INCLUDE WITHIN ER DOCUMENTATION This requirement can be incorporated into the project's employer's requirements documentation to require the contractor to achieve.	Project Manager (BWF) Contractor
	Pre-requisite The Client (BD) and contractor formally agree and demonstrate performance targets. Second credit – BREEAM AP (site): Evidence which demonstrates that a BREEAM AP is appointed to monitor the project to ensure ongoing compliance with relevant sustainability performance/process criteria. The defined BREEAM performance target forms a requirement of the principal contractor's contract and to achieve this credit in final post construction phase of assessment, the BREEAM-related performance target must be demonstrably achieved by the project.	1	1	INCLUDE WITHIN ER DOCUMENTATION This requirement can be incorporated into the project's employer's requirements documentation to require the contractor to achieve.	Project Manager (BWF) Contractor
	Third and fourth credit – Responsible construction management: Using the BREEAM checklist – up to two credits: Appoint a dedicated person to be responsible for monitoring and reporting on activities against risk evaluation documents collected. The principal contractor evaluates the risks (on-site and off-site), plans and implements actions to minimise the identified risks, covering the following, where appropriate: Vehicle movement on and near site	2	2	INCLUDE WITHIN ER DOCUMENTATION This requirement can be incorporated into the project's employer's requirements documentation to require the contractor to achieve.	Client (Frasers) Contractor

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member
		Available	Targeted (Potential)		
	– Management of construction site entrance (M) – Ensure development footprint is accessible for delivery vehicles with safety features (e.g. Side under run protection) – Identify access routes to the development footprint, including for heavy vehicles to minimise the safety risks and disruption to others. – Pollution management – Minimise the risks of air, land and water pollution. (M) – Minimise the risks of nuisance from vibration, light and noise pollution. – Tidiness – Practices ensure the development footprint is safe, clean and organised at all times. This includes, but is not limited to, facilities, materials and waste storage. (M) – Ensure clear and safe access in and around the buildings at the point of handover. (M) – Health and wellbeing – Provide processes and equipment required to respond to medical emergencies. (M) – The principal contractor identifies and implements initiatives to promote and maintain the health and wellbeing of all site operatives within the development footprint. This can be via site facilities, site management arrangements, staff policies etc. – Establish management practices and facilities encouraging equality, fair treatment and respect of all site operatives. (M) – Provide secure, clean and organised facilities (e.g. changing and storage facilities) for site operatives within the development footprint. – Security processes – Minimise risks of the site becoming a focus for antisocial behaviour in the local community (e.g. robust perimeter fencing, CCTV, avoid creating dark corners etc.). – Training, awareness and feedback – Aspects of the construction process that might impact the community are communicated regularly, ensuring that nuisance and intrusion are minimised. – Ensure ongoing training is provided, and up to date, for personnel and visitors. (M) – The principal contractor ensures that site operatives are trained for the tasks they are undertaking. (M) – The fleet operators, undertakes driver training and awareness to promote safety within the development footprint and off site. – Monitoring and reporting – The fleet operators, captures and investigates any road accidents, incidents and near misses and reports them back to the principal contractor. The principal contractor analyses these items. – All visitor, workforce and community accidents, incidents and near misses are recorded and action is taken to reduce the likelihood of them reoccurring. (M) – Processes are in place to facilitate collecting and recording feedback from the community and to address any concerns related to the development footprint. One credit is achieved for meeting the requirements for all mandatory sections, identified by (M) Two credits are achieved for meeting the requirements for all mandatory and six additional requirements. An additional exemplar level credit is available for achieving all requirements within Table 4.1 (identified above)				
	Exemplary credit - Responsible construction practices: An additional exemplary level credit is available for achieving all requirements within Table 4.1 (identified above)	1	1	INCLUDE WITHIN ER DOCUMENTATION This requirement can be incorporated into the project's employer's requirements documentation to require the contractor to achieve.	Client (Frasers)

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member
		Available	Targeted (Potential)		
	Fifth and sixth credit - Monitoring of construction-site impacts: Where evidence provided demonstrates the responsibility has been assigned to an individual for monitoring, recording and reporting energy use, water consumption and transport data from all on-site construction processes throughout the build programme.	2	2	INCLUDE WITHIN ER DOCUMENTATION This requirement can be incorporated into the project's employer's requirements documentation to require the contractor to achieve.	Client (Frasers) Contractor
Man 04 (M_v), (M_e), (M_o) Commissioning and handover  Mandatory: One credit (commissioning test schedule and responsibilities) and criterion 11 (Building User Guide for Very Good and above)	First credit - Commissioning and testing schedule and responsibilities: - Where evidence provided demonstrates a schedule of commissioning and testing that identifies and includes a suitable timescale for commissioning and re-commissioning of all complex and non-complex building services and control systems and testing and inspecting building fabric, and that all commissioning is done in accordance with current Building Regulations, BSRIA and CIBSE guidelines. - An appropriate project team member(s) is appointed to monitor and programme pre-commissioning, testing, and where necessary, re-commissioning on behalf of the client - The principal contractor accounts for the commissioning and testing programmes, responsibilities and criteria within their budget and main programme of works, allowing for sufficient time to complete commissioning and testing prior to handover. Specific requirements relate to BMS commissioning	1	1	ACTION REQUIRED AT STAGE 4 To be included within the Employer's Requirements Preliminaries and MEP documentation.	Contractor
	Second credit - Commissioning - design and preparation: Where evidence provided demonstrates a specialist commissioning manager is appointed during the design stage with responsibility for: - Undertaking design reviews - Providing commissioning management input - Management of commissioning and performance testing.	1	1	INCLUDE WITHIN ER DOCUMENTATION This requirement can be incorporated into the project's employer's requirements documentation to require the contractor to achieve.	Contractor
	Third credit - Testing and inspecting building fabric: Where evidence provided demonstrates that the integrity of the building fabric is quality assured through compliant post construction testing and inspection. Any defects identified in the thermographic survey or airtightness testing reports are rectified prior to building handover and close out.	1	0 (+1)	Credit identified as potential. INCLUDE WITHIN ER DOCUMENTATION This requirement can be incorporated into the project's employer's requirements documentation to require the contractor to achieve.	Contractor
	Fourth credit - Handover: Where evidence provided demonstrates that Building User Guides are provided and are appropriate to all users of the building (general users including staff and if applicable residents, as well as the non-technical facilities management team/building manager). This must be presented to the building user first and amended to suit the occupier's needs. A training schedule is prepared for building occupiers/premises mangers, timed appropriately around handover and proposed occupation plans in addition to training for building occupiers (non-technical building users).	1	1	ACTION REQUIRED AT STAGE 4 To be included within the Employer's Requirements Preliminaries and MEP documentation.	Contractor
Health and Wellbeing					

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member
		Available	Targeted (Potential)		
Hea 01 Visual comfort	Second credit – Average daylighting: - Where evidence provided demonstrates that the relevant building areas meet good practice daylighting criteria as outlined below, in addition to room depth criterion, daylight uniformity or annual illuminance levels. Courts, Industrial, Prison buildings and all other building types: one credit - All occupied spaces, unless indicated in Hea 01 Visual comfort: 2.0%, 80% area	1	0 (+1)	Two credits applicable to assessment type. One credit identified as potential.	Architect (THP) Daylight Consultant
	Fourth credit - View out: Where evidence provided demonstrates that 95% of floor areas in relevant building areas are within 8m of a wall which has a window or permanent opening that provides an adequate view out. The window/opening must be ≥20% of the surrounding wall area. The distance between the wall with the window or opening and nearest external solid object (e.g. buildings, screens, walls or fences) is ≥ 10m.	1	1	Credit targeted based on initial layout drawings. Architect to confirm if credit is achievable.	Architect (THP)
	Fifth credit - Lighting levels and controls: Where evidence provided demonstrates that internal and external lighting is designed in accordance with the required standard. - Internal lighting in all relevant areas of the building is designed to provide an illuminance (lux) level appropriate to the tasks undertaken. This can be demonstrated through a lighting design strategy that provides illuminance levels in accordance with the SLL Code for Lighting 2012 and any other relevant industry standard. - For areas where computer screens are regularly used, the lighting design complies with CIBSE Lighting Guide 7 sections 2.4, 2.13, 2.15, 2.20, 6.10 and 6.20. - For external areas, lighting provided is specified in accordance with BS 5489-1:2013 Lighting of roads and public amenity areas Lighting of roads and public amenity areas, Code of Practice for the design of road lighting, BSI, 2013 and BS EN 12464-2:2014 light and lighting - Lighting of work places - Part 2: Outdoor work places. Lighting should be zoned as follows: - In office areas, zones of no more than four workplaces - Workstations adjacent to windows/atria and other building areas separately zoned and controlled - Whiteboard or display screen	1	1	ACTION REQUIRED AT STAGE 4 To be included within the Employer's Requirements MEP documentation.	MEP (HLE)
	Exemplary credits: Up to two credits are available where evidence is provided which demonstrates that the exemplary level daylight requirements and the exemplary level artificial lighting requirements are achieved, as outlined below: Daylight: One credit Daylight criteria achieved by either the exemplar daylight factors, or exemplary level minimum and average point illuminance factors.	1	0	Daylight credit: Credit not currently targeted Artificial light credit: Credit not applicable to assessment type	Architect (THP) Daylight Consultant
Hea 02 Indoor air quality	Prerequisite - Indoor air quality (IAQ) plan: Where evidence provided demonstrates that an indoor air quality plan has been produced no later than the end of concept design stage, with the objective of facilitating a process that leads to design, specification and installation decisions and actions that minimise indoor air pollution during occupation of the building. The IAQ must include: - Removal of contaminant sources - Dilution and control of contaminant sources - Where present, consideration is given to the air quality requirements of specialist areas such as Laboratories - Procedures for pre-occupancy flush out	Yes	Yes	Prerequisite requirement targeted.	Architect (THP) MEP (HLE) IAQ Specialist

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member
		Available	Targeted (Potential)		
	Third party testing and analysis Maintaining good indoor air quality in-use.				
	First credit - Ventilation: The building has been designed to minimise the indoor concentration and recirculation of pollutants in the building by providing fresh air into the building in accordance with the criteria of the relevant standard for ventilation.	1	1	MEP to confirm if this can be achieved. To be reviewed with HLE and THP.	Architect (THP) MEP (HLE)
Hea 04 Thermal comfort	First credit: Thermal modelling Where evidence provided demonstrates that thermal modelling has been carried out using software in accordance with CIBSE AM11. The modelling demonstrates that the building design and services strategy can deliver thermal comfort levels in occupied spaces in accordance with the criteria set out in CIBSE Guide A Environmental Design (winter) and CIBSE TM52/TM59 methodologies (summer) as appropriate to the building and/or building areas.	1	1	Additional appointment to be made, and Hea 04 Thermal Modelling report to be completed. MEP to confirm if whole building air conditioned.	MEP (HLE)
	Second credit: Design for future thermal comfort Where credit 1 is achieved and evidence provided outlines that the thermal modelling demonstrates that the building design and services strategy can deliver thermal comfort levels in occupied spaces in accordance with the criteria set out in CIBSE Guide A Environmental Design, and CIBSE TM52/TM59 for a projected climate change environment. Where these levels are not met the project team demonstrates how the building has been adapted or designed to be easily adapted in future using passive design solutions. Additionally, evidence is provided for air-conditioned buildings, the PMV and PPD indices based on the modelling are reported via the BREEAM assessment scoring and reporting tool.	1	1	Additional appointment to be made, and Hea 04 Thermal Modelling report to be completed.	MEP (HLE)
Hea 05 Acoustic performance	Buildings except multi-residential One credit: One credit can be awarded where the following criteria is met: The sound insulation between rooms and other occupied areas complies with the performance criteria given in Section 7 of BS 8233:2014. Alternatively, propose performance standard based on demonstrably best practice. Achieve indoor ambient noise levels that comply with the design ranges given in Section 7 of BS 8233:2014.	1	1	Acoustics report to be provided.	Acoustician - Appointment TBC Architect (THP)
Hea 06 Security	One credit - Security of site and building: Where evidence provided demonstrates that a suitably qualified security specialist (SQSS) conducts an evidence-based Security Needs Assessment (SNA) during or prior to Concept Design (RIBA Stage 2). The recommendations from the SQSS must be implemented into the design.	1	0 (+1)	Credit targeted as potential. If targeted as baseline, action required before stage 2: A Security Needs Assessment (SNA) is required to be performed by a Suitability Qualified Security Specialist (SQSS). An assessment such as SABRE would be appropriate. Following assessment of the scheme, the design incorporates the recommendations of the scheme.	Architect (THP) SQSS
	Exemplary level criteria A compliant risk-based security rating scheme has been used e.g. SABRE. The performance against the scheme has been confirmed by independent assessment and verification.	1	0	Credit not currently targeted	SQSS
Hea 07 Safe and healthy surroundings	First credit - Safe access: Where external site areas form part of the assessed development the following apply: Dedicated and safe cycle paths are provided from the site entrance to any cycle storage, and connect to offsite cycle paths where applicable.	2	2	First credit: Credit targeted.	Architect (THP)

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member
		Available	Targeted (Potential)		

Issue	Credit Requirements				Credits		Comments / Actions	Responsible Team Member							
					Available	Targeted (Potential)									
	5	0.5	Outstanding	Requires 6 credits to be achieved (equivalent to an EPR _{NC} of at least 0.6) and 4 credits for Energy modelling and reporting.											
	6	0.6													
	7	0.7													
	8	0.8													
	9	0.9													
Four credits - Prediction of operational energy consumption Pre-requisite Achieve criterion 2 in Ene 04 Low carbon design Energy modelling and reporting - Estimate the occupancy, energy use for unregulated energy loads and management practices. - Undertake detailed energy modelling to predict the building energy consumption. - Undertake sensitivity analysis to determine the factors that can significantly impact building energy consumption. - Based on the results of the sensitivity analysis, and in discussion with the project team, the Client (BD) and the prospective occupier devise scenarios to explore how high impact factors might influence the building energy consumption. - Undertake scenario modelling and use these findings to inform improvements to design of the building and to operational, maintenance, and handover strategies. - Determine an energy target for the building based on the results of the scenario modelling. - At the post-construction stage, the scenario modelling should be repeated to reflect the post construction building specification and, if necessary, adjust the energy target.					4	0	Credits not targeted.								
Exemplary level criteria Up to two credits - Beyond zero net regulated carbon The building achieves an EPR NC ≥ 0.9 and zero net regulated CO₂ emissions. Energy generation from on-site and near-site LZC sources is sufficient to offset carbon emissions from regulated energy use plus a percentage of emissions from unregulated energy use. Credits are achieved based on the percentage of additional emissions from unregulated energy that are offset by LZC sources. Three credits - Carbon negative The building is deemed carbon negative where > 100% (see Table 6.2 below) of carbon emissions from unregulated (and regulated) energy use are offset by energy generated from on-site and near-site LZC sources <table><tr><td colspan="2">Exemplary performance credits</td><td colspan="2">Equivalent % criteria</td></tr><tr><td>1</td><td></td><td>10%</td><td></td></tr></table>					Exemplary performance credits		Equivalent % criteria		1		10%		2	0	Credits not currently targeted.
Exemplary performance credits		Equivalent % criteria													
1		10%													

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member				
		Available	Targeted (Potential)						
	<table><tr><td>2</td><td>50%</td></tr><tr><td>3</td><td>>100%</td></tr></table>	2	50%	3	>100%				
	2	50%							
	3	>100%							
Two exemplary credits – Post-occupancy stage Achieve maximum available credits in Ene02 Energy monitoring. In addition, preschools, primary schools, law courts, prisons and multi-residential buildings must separately monitor relevant function areas or departments in accordance with ENE02 criteria, below. The Client (BD) or building occupier commits funds to pay for the post occupancy stage. This requires an assessor to be appointed and to report on the actual energy consumption compared with the targets set in criterion 4 above. The energy model (above) is: i. Submitted to BRE and ii. Retained by the building owner.		2	0	Credits not currently targeted.					
Ene 02 (M), (Me), (Mo) Energy monitoring  Mandatory: One credit for Very Good and above.	First credit: Sub-metering of major energy consuming systems Where evidence provided demonstrates that the energy metering systems are installed that enable 90% of the estimated annual energy consumption of each fuel to be assigned to the various end-use categories of energy consuming systems. For buildings with a total useful floor area > 1000m² are metered using an appropriate energy monitoring and management system and systems in smaller buildings are metered either with an energy monitoring and management system or separate assessable energy sub-meters with pulsed or other open protocol communication outputs, to enable future connection to an energy monitoring and management system. The end energy consuming use is identifiable to the building user through labelling or data outputs. Large-scale medical equipment/systems can be excluded when assessing compliance with this issue (although it is recommended that sub-metering is considered in such instances).	1	1	ACTION REQUIRED AT STAGE 4 Requirements to be included within the Employer's Requirements MEP documentation and drawings. Metering strategy to be confirmed prior to issue.	MEP (HLE)				
	Second credit: Sub – metering of high energy load and tenancy areas An accessible energy monitoring and management system or separate accessible energy sub-meters with pulsed or other open protocol communication outputs to enable future connection to an energy monitoring and management system are provided, covering a significant majority of the energy supply to tenanted areas or, in the case of single occupancy buildings, relevant function areas or departments within the building/unit.	1	1	Credit targeted	MEP (HLE)				
Ene 03 External lighting	One credit: Where evidence provided demonstrates that the external lighting has an average initial luminous efficacy of the external light fittings within the construction zone is not less than 70 luminaire lumens per circuit watt and that all external light fittings are automatically controlled for prevention of operation during daylight hours and presence detection in areas of intermittent pedestrian traffic.	1	1	INCLUDE WITHIN ER DOCUMENTATION The only relevant requirement for this project relates to external lighting design. This requirement can be incorporated into the project's employer's requirements documentation to require the contractor to achieve.	Contractor				
Ene 04 Low carbon design	First credit - Passive design analysis: Where the first credit of Hea 04 (Thermal comfort) is achieved and the project team carries out an analysis of the design to identify opportunities for the implementation of passive design solutions that reduce demands for energy consuming building services, and that these solutions are implemented meaningfully into the design.	1	0	Credit not targeted.					
				Note: This does not form part of the BREEAM assessor's standard scope of works and would need to be an additional appointment by the Client or Contractor.					

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member
		Available	Targeted (Potential)		
	Second credit - Free cooling: Where the first credit is achieved, the passive design analysis includes an analysis of free cooling and identifies opportunities for the implementation of free cooling solutions. Free cooling solutions might include night time cooling, ground coupled air cooling or surface water cooling (for example); i.e. does not use active cooling.	1	0	Credit not targeted.	
	Third credit - Low zero carbon feasibility study: Where evidence provided demonstrates that a feasibility study has been carried out by the completion of the Concept Design stage (RIBA Stage 2) by an energy specialist to establish the most appropriate recognised local (on- or near-site) low or zero carbon energy source(s) for the development. A local LZC technology/ies has been specified for the building in line with the recommendations of this feasibility study and this method of supply results in a meaningful reduction in regulated CO₂ emissions.	1	1	ACTION REQUIRED NOW LZC feasibility study to be completed. Note: This does not form part of the BREEAM assessor's standard scope of works and would need to be an additional appointment by the Client (BD) or Contractor.	HL has provided fee. Awaiting appointment confirmation.
Ene 06 Energy efficient transportation systems	First credit – Energy consumption: Where evidence provided demonstrates that where either lifts, escalators or moving walks are required: – An analysis of the transportation demand and usage patterns for the building has been carried out in accordance with BS EN ISO 25745 to determine the optimum number and size of lifts, (including counter-balancing ratio), escalators and/or moving walks. – The energy consumption has been estimated for different types and the lift/escalator/moving walk system/strategy with the lowest energy consumption has been specified. – Regenerative drives should be considered. The transportation system with the lowest energy consumption is specified.	1	1	Note: This does not form part of the BREEAM assessor's standard scope of works and would need to be an additional appointment by the Client (BD) or Contractor. Client (BD) to confirm whether vertical transport consultant has been appointed.	MEP (HLE) Vertical Transport (HLE)
	Second and third credit – Energy efficient features: Where evidence provided demonstrates that the first credit has been achieved and: For lifts, of the following energy-efficient features the three that offer the greatest potential energy savings are specified: – The lifts operate in a stand-by condition during off-peak periods. – The lift car uses energy-efficient lighting and display lighting – The lift uses a drive controller capable of variable-speed, variable-voltage, variable frequency (VVVF) control of the drive motor. Where regenerative drives are demonstrated to save energy, they are specified. For escalators and/or moving walks, each escalator and/or moving walk complies with EITHER of the following: It is fitted with a load sensing device that synchronises motor output to passenger demand through a variable speed drive. OR It is fitted with a passenger sensing device for automated operation (auto walk), so the escalator operates in stand-by mode when there is no passenger demand.	1	1	Client (BD) to confirm whether vertical transport consultant has been appointed.	MEP (HLE) Vertical Transport (HLE)
Transport					
Tra 01 Transport assessment and travel plan	Two credits: – Where evidence provided demonstrates that a travel plan has been developed as part of the feasibility and design stages which considers all types of travel relevant to the building type and users. – The travel plan must be structured to the needs of the particular site and takes into consideration the findings of a site-specific transport survey. – The travel plan must include a package of measures that have been used to steer the design of the development in order to meet the travel plan objectives and minimise car-based travel patterns. The travel plan must be demonstrated in action post construction.	2	2	A compliant travel plan is required for the development that includes recommendations for reduction of impact resultant from transport. These measures are then incorporated into the design of the development.	Transport Consultant (Motion) Architect (THP)

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member																																																																
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Tra 02 Sustainable transport measures	Ten credits Features included to achieve a Tra02 points score. Credits are achieved based on the site's Accessibility Index and the features provided. <table><tr><th>Points</th><th>Points</th><th>Points</th><th>Credits</th></tr><tr><td>AI < 25</td><td>25 ≤ AI < 40 (urban centres)</td><td>AI of ≥ 40 (metropolitan centre locations)</td><td></td></tr><tr><td>1</td><td>1</td><td></td><td>1</td></tr><tr><td>2</td><td></td><td>1</td><td>2</td></tr><tr><td>3</td><td>2</td><td></td><td>3</td></tr><tr><td>4</td><td></td><td>2</td><td>4</td></tr><tr><td>5</td><td>3</td><td></td><td>5</td></tr><tr><td>6</td><td>4</td><td>3</td><td>6</td></tr><tr><td>7</td><td>5</td><td></td><td>7</td></tr><tr><td>8</td><td>6</td><td>5</td><td>8</td></tr><tr><td>9</td><td>7</td><td>6</td><td>9</td></tr><tr><td>10</td><td>8</td><td>7</td><td>10</td></tr></table> Sustainability Transport Measures: Points highlighted should be achievable for the project. <table><tr><th>Public transport measures</th><th>Points</th></tr><tr><td>Public transport measures</td><td></td></tr><tr><td>– The existing AI calculated in Tra 01 achieves the following: – ≥ 4 for prison or MOD sites, rural location sensitive buildings, and other building group 3 – ≥ 8 for all other building type</td><td>1</td></tr><tr><td>– Demonstrate an increase over the existing Accessibility Index through negotiation with local bus, train or tram companies to increase the frequency of the local service provision for the development;</td><td>2</td></tr><tr><td>– Demonstrate an increase over the existing Accessibility Index. This could be through provision of a diverted bus route, a new or enhanced bus stop, or other similar solutions.</td><td>3</td></tr><tr><td>– Provide a dedicated service, such as a bus route or service</td><td>3</td></tr><tr><td>– Provide a public transport information system in a publicly accessible area, to allow building users access to up-to-date information on the available public transport and transport infrastructure. This may include signposting to public transport, cycling, walking infrastructure or local amenities.</td><td>1</td></tr><tr><td>Private transport measures</td><td></td></tr></table>	Points	Points	Points	Credits	AI < 25	25 ≤ AI < 40 (urban centres)	AI of ≥ 40 (metropolitan centre locations)		1	1		1	2		1	2	3	2		3	4		2	4	5	3		5	6	4	3	6	7	5		7	8	6	5	8	9	7	6	9	10	8	7	10	Public transport measures	Points	Public transport measures		– The existing AI calculated in Tra 01 achieves the following: – ≥ 4 for prison or MOD sites, rural location sensitive buildings, and other building group 3 – ≥ 8 for all other building type	1	– Demonstrate an increase over the existing Accessibility Index through negotiation with local bus, train or tram companies to increase the frequency of the local service provision for the development;	2	– Demonstrate an increase over the existing Accessibility Index. This could be through provision of a diverted bus route, a new or enhanced bus stop, or other similar solutions.	3	– Provide a dedicated service, such as a bus route or service	3	– Provide a public transport information system in a publicly accessible area, to allow building users access to up-to-date information on the available public transport and transport infrastructure. This may include signposting to public transport, cycling, walking infrastructure or local amenities.	1	Private transport measures		6	6	Assessment estimated to have an AI <25 points. 6 credits targeted = 6 points targeted. Transport Consultant to confirm viability and AI. Please refer to highlighted sections in Sustainability Transport Measures table in Credit Requirements column for understanding on the required measures targeted. Confirmation required from Transport Consultant regarding whether additional points can be targeted. Currently assumed the following can be targeted: - AI >8 - Public transport information - EV recharging - Cycle storage - Cyclist facilities - Existing amenities (there is a gym, an outdoor space and a restaurant within 500m)	Transport Consultant (Motion) Architect (THP)
Points	Points	Points	Credits																																																																		
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Water																											
Wat 01 (M), (M _e), (M _o) Water consumption	Up to five credits: Where evidence provided demonstrates that water consumption has been reduced to the following levels compared against the baseline building model:	5	3 (+1)	Three credits targeted One credit identified as potential. Sanitaryware fittings schedule and data sheets (with flow rates) required to determine the achieved credits.	MEP (HLE) Architect (THP)																						

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member														
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Wat 02 (M), (Me), (Mo) Water monitoring  Mandatory: Criterion 1 only for Good and above.	One credit: - Where evidence provided demonstrates that a water meter with a pulsed output will be installed on the mains supply to each building/unit. - Water-consuming plant or building areas, consuming 10% or more of the building's total water demand, need to be fitted with either sub meters or have water monitoring equipment integral to the plant or area. (Not applicable to Shell Only Assessments). - Each meter (main and sub) must have a pulsed output to enable connection to a Building Management System (BMS) for the monitoring of water consumption. - If the site on which the building is located has an existing BMS, managed by the same occupier/owner (as the new building), the pulsed water meter(s) for the new building must be connected to the existing BMS. Additionally, for those pursuing a post occupancy stage certification: - The water monitoring strategy used enables the identification of all water consumption for sanitary uses as assessed under Wat 01 (litres/person/day), if a post occupancy stage certification is sought.	1	1	ACTION REQUIRED AT STAGE 4 Requirements to be included within the Employer's Requirements MEP documentation and drawings. Metering strategy to be confirmed prior to issue.	MEP (HLE)														
Wat 03 Water leak detection	First credit - Leak detection system: Where evidence provided demonstrates that a leak detection system which is capable of detecting a major water leak on the mains water supply within the building and between the building and the utilities water meter is provided.	1	1	ACTION REQUIRED AT STAGE 4 Requirements to be included within the Employer's Requirements MEP documentation and drawings.	MEP (HLE)														
	Second credit - Flow control devices: Where evidence provided demonstrates that flow control devices that regulate the supply of water to each WC area/facility according to demand are installed (and therefore minimise water leaks and wastage from sanitary fittings)	1	1	MEP to confirm this can be provided.	MEP (HLE)														
Wat 04 Water efficient equipment	First credit The design team has identified all unregulated water demands that could be realistically mitigated or reduced. System(s) or processes have been identified to reduce the unregulated water demand, and demonstrate, through either good practice design or specification, a meaningful reduction in the total water demand of the building. Unregulated water uses include (but are not limited to): - Swimming pools - Recreational hot tubs and hydrotherapy pools - Equipment used for irrigation - Vehicle wash equipment - Project-specific industrial processes	1	1	Assumed irrigation will be provided.	Landscape Architect (ASA)														

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member
		Available	Targeted (Potential)		
	- Water filtration and treatment processes - Building services (e.g. cooling towers and humidification systems) Credit is not applicable and will be filtered out where there is no water demand from uses other than domestic scale and sanitary use components.				
Materials					
Mat 01 Environmental impacts from construction products - Building life cycle assessment (LCA)	One - six credits: LCA superstructure Up to six credits are available for development of a building LCA on of the superstructure design using either the BREEAM Simplified Building LCA tool or a Compliant LCA tool during concept design stage. - Carry out building LCA options appraisal of 2 to 4 significantly different superstructure design options throughout the design development, using a building LCA tool that is recognised by BREEAM - Submit to BRE at concept design stage <u>prior to planning submission.</u> - Submit updated LCA assessment to BRE at technical design stage. One credit LCA substructure Carry out building LCA options appraisal of a combined total of at least six significantly different substructure or hard landscaping design options (at least two shall be substructure and at least two shall be hard landscaping).	7	2	Seven credits applicable to assessment type Two credits currently targeted for the superstructure options appraisal at technical design.	Architect (THP) Structural/ Civil Engineer (Evolve) Cost Consultant (BWF) LCA Consultant (TBC)
	Exemplary level criteria One credit – Core building services options appraisal during concept design Carry out building LCA options appraisal of at least 3 significantly different core building services design options, using a building LCA tool that is recognised by BREEAM One credit – LCA and LCC alignment - Achieve Elemental LCC plan and Component Level LCC options appraisal credits include design options appraised as part of the LCA within the Elemental and Component LCC models. - Integrate the aligned LCA and LCC options appraisal activity within the wider design decision-making process. Record this in an options appraisal summary document including the relevant cost information from the 'elemental LCC plan' and 'Component level LCC option appraisal'. One credit – Third Party Verification A suitably qualified third party (see Definitions) either carries out the building LCA work or verifies the building LCA work (if by others), and produces a report describing how they have checked the building LCA work accurately represent the designs under consideration during Concept Design and Technical Design with reference to the requirements	3	0	First credit: Credit not currently targeted. Second credit: Credit not currently targeted. Third credit: Credit not currently targeted.	Architect (THP) Structural/ Civil Engineer (Evolve) Cost Consultant (BWF) LCA Consultant (TBC)
Mat 02 Environmental impacts from construction products - Environmental Product Declarations (EPD)	One credit: Where evidence provided demonstrates the designs features construction products with EPD that achieve a total EPD points score of at least 20, according to the BRE calculation methodology.	1	1	Proforma template can be issued in order to support demonstrating compliance for this issue. Additional documentary evidence (specs, and EPD certifications) to be provided demonstrating how the proforma template has been completed. ACTION REQUIRED AT STAGE 4 Requirements to be included within the Employer's Requirements documentation.	Architect (THP) Structural/ Civil Engineer (Evolve)

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member												
		Available	Targeted (Potential)														
Mat 03 (M), (M_e), (M_o) Responsible sourcing of construction products  Mandatory: Criterion 1 sustainable timber sourcing for all ratings	Pre-requisite All timber and timber-based products used on the project are ‘legally harvested and traded timber’ First credit: Enabling sustainable procurement Where evidence provided demonstrates that a sustainability procurement plan is in place at by the concept design stage and is used by the design team to guide specification towards sustainable construction products.	1	1	An organisational wide Sustainable Procurement Plan (SPP) has been produced by HL previously. Project team to use the SPP throughout the project. Requirements to be included within the Employer's Requirements documentation. Contractor will be required to develop suitable reporting.	Project Manager (BWF) Architect (THP) Contractor												
	Up to three credits: Where evidence provided demonstrates the available responsible sourcing of materials (RSM) can be awarded where the applicable building materials are responsibility sourced in accordance with the BREEAM methodology. <table><tr><th>RSM credits</th><th>% of available RSM points achieved</th><th>MAT03 Scope</th></tr><tr><td>1</td><td>≥ 10%</td><td>Superstructure</td></tr><tr><td>2</td><td>≥ 20%</td><td>As above, plus - Internal finishes - Substructure and hard landscaping </td></tr><tr><td>3</td><td>≥ 30%</td><td></td></tr></table>	RSM credits	% of available RSM points achieved	MAT03 Scope	1	≥ 10%	Superstructure	2	≥ 20%	As above, plus - Internal finishes - Substructure and hard landscaping	3	≥ 30%		3	2	Three credits applicable to assessment type. Two credits targeted. ACTION REQUIRED AT STAGE 4 Requirements to be included within the Employer's Requirements documentation. Contractor will be required to develop suitable reporting.	Architect (THP)
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1	≥ 10%	Superstructure															
2	≥ 20%	As above, plus - Internal finishes - Substructure and hard landscaping															
3	≥ 30%																
Exemplary credit: Where evidence provided demonstrates that at least 50% of the available RSM points are achieved. Scope also includes core building services.	1	0	Credit not currently targeted. ACTION REQUIRED AT STAGE 4 Requirements to be included within the Employer's Requirements documentation. Contractor will be required to develop suitable reporting.	Architect (THP)													
Mat 05 Designing for durability and resilience	One credit: PART A: Protecting vulnerable parts of the building from damage - Protection measures are incorporated into the building's design and construction to reduce damage to the building's fabric or materials in case of accidental or malicious damage occurring. These measures must provide protection against: - Negative impacts of high user numbers in relevant areas of the building (e.g. corridors, lifts, stairs, doors etc.). - Damage from any vehicle or trolley movements within 1m of the internal building fabric in storage, delivery, corridor and kitchen areas. - External building fabric damage by a vehicle. Protection where parking or manoeuvring areas are within 1 metre of the building façade and where delivery areas or routes are within 2 metres of the façade, i.e. specifying bollards or protection rails. - Potential malicious damage to building materials and finishes, in public and common areas where appropriate. PART B: Protecting exposed parts of the building from material degradation - Key exposed building elements have been designed and specified to limit long and short-term degradation due to environmental factors. This can be demonstrated through one of the following: - The element or product achieving an appropriate quality or durability standard or design guide OR	1	1	ACTION REQUIRED NOW Consideration for wear and damage to be made in addition to consideration for where (and how) protection measures will be included. Environmental degradation assessment to be undertaken to identify how materials will be likely to be impacted by environmental hazards.	Architect (THP) Landscape Architect (ASA)												

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member
		Available	Targeted (Potential)		
	- A detailed assessment of the element's resilience when exposed to the applicable material degradation and environmental factors. - Include convenient access to the roof and façade for cost-effective cleaning, replacement and repair in the building's design. - Design the roof and façade to prevent water damage, ingress and detrimental ponding.				
Mat 06 Material efficiency	One credit: At the preparation and brief and concept design stages, set targets and report on opportunities and methods to optimise the use of materials. These must be done for each of the following stages: - Preparation and brief - Concept design - Developed design - Technical design - Construction Develop and record the implementation of material efficiency: - Developed design - Technical design - Construction	1	1	ACTION REQUIRED NOW Stages 1-4 to be completed by team. Stage 5 to be included within Employer's Requirements documentation.	Architect (THP)
Waste					
Wst 01 (Mo) Construction waste management  Mandatory: One credit for Outstanding	One credit - Pre-demolition audit Complete a pre-demolition audit of any existing buildings, structures or hard surfaces being considered for demolition. This must be used to determine whether refurbishment or reuse is feasible and, in the case of demolition, to maximise the recovery of material for subsequent high grade or value applications. The audit must cover the content of Pre-demolition audit scope: - Be carried out at Concept Design stage (RIBA Stage 2) by a competent person prior to strip-out or demolition works. - Guide the design, consider materials for reuse and set targets for waste management. - Engage all contractors in the process of maximising high-grade reuse and recycling opportunities. - Compare actual waste arisings and waste management routes used with those forecast and investigate significant deviations from planned targets.	1	1	Understood that a pre-demolition audit has already been completed.	Contractor
	Three credits - Construction resource efficiency: - Where a Resource Management Plan (RMP) has been developed covering the non-hazardous waste related to on-site construction and dedicated off-site manufacture or fabrication. - In addition, evidence provided demonstrates that non-hazardous construction waste (excluding demolition and excavation waste) generated by the building's design and construction meets or exceeds the following resource efficiency benchmarks:	3	2 (+1)	Resource Management Plan required. During construction, all waste produced must be recorded.	Contractor

Issue	Credit Requirements			Credits		Comments / Actions	Responsible Team Member
				Available	Targeted (Potential)		
	BREEAM Credits	Amount of waste generated per 100m ² (gross internal floor area)					
		m ³	Tonnes				
	One credit	≤ 13.3	≤ 11.1				
	Two credits	≤ 7.5	≤ 6.5				
	Three credits	≤ 3.4	≤ 3.2				
	Exemplary level	≤ 1.6	≤ 1.9				
	Fifth credit - Diversion of resources from landfill: Where evidence provided demonstrates that the following percentages of non-hazardous construction and demolition waste (where applicable) generated by the project have been diverted from landfill:			1	1	INCLUDE WITHIN ER DOCUMENTATION This requirement can be incorporated into the project's employer's requirements documentation to require the contractor to achieve.	Contractor
	BREEAM credits	Type of Waste	Volume				
		Non-demolition	70%				
		Demolition	80%				
		Excavation	N/A				
		Excavation	N/A				
	Exemplary level	Non-demolition	85%				
		Demolition	85%				
		Excavation	95%				
	Exemplary credit – Achieve the exemplary level criteria outlined in the above tables for 'Construction resource efficiency' and 'Diversion of resources from landfill' . – All key waste groups for diversion from landfill are covered in the RMP. – Waste data obtained from licensed external waste contractors is reliable and verifiable, by using data from EA/SEPA/EA Wales/NIEA Waste Return Forms or from a PAS 402:2013 compliant company.			1	0	Credit not targeted.	
Wst 02 Use of recycled and sustainably sourced aggregates	Pre-requisite If demolition occurs on site, to encourage the reuse of site-won material on site, complete a pre-demolition audit of any existing buildings, structures or hard surfaces in accordance with Wst01 requirements. One credit: Project sustainable aggregate points Where evidence provided identifies amounts of aggregate used for the project, the types of aggregate, its source (location) and the transport type. This information is used to calculate the Sustainable Aggregate points score. Credits are scored as follows:			1	0	Credit targeted.	Civil / Structural Engineer (Evolve)

Issue	Credit Requirements		Credits		Comments / Actions	Responsible Team Member
			Available	Targeted (Potential)		
	Project Sustainable Aggregate Credits	Project Sustainable Aggregate points				
	1	3.5–6.0				
	1 exemplary performance credit	> 6.0				
	The calculation is based on the following aggregate uses: – Engineered fill – Concrete coarse aggregate – Concrete fine aggregate – Asphalt aggregate – Granular bedding for pipes – Granular bedding for hard landscape products – Hydraulically bound materials					
	Exemplary level criteria: As outlined above		1	0	Credit not targeted.	Civil / Structural Engineer (Evolve)
Wst 03 (M_e) (M_o) Operational waste  Mandatory: – One credit for Excellent and above	One credit: Where evidence provided demonstrates that there is dedicated space(s) to cater for the segregation and storage of operational recyclable waste volumes generated by the assessed building/unit, its occupant(s) and activities. The dedicated space(s) must be: – Clearly labelled, to assist with segregation, storage and collection of the recyclable waste streams – Accessible to building occupants / facilities operators for the deposit of materials and collections by waste management contractors – Of a capacity appropriate to the building type, size, number of units (if relevant) and predicted volumes of waste that will arise from daily/weekly operational activities and occupancy rates. – The specified/installed operational waste facilities are compliant with the relevant NHS guidelines for that part of the UK. Where the consistent generation in volume of the appropriate operational waste streams is likely to exist, e.g. large amounts of packaging or compostable waste generated by the building's use and operation, the following facilities must be provided as part of its waste management strategy: – Static waste compactor(s) or baler(s); situated in a service area or dedicated waste management space. – Vessel(s) for composting suitable organic waste resulting from the building's daily operation and use OR adequate space(s) for storing segregated food waste and compostable organic material prior to collection and delivery to an alternative composting facility. – Where organic waste is to be stored/ composted on site, a water outlet is provided adjacent to or within the facility for cleaning and hygiene purposes.		1	1	A waste storage area of sufficient footprint area is required to be provided. This will have specific areas for recyclable waste and general waste and will comply with the area requirements of the BREEAM criteria.	Architect (THP) Waste Consultant
Wst 05 Adaptation to climate change	One credit - Structural and fabric resilience: Where evidence provided demonstrates that a climate change adaptation strategy appraisal for structural and fabric resilience has been conducted by the end of Concept design (RIBA Stage 2) covering hazard identification and assessment, risk estimation, evaluation and management. Appraisal to identify & evaluate impact on the building over its life cycle from expected extreme weather conditions arising from climate change and, where feasible, mitigate against these impacts		1	1	ACTION REQUIRED NOW A climate change adaptation plan is required to be developed. This plan and report are required to be concluded at RIBA Stage 2. As a result of this, the reporting against the requirements need to be commenced now.	Architect (THP) Structural Engineer (Evolve)

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member
		Available	Targeted (Potential)		
	ID hazards taking into account the following: structural stability, robustness, weather proofing and detailing, material durability, health and safety of occupants, impact on building contents and business continuity.				
	Exemplary credit: A holistic approach to the design and construction of the current building's life cycle, to mitigate against the impacts of climate change, is represented by the achievement of these criteria. In addition to achieving the first credit above, the following must also be achieved: – Hea 04 – Thermal comfort: Project team demonstrate how the building has been adapted, or designed to be easily adapted in future using passive design solutions – Ene 01 – Reduction in energy use and carbon emissions At least 6 credits in this issue have been achieved – Ene 04 – Low carbon design Passive design analysis credit has been achieved – Wat 01 – Water consumption Minimum of three credits in this issue have been achieved – Mat 05 – Designing for durability and resilience Building elements incorporate appropriate design and specification measures to limit material degradation due to environmental factors – Pol 03 Surface water run off Flood risk- A minimum of one credit has been achieved. Surface water run off- Two credits have been achieved.	1	0	Credit not targeted.	Architect (THP) Structural Engineer (Evolve) Façade Consultant FRA Consultant
Wst 06 Design for disassembly and adaptability	One credit - Design for disassembly and functional adaptability - recommendations Where evidence provided demonstrates that the design team conducts a study to explore the ease of disassembly and the functional adaptation potential of different design scenarios. Recommendations are required to be developed at the concept design stage.	1	1	ACTION REQUIRED NOW A functional adaptability report is required for the project that identifies how the development can be adapted for future use. The report should be undertaken now.	Architect (THP)
	One credit - Disassembly and functional adaptability – implementation Provide an update, during Technical Design, on: – How the recommendations or solutions proposed by Concept Design have been implemented where practical and cost effective. Omissions have been justified in writing to the assessor. – Changes to the recommendations and solutions during the development of the Technical Design. Produce a building adaptability and disassembly guide to communicate the characteristics allowing functional adaptability and disassembly to prospective tenants.	1	1	Anticipated that forthcoming report recommendations would be incorporated into the design.	Architect (THP)
Land Use and Ecology					
LE 01 Site selection	First credit - Previously occupied land: Where evidence is provided to demonstrate that at least 75% of the proposed development's footprint is on an area of land which has previously been developed for use by industrial, commercial or domestic purposes in the last 50 years.	1	1	Site has been previously occupied.	Architect (THP)
	Second credit - Contaminated land: – Where evidence provided demonstrates that the site is significantly contaminated as confirmed by a contaminated land specialist's site investigation, risk assessment and appraisal. The Client (BD) or principal contractor must	1	0	Credit not targeted.	Contamination Specialist

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member									
		Available	Targeted (Potential)											
	confirm that remediation of the site will be carried out in accordance with the remediation strategy and its implementation plan.													
LE 02 Identifying and understanding the risks and opportunities for the project	Pre-requisite - Assessment route selection An assessment route for the project has been determined using BREEAM Guidance Note GN34 BREEAM Ecological Risk Evaluation Checklist. The Client (BD) or contractor confirms compliance will be and is monitored against all relevant UK and EU or international legislation relating to the ecology of the site. Up to two credits Depending on the route for compliance taken the following number of credits are available. <table><tr><td></td><td>Project team member route (Route 1)</td><td>Ecologist route (Route 2)</td></tr><tr><td>Survey and evaluation</td><td>1 credit</td><td>1 credit</td></tr><tr><td>Determining the ecological outcomes for the site</td><td></td><td>1 credit</td></tr></table> Survey and evaluation Route 1 Completion of the BREEAM Ecological Risk Evaluation Checklist indicates Assessment route 1 can be used as the assessment Route 2 - An appropriate individual is appointed at a project stage that ensures early involvement in site configuration and, where necessary, can influence strategic planning decisions. - Prior to the completion of the preparation and brief, an appropriate level of survey and evaluation: - For sites where complex ecological systems are likely to be present) has been carried out to determine the ecological baseline of the site, taking account of the zone of influence to establish: - Current and potential ecological value and condition of the site, and related areas within the zone of influence. - Direct and indirect risks to current ecological value - Capacity and feasibility for enhancement of the ecological value of the site and, where relevant, areas within the zone of influence. - Data are collated and shared with project team to inform the site preparation, design or construction works. Determining the ecological outcomes for the site (Routes 1 and 2) - Survey and evaluation criteria (criteria 3–6 above) relevant to the chosen route have been achieved. - During Concept Design, the project team liaise and collaborate with representative stakeholders to identify and consider ecological outcome for the sites (appropriate to the scale and type of development) for the project. - When determining the ecological outcome for the site, this must involve the identification, appraisal and selection of specific solutions and measures sufficiently early to influence key project planning decisions. This must be done in accordance with the following hierarchy of action: - avoidance - protection - reduction or limitation of negative impacts - on site compensation and,		Project team member route (Route 1)	Ecologist route (Route 2)	Survey and evaluation	1 credit	1 credit	Determining the ecological outcomes for the site		1 credit	2	2	It is assumed the project will follow the 'Ecologist' route. Survey and evaluation: Credit targeted. Determining ecological outcomes: Credit targeted. ACTION REQUIRED NOW Ecology report to be commissioned/provided in order to consider how this credit can be approached. Preliminary ecological appraisal from a suitably qualified ecologist to be provided to HL for review.	Ecologist-Appointment TBC
	Project team member route (Route 1)	Ecologist route (Route 2)												
Survey and evaluation	1 credit	1 credit												
Determining the ecological outcomes for the site		1 credit												

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member									
		Available	Targeted (Potential)											
	– enhancement, considering the capacity and feasibility within the site, or where viable, off-site. – Following this the optimal ecological outcome for the site is selected after liaising with representative stakeholders and the project team.													
	Exemplary level criteria – wider site sustainability Determine the ecological outcomes for the site (sustainability-related activities) When determining the optimal ecological outcome for the site consider, in addition to those outlined above, the wider site sustainability-related activities and the potential for ecosystem service related benefits.	1	0	Credit not targeted.										
LE 03 Managing negative impacts on ecology	Pre-requisite – Identification and understanding the risks and opportunities for the site – The Client (BD) or contractor has confirmed that compliance is monitored against all relevant UK, and EU or International legislation relating to the ecology of the site – LE02 has been achieved <table><tr><td></td><td>Project team member route (Route 1)</td><td>Ecologist Route (Route 2)</td></tr><tr><td>Planning, liaison and implementation</td><td>1 credit</td><td>1 credit</td></tr><tr><td>Managing negative impacts of the project (limitation or compensation)</td><td>1 credit</td><td>1 or 2 credits</td></tr></table> One credit – Planning, liaison, implementation and data – Roles and responsibilities have been clearly defined, allocated and implemented to support successful delivery of project outcomes at an early enough stage to influence the concept design or design brief. – Site preparation and construction works have been planned for and are implemented at an early project stage to optimise benefits and outputs. – The project team liaising and collaborating with representative stakeholders, taking into consideration data collated and shared, have implemented solutions, and measures have been selected Up to two credits – Managing negative impacts of the project Route 1 (one credit) Negative impacts from site preparation and construction works have been managed according to the hierarchy and no net impact has resulted. Route 2 (up to two credits) Negative impacts from site preparation and construction works have been managed according to the hierarchy: For sites where complex ecological systems are likely to be present) and either: – No overall loss of ecological value has occurred (2 credits) OR, – The loss of ecological value has been limited as far as possible (1 credit)		Project team member route (Route 1)	Ecologist Route (Route 2)	Planning, liaison and implementation	1 credit	1 credit	Managing negative impacts of the project (limitation or compensation)	1 credit	1 or 2 credits	3	3	Planning, liaison and implementation: Credit targeted. Managing negative impacts: Credits targeted. ACTION REQUIRED NOW Ecology report to be commissioned/provided in order to consider how this credit can be approached. Preliminary ecological appraisal from a suitably qualified ecologist to be provided to HL for review.	Ecologist – Appointment TBC Contractor
	Project team member route (Route 1)	Ecologist Route (Route 2)												
Planning, liaison and implementation	1 credit	1 credit												
Managing negative impacts of the project (limitation or compensation)	1 credit	1 or 2 credits												
LE 04 Change and enhancement of ecological value	Pre-requisite - Identifying and understanding the risks and opportunities for the project – LE 03 has been achieved. Including the following, specific to the aims of this issue: – Roles and responsibilities have been clearly defined, allocated and implemented to support successful delivery of project outcomes – Site preparation and construction works have been planned for and implemented at a stage that is sufficiently early in the project to optimise benefits and outputs.	4	4	Four credits available. Four credits targeted. ACTION REQUIRED NOW	Ecologist-Appointment TBC Contractor									

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member									
		Available	Targeted (Potential)											
	The Client (BD) or contractor confirms compliance is monitored against all relevant UK, EU or international legislation relating to the ecology of the site. <table><tr><td></td><td>Project team member route (Route 1)</td><td>Ecologist route (Route 2)</td></tr><tr><td>Liaison, implementation and data</td><td>N/A</td><td>1 credit</td></tr><tr><td>Enhancement of ecology</td><td>1 credit</td><td>up to 3 credits</td></tr></table> Route 1 One credit - Enhancement of ecology The project team liaising and collaborating with representative stakeholders, taking into consideration data collated and shared, have implemented solutions and measures based on recommendations from recognised ‘local’ ecological expertise, specialist input and guidance to inform the adoption of locally relevant ecological solutions and measures which enhance the site. Data collated is provided to the local environmental records centres nearest to, or relevant for, the site. Route 2 One credit - Liaison, implementation and data collation The project team liaising and collaborating with representative stakeholders, taking into consideration data collated and shared, have implemented the solutions and measures selected in a way that enhances ecological value in the following order: On site, and where this is not feasible, Off site within the zone of influence. Up to three credits - Enhancement of ecology Credits are awarded on a scale of 1 to 3, based on the calculation of the change in ecological value occurring as a result of the project. This must be calculated in accordance with the process set out in either GN 35 - BREEAM, CEEQUAL, HQM Ecology Assessment Issues – Route 1 or GN 36 - BREEAM, CEEQUAL, HQM Ecology Assessment Issues		Project team member route (Route 1)	Ecologist route (Route 2)	Liaison, implementation and data	N/A	1 credit	Enhancement of ecology	1 credit	up to 3 credits			Ecology report to be commissioned/provided in order to consider how this credit can be approached. Preliminary ecological appraisal from a suitably qualified ecologist to be provided to HL for review.	Landscape Architect (ASA)
	Project team member route (Route 1)	Ecologist route (Route 2)												
Liaison, implementation and data	N/A	1 credit												
Enhancement of ecology	1 credit	up to 3 credits												
LE 05 Long term ecology management and maintenance	Pre-requisite - Roles and responsibilities, implementation, statutory obligations The Client (BD) or contractor has confirmed that compliance is being monitored against all relevant UK, EU and international standards relating to the ecology of the site. Where pursued, LE 04 has been achieved, including the following specific aims of this issue: Roles and responsibilities have been clearly defined, allocated and implemented to support successful delivery of project outcomes. Site preparation and construction works have been planned for and implemented at a stage that is sufficiently early in the project to optimise benefits and outputs. Up to two credits are available depending on the route selected. One credit - Planning, liaison, data, monitoring and review management and maintenance	2	2	ACTION REQUIRED NOW Ecology report to be commissioned/provided in order to consider how this credit can be approached. Preliminary ecological appraisal from a suitably qualified ecologist to be provided to HL for review.	Ecologist – Appointment TBC Contractor									

Issue	Credit Requirements			Credits		Comments / Actions	Responsible Team Member
				Available	Targeted (Potential)		
		Project team member route (Route 1)	Ecologist route (Route 2)				
	Liaison, monitoring implementation and evolving management and maintenance solutions	1 credit	1 credit				
	Landscape and habitat management plan		1 credit				
	One credit - Planning, liaison, data, monitoring and review management and maintenance - The project team liaise and collaborate with representative stakeholders, taking into consideration data collated and shared, on solutions and measures implemented to: - monitor and review implementation and the effectiveness - develop and review management and maintenance solutions, actions or measures. - In support of the above and to help ensure their continued relevance over the period of the project the following should be considered: - Monitoring and reporting of on the ecological outcomes for site implemented at the design and construction stage - Monitoring and reporting of outcomes and successes from the project - Arrangements for the ongoing management of landscape and habitat connected to the project (on and, where relevant, off site) - Maintaining the ecological value of the site and its relationship or connection to its zone of influence - Maintaining the site in line with the any sustainability linked activities, e.g. ecosystems benefits (LE 02). - Remedial or other management actions are carried out which relate to those identified in LE 02, LE 03 and LE 04. - As part of the tenant or building owner information supplied, include a section on Ecology and Biodiversity to inform the owner or occupant of local ecological features, value and biodiversity on or near the site. One credit - Landscape and ecology management plan (or similar) development - Landscape and ecology management plan, or similar, is developed in accordance with BS 42020:2013(210) covering as a minimum the first five years after project completion and includes: - Actions and responsibilities, prior to handover, to give to relevant individuals - The ecological value and condition of the site over the development life. - Identification of opportunities for ongoing alignment with activities external to the development project and which supports the aims of BREEAM's Strategic Ecology Framework - Identification and guidance s to trigger appropriate remedial actions to address previously unforeseen impacts - Clearly defined and allocated roles and responsibilities. - The landscape and management plan or similar is updated as appropriate to support maintenance of the ecological value of the site.						
Pollution							
Pol 01 Impact of refrigerants	Pre-requisite:			2	1	DELC credit(s): One credit targeted	MEP (HLE)

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member
		Available	Targeted (Potential)		
	All systems (with electronic compressors) must comply with the requirements of BS EN 378:2008, and where refrigeration systems containing ammonia are installed, they must comply with the Institute of Refrigeration Ammonia Refrigeration Systems Code of Practice. Three credits: No refrigerant Where evidence provided demonstrates that the building does not require the use of refrigerant within its building services or plant. Two credits: DELC Where evidence provided demonstrates that the systems specified using refrigerants have Direct Effect Life Cycle CO₂ equivalent emissions (DELC CO_{2e}) of ≤100 kgCO_{2e}/kW cooling/heating capacity. OR Where air-conditioning or refrigeration systems are installed the refrigerants used have a Global Warming Potential (GWP) ≤10. One credit: Where evidence provided demonstrates that the systems using refrigerants have Direct Effect Life Cycle CO₂ equivalent emissions of (DELC CO_{2e}) of ≤1000 kgCO_{2e}/kW cooling/heating capacity.			ACTION REQUIRED AT STAGE 4 To be included within the Employer's Requirements Preliminaries and MEP documentation.	
	One credit: Refrigerant leak detection Where evidence provided demonstrates that the systems using refrigerants have a permanent automated refrigerant leak detection system installed, capable of automatically isolating and containing the remaining refrigerant(s) charge in response to a leak detection incident.	1	1	Confirmation from MEP required leak detection will be included.	MEP (HLE)
Pol 02 Local air quality	Up to two credits: All heating and hot water is supplied by non-combustion systems. For example, only powered by electricity OR alternatively; Emissions from all installed combustion plant that provide space heating and domestic hot water do not exceed the levels set in Table 12.4 and Table 12.5 within the BREEAM Criteria document. The measurements must be provided by manufacturers, following the labelling requirements of the European directive 2009/125/EC. No credits can be awarded for Pol 02 if any of the combustion appliances are not covered in Table 12.4 and Table 12.5 within the BREEAM. Emissions from all installed combustion plant that provide space heating and domestic hot water are required to not exceed the levels set in Table 1.21 and Table 1.22 within the BREEAM criteria.	2	2	Two credits can be achieved on the basis of combustion free systems.	MEP (HLE)
Pol 03 Surface water run off	Pre-requisite An appropriate consultant is appointed to carry out and demonstrate the development's compliance with all criteria. Part 1: Flood resilience (Up to Two credits) Two credits - Low flood risk: A site-specific flood risk assessment (FRA) confirms the development is in a flood zone that is defined as having a low annual probability of flooding. The FRA takes all current and future sources of flooding into consideration. These sources include: – Fluvial (rivers) – Tidal	2	2	ACTION REQUIRED NOW Flood Risk Assessment to be provided/commissioned that identifies the site's flood risk. It is currently anticipated that there is a low flood risk at the site.	Drainage Consultant- Evolve

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member
		Available	Targeted (Potential)		
	– Surface water: sheet run-off from adjacent land (urban or rural) – Groundwater: most common in low-lying areas underlain by permeable rock (aquifers) – Sewers: combined, foul or surface water sewers – Reservoirs, canals and other artificial sources One credit - Medium/high flood risk: Where evidence provided demonstrates that the assessed development is located in a zone defined as having a medium or high annual probability of flooding AND the ground level of the building, car parking and access is at least 600mm above the design flood level of the flood zone for the site's location OR the final design of the building and the wider site reflects the recommendations made by an appropriate consultant in accordance with the hierarchy approach outlined in section 5 of BS 8533:2017				
	Part 2: Surface water run-off Pre-requisite: Surface water run-off design solutions must be bespoke, i.e. they must take account of the specific site requirements and natural or man-made environment of and surrounding the site. The priority levels detailed in the Methodology must be followed, with justification given by the appropriate consultant where water is allowed to leave the site. First credit: Drainage measures are specified so that the peak rate of run-off from the site to the watercourses (natural or municipal) shows a 30% improvement for the developed site compared with the pre-developed site. This should comply at the 1-year and 100-year return period events, including allowance for climate change. Additionally, relevant maintenance agreements for the ownership, long term operation and maintenance of all specified SUDs are in place. Second credit: Where evidence provided demonstrates that the consultant has confirmed that there is no risk of flooding of property in the event of a local drainage system failure, AND EITHER – The post development run-off volume, over the development lifetime, is no greater than it would have been prior to the assessed site's development, including an allowance for climate change. – Any additional predicted volume of run-off for the 100-year 6-hour event must be prevented from leaving the site by using infiltration or other Surface Drainage System (SUDs) techniques OR (only where criterion no. 9 or 10 for this credit cannot be achieved) – Justification from the Appropriate Consultant indicating why the above criteria cannot be achieved i.e. where infiltration or other SUDS techniques are not technically viable options. – The post development peak rate of run-off is reduced to a limiting discharge. The limiting discharge is defined as the highest flow rate from the following options: – The pre-development one-year peak flow rate – The mean annual flow rate (Qbar) – 2L/s/ha.	2	2	Drainage consultant to confirm if achievable.	Drainage Consultant-Evolve

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member
		Available	Targeted (Potential)		
	Part 3: Minimising watercourse pollution One credit: Where evidence provided demonstrates that the following water course pollution prevention measures are covered: – Appropriate Consultant confirms that there will be no discharge from the developed site for rainfall up to 5mm. – Specification of Sustainable Drainage Systems (SUDs) or source control systems such as permeable surfaces or infiltration trenches – Specification of oil/petrol separators (or equivalent system) in surface water drainage systems, where there is a high risk of contamination or spillage of substances – Chemical or liquid gas storage areas have a means of containment fitted to the site drainage system – All water pollution prevention systems have been designed and installed in accordance with the recommendations of documents such as the SUDS manual and other relevant industry best practice. They must be bespoke solutions taking account of the specific site requirements and natural or man-made environment of and surrounding the site. – A comprehensive and up-to-date drainage plan of the site will be made available for the building/site occupiers. – Relevant maintenance agreements for the ownership, long term operation and maintenance of all specified SUDS must be in place. – All external storage and delivery areas are designed and detailed in accordance with the current best practice planning guidance	1	1	Drainage consultant to confirm if achievable. SuDS specification and drainage plan to be produced by Drainage Consultant.	Drainage Consultant-Evolve
Pol 04 Reduction in night time light pollution	One credit: Where evidence provided demonstrates that the lighting system has been designed in accordance with the following requirements: – The external lighting strategy has been designed in compliance with Table 2 (and its accompanying notes) of the ILE Guidance notes for the reduction of obtrusive light, 2011. – All external lighting (except for safety and security lighting) can be automatically switched off between 2300hrs and 0700hrs. This can be achieved by providing a timer for all external lighting set to the appropriate hours. – If safety or security lighting is provided and will be used between 2300hrs and 0700hrs, this part of the lighting system complies with the lower levels of lighting recommended during these hours in Table 2 of the ILE's Guidance notes, for example by using an automatic switch to reduce the lighting levels at 2300 or earlier. – Illuminated advertisements, where specified, must be designed in compliance with ILE Technical Report 5 – The Brightness of Illuminated Advertisements.	1	1	INCLUDE WITHIN ER DOCUMENTATION This requirement can be incorporated into the project's employer's requirements (MEP) documentation to require the contractor to achieve. BREEAM workshop note: Credit requirement to be discussed with Frasers to check for any clash with wider estate management strategy.	MEP (HLE)
Pol 05 Reduction of noise pollution	One credit: Where evidence provided demonstrates that there is either no noise-sensitive areas or buildings within 800m radius of the assessed development OR Where there are or will be noise-sensitive areas or buildings within 800m radius of the assessed development a noise impact assessment in compliance with BS 4142:2014 has been carried out and the following noise levels measured/determined: – Existing background noise levels at the nearest or most exposed noise-sensitive development to the proposed development or at a location where background condition can be argued to be similar. The noise level from the proposed site/building, as measured in the locality of the nearest or most exposed noise-sensitive development is a difference no greater than +5dB during the day (07:00 to 23:00) and +3dB at night (23:00 to 07:00).	1	1	BREEAM Pol 05 Noise report to be provided. Noise Impact assessment to be undertaken for the site identifying that building services noise will be limited in line with background noise levels.	Acoustician - Appointment TBC
Innovation					

Issue	Credit Requirements	Credits		Comments / Actions	Responsible Team Member
		Available	Targeted (Potential)		
Exemplary credits summary	Exemplary credits Up to a maximum of ten credits are available: Where the building demonstrates exemplary performance by meeting defined exemplary level performance criteria in one or more of following BREEAM assessment issues: – Man 03 Responsible construction practices – Hea 01 Visual comfort – Hea 06 Security – Ene 01 Reduction of energy use and carbon emissions – Wat 01 Water consumption – Mat 01 Environmental impacts from construction products - Building life cycle assessment (LCA) – Mat 03 Responsible sourcing of construction products – Wst 01 Construction waste management – Wst 02 Use of recycled and sustainably sourced aggregates – Wst 05 Adaptation to climate change – LE 02 Identifying and understanding risks and opportunities for the project One innovation credit can be awarded for each individual BREEAM issue exemplary performance level complied with. Approved Innovations One innovation credit can be awarded for each innovation application approved by BRE Global, where the building complies with the criteria defined within an Approved Innovation application form.	10	1	The following exemplary level credits have included in the BREEAM target strategy: – Man 03 Responsible construction practices.	As individual items.

8. Appendix E: BREEAM V6.1 credit weightings.

The weightings for the associated credits depending on the assessment route are shown in the table below.

Table 6: BREEAM credit ratings.

Section	Section Weighting			No. of credits available	Value of Each Credit
	Fully-fitted	Shell only	Shell and core		
Management	11.0%	12.0%	11.0%	18	0.61%
Health and Wellbeing	14.0%	7.0%	8.0%	11	0.73%
Energy	16.0%	9.5%	14.0%	22	0.64%
Transport	10.0%	14.5%	11.5.0%	12	0.96%
Water	7.0%	2.0%	7.0%	4	0.78%
Materials	15.0%	22.0%	17.5%	14	1.25%
Waste	6.0%	8.0%	7.0%	9	0.70%
Land Use and Ecology	13.0%	19.0%	15.0%	13	1.15%
Pollution	8.0%	6.0%	9.0%	12	0.75%
Innovation	10.0%	10.0%	10.0%	10	1.00%



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