

Joanna Carter  
Wokingham Borough Council

08/10/2024

Dear Joanna,

**Ref: B313 GOYA Reading/ 242532 Headley Road East  
Planning Condition C15**

Please find attached to this letter the latest version of the design stage assessment tracker for the above-named project.

To achieve a BREEAM performance rating of Excellent, a minimum of 70% must be achieved. As such, the project team has targeted a score of 75.91% to allow an appropriate buffer; it is recommended to have a 4-5% buffer in the score should any credits be dropped either prior to the assessment submissions at both the design stage and post construction stages, or during the BRE audits at each respective stage. We have currently achieved 15.82% and aim to submit the design stage assessment in late December to attain design stage/interim certification by practical completion.

The potential rating of 81.27% demonstrates what score might be achieved should additional credits be targeted. Generally, these are used as a “safety net” and could be targeted at a later date, should some of the targeted credits be lost between now and the submission of the design stage assessment. Some depend on the performance of the building materials and services and will be included in the target should they be achievable.

I trust this demonstrates that the project is on track to achieve the target rating.

Yours Sincerely

A black rectangular box redacting the signature of Ellen Bye.

Ellen Bye  
BREEAM Advisory Professional

MCS Build Ltd