9471 – Arborfield Green District Centre (Nursery)

Crest Nicholson Operations Ltd

BREEAM UK NC V6.1 Pre-Assessment Report
Other – Creche – Fully Fitted

AES Sustainability Consultants Ltd

10 August 2026

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Revision	Author	Date	Comment
0	Wayne Maw	07/08/2026	Initial Issue

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1. Introduction

1.1. AES Sustainability Consultants have been instructed by Crest Nicholson Operations Ltd to complete a BREEAM Pre-assessment in order to define a strategy to achieve BREEAM ''Very Good' for the proposed new Arborfield Green District Centre (Nursery).

1.2. This pre-assessment report focuses on 1no. Nursery building as part of 'the wider Arborfield Green District Centre. The nursery building , totals ~475m2 over 1.5 floors.

1.3. Wokingham Borough Council original site wide planning permission (O/2014/2280) condition 51 confirms the requirement to achieve BREEAM Very Good certification.

1.4. The assessment was undertaken using the BREEAM UK New Construction (NC) Version 6.1 Technical Manual, based on criteria and credits for a 'other' building type of 'Creche', with a 'Fully Fitted' scope of works.

BREEAM Manual:	BREEAM UK New Construction (NC) Version 6.1
BREEAM Building Type:	Other – Other – Creche
BREEAM Scope:	Fully Fitted
BRE Registration:	BREEAM-0099-2933
Project Size (GIA):	Nursery: 475m2
Required Rating:	Very Good – 55%

2. BREEAM Credit Filter

Designed to be untreated?:	No
Building services (heating):	Other
Building services (cooling):	Other
Commercial cold storage present:	No
Transportation systems present (e.g. lifts, escalators, moving walkways):	No
Laboratory present:	No
Fume cupboards / Containment devices:	N/A
Unregulated water uses:	No
External areas present:	Yes
Statutory requirements impacting outdoor space?:	No
Unregulated energy load:	No
Post-occupancy Ene 01 credits targeted:	No

3. BREEAM Assessment Process

3.1. There are three stages within the BREEAM Assessment process:

- **BREEAM Pre-Assessment:** The BREEAM assessor meets/liaises with the project team to establish a robust strategy to ensure the required BREEAM rating is achievable. Targets are set at this stage based on information available and reasonable assumptions. Actions required to be carried out at an early stage are identified for implementation and a credit strategy is set.

- **BREEAM Design Stage:** The project team provide evidence to prove that targeted credits have been incorporated into design. This is verified by the BREEAM assessor. A submission is made to the BRE for Interim Certification.

- **BREEAM Post-Construction Review**: The project team provides as-built information in order to confirm design commitments have been implemented. The BREEAM assessor undertakes a site inspection to verify the construction. A submission is made to the BRE for Final Certification.

3.2. A BREEAM rating is achieved at the Design and Post Construction stages where:

- Credits are awarded to exceed the BREEAM rating benchmark. In order to achieve BREEAM Outstanding a score of 85% or more must be achieved; Excellent 70%; Very Good 55%; Good 45% and Pass 30%.

- The minimum standards for the rating level targeted are achieved. This involves compliance with specific credit areas to demonstrate a fundamental level of performance in key areas.

3.3. Any change to the scope of works may cause alteration to the applicable criteria and credits within the assessment would be subject to change.

4. Pre-Assessment Score Summary

4.1. The pre-assessment has established the following:

- **Available Credits:** Credits that are available to the building type.
- **Targeted Credits:** Credits that have been targeted in order to achieve the required rating.
- **Potential Credits**: Credits that have potential to be targeted where required to achieve the required rating.

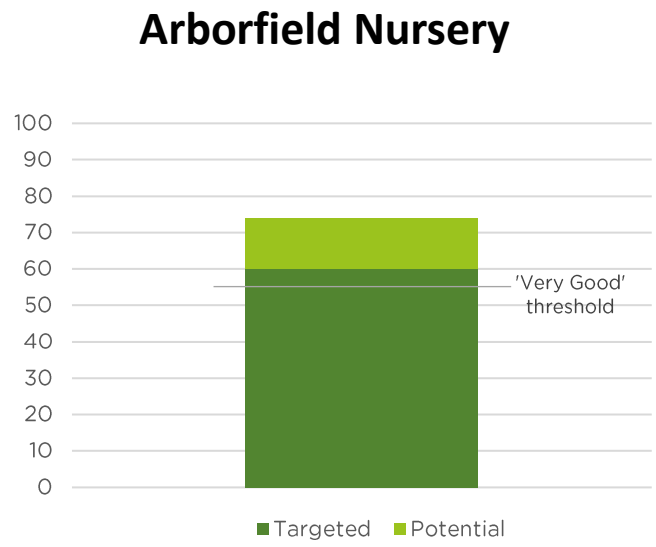
4.2. The table below summarises the value of available, targeted and potential credits within the assessment.

4.3. A summary of the credit strategy is presented in Appendix A – BREEAM Credit Strategy Summary.

4.4. If all targeted credits were achieved, BREEAM Very Good would be achieved with a score of **59.90%** and all minimum requirements met.

4.5. If all targeted *and* potential credits were achieved, BREEAM Excellent could potentially be achieved with a score of **74.34%** and all minimum requirements met.

	Credit Value (%)	Credits Available	Credits Targeted	Targeted %	Credits Potential	Potential %
Management	0.52	21	16	8.38	2	1.05
Health & Wellbeing	0.82	18	7	5.44	4	3.89
Energy	0.76	21	12	9.14	1	0.76
Transport	0.83	12	10	8.33	0	0.00
Water	0.88	8	5	4.38	1	0.88
Materials	1.07	14	4	4.29	1	1.07
Waste	0.60	10	6	3.60	3	1.80
Landuse & Ecology	1.00	13	10	10.00	2	2.00
Pollution	0.67	12	8	5.33	3	2.00
Exemplary	1.00	10	1	1.00	1	1.00
				59.90		14.44



5. Early-Stage Requirements

5.1. The following items identify early-stage requirements that need to be fulfilled. Some of these are time critical in accordance with RIBA Stages and these must be addressed as applicable in terms of timescale. Please refer to the BREEAM Technical Manual Version 6.1: SD5079 – Issue Date: 28.06.2023 or contact AES Sustainability Consultants for further detail on compliance, where required.

RIBA Stage 1 / 2

Credit	Criteria / Requirement Summary	Early Action Undertaken?	Comments / Further Action Required
Man 01.1: Project brief and design: Project Delivery and Planning	Project delivery stakeholders must meet prior to RIBA Stage 2 to identify roles, responsibilities and contributions for key phases of project delivery. Demonstration that delivery stakeholders have influenced or changed the initial design brief (e.g. project execution plan/quality plan, communication strategy or concept design).	Patrial	The Man 01 template has been completed.
Man 01.3: Project brief and design: BREEAM Advisory Professional	BREEAM AP must work with the project team to consider links between BREEAM issues and assist them in maximising the project's overall performance against BREEAM, from their appointment and throughout Concept Design & Developed Design.	Yes	Wayne Maw of AES has been appointed as the BREEAM AP.
Tra 01: Transport assessment and travel plan	A travel plan must be developed based on a site-specific travel assessment or statement. The travel assessment must cover the minimum requirements as defined in the manual.	Partial	Concept stage Assessment and Travel Plan to be provided
Mat 03.1: Responsible sourcing of construction products	A sustainable procurement plan has been developed before Concept Design by the design team to guide specification towards sustainable construction products.	Yes	The sustainable procurement plan is on file.
Wst 01.1: Construction waste management: 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.	Planned	The Wst 01 pre-demo template has been issued to the design team for completion.
LE 02: Ecological risks and opportunities	Opportunities have been identified to optimise ecological outcomes for the site to influence key planning decisions.	Partial	Ecologist to complete the GN40. DEFRA metric calc will be provided.
LE 03.1: Managing impacts on ecology: Planning and measures on site	Further planning is conducted to influence Concept Design to avoid and manage negative ecological impacts on-site.		
LE 04: Ecological change and enhancement	Appointment of a suitably qualified ecologist to provide a BREEAM compliant ecology report within RIBA Stage 2. The Ecology Report should include appropriate recommendations for the enhancement of the site's ecology.		

6. Conclusion & Recommendations

6.1. A BREEAM Pre-assessment has been completed in order to define a strategy to achieve BREEAM 'Very Good' for the proposed Arborfield Green District Centre (Nursery). The presented strategy achieves a targeted score of 59.90% and a rating of BREEAM 'Very Good.

6.2. In order to achieve the required rating, it is important to ensure all minimum standards are met. These are identified and targeted within the credit strategy.

6.3. Within the assessment methodology there are a number of credits that have time limitations. To ensure compliance with the credit strategy it is critical that early-stage requirements are actioned appropriately. Failure to do so may prevent the required rating being achieved and/or lead to increased costs. Section 5 of this report provides further detail.

6.4. It is recommended that a contingency of ~4.00% above the scoring threshold for the required rating is incorporated into the targeted score. This provides a safety net to protect the required rating. The target score should therefore ~.59.00% for BREEAM 'Very Good.

6.5. Potential credits have been identified within the assessment. These should be targeted where viable in order to provide the required contingency. Please see Appendix A for more details.

6.6. To ensure the required rating is achieved, the project team should progress design in line with the presented strategy. Where it is found the proposed strategy is not suitable for a particular credit area, the BREEAM assessor should be notified immediately.

6.7. The project team should provide the BREEAM assessor with evidence submissions once available to ensure any compliance issues are identified in good time for compliance to be achieved.

7. Appendix A – BREEAM Credit Strategy Summary

7.1. This credit strategy summary outlines the available, targeted and potential credits within the assessment. The responsible party for compliance is identified, and a comment is presented in relation to any available documentation referenced or assumptions taken during formation of the credit strategy. Credits will only be achieved where compliant evidence is provided to the assessor.

MANAGEMENT - 1 credit = 0.52%						
		Available	Targeted	Potential	Responsible Party	Comments
Man 01: Project brief and design	Project delivery planning	1	1	0	Client	**Early stage action required.** Meeting of project delivery stakeholders is required prior to completion of concept design to identify/define roles. Show how the project delivery stakeholders contributions and their consultation has influenced: Initial Project Brief, Project Execution Plan, Communication Strategy to be provided if available.
	Stakeholder consultation	1	0	0	Client	Credit not targeted
	Pre-requisite: Sustainability Targets	-	Yes	0	Client	Formally agreed strategic performance targets will need to be set **early in design process.** Employers requirements confirming BREEAM rating.
	BREEAM AP Concept Design	1	1	0	Client / Sustainability Consultant	**Early stage action required**: Evidence required confirming a BREEAM Advisory Professional was appointed for RIBA stage 2. Meeting minutes / BREEAM trackers showing BREEAM AP contribution and feedback during Concept Design is anticipated. AES appointment covers this.
	BREEAM AP Developed Design	1	1	0	Client / Sustainability Consultant	Previous credit must be achieved. Evidence confirming the sustainability champion has been appointed for RIBA Stages 2-4. Meeting minutes / BREEAM trackers showing BREEAM AP contribution and feedback during Developed Design.
Man 02: Life cycle cost and service life planning	Elemental LCC	2	0	0	Client / Sustainability Consultant	Credit not targeted
	Component LCC options	1	0	1	Client / Sustainability Consultant	The Technical Design life cycle costing exercise is required, must be completed by the end of the technical design stage
	Capital cost reporting	1	1	0	Contractor	The contractor will be required to report the capital cost.
Man 03: Responsible construction practices	Pre-requisite: Legal & sustainable timber	-	Yes	0	Contractor	The contractor will be required to source legal & sustainable timber for all temporary site timber. Letter/Supplier Certificates confirming all timber will comply with the UK Government Timber Procurement Policy will be required.

	Environmental management	1	1	0	Contractor	Depending on contractor appointed, evidence confirming contractors ISO14001 and compliance with PPG6 guidelines would be required.
	Pre-requisite: Sustainability Targets	-	Yes	0	Client / Contractor	Client and main contractor to formally agree performance targets - letter or specification required.
	BREEAM AP Construction	1	1	0	Contractor / AES	BREEAM Advisory Professional is appointed for the construction period. Meeting minutes / BREEAM trackers showing BREEAM AP contribution and feedback during Construction.
	Responsible construction management BREEAM Excellent Rating Minimum Standard (one credit)	2	2	0	Contractor	2 credits (CCS) = a score of 39 (with a minimum of 13 in each section) plus demonstration of additional item 'g' from table 4.1 in the BREEAM manual. Exemplary credit will be achieved where 'p' and 'q' from the list are also demonstrated, in reference to GN33. Where a CCS score of 39 is not achieved, alternative compliance through the checklist 4.1 is required.
	Monitoring of utility consumption	1	1	0	Contractor	Contractor required to monitor energy and water use throughout construction.
	Transport of materials and waste	1	1	0	Contractor	Contractor required to monitor vehicle mileage for delivery of key materials and waste collection.
Man 04: Commissioning and handover	Commissioning schedule and responsibilities BREEAM Excellent Rating Minimum Standard	1	1	0	M&E	Compliant commissioning schedule responsibility lies with the subcontractor(s).
	Commissioning design and preparation	1	1	0	M&E	During the design stage, the client or main contractor will appoint a project team member (who is not involved in the general installation works for the building services systems) with responsibility for undertaking design reviews, commissioning management etc.
	Testing and inspecting building fabric	1	0	1	Contractor	Thermographic survey & air tightness testing would be required Note: any remedial action would also need to be implemented.
	Building user guide and training BREEAM Excellent Rating Minimum Standard (Criterion 11)	1	1	0	Contractor	2no. building user guides and 2no. training schedules are required for user and building management as well as handover training.
Man 05: Aftercare	Aftercare support	1	1	0	N/A	Implement aftercare for 12 months after occupation and Post Occupancy Evaluation review at 12 months
	Commissioning implementation BREEAM Excellent Rating Minimum Standard	1	1	0	`	

	Post occupancy evaluation	1	1		N/A	
		21	16	2		

HEALTH AND WELLBEING - 1 credit = 0.82%						
		Available	Targeted	Potential	Responsible Party	Comments
Hea 01: Visual comfort	Control of glare from sunlight	1	0	1	N/A	Provision of blinds to all relevant spaces
	Daylighting	2	0	2	Sustainability Consultant	Daylighting report would be required to demonstrate 2% daylighting factor achieved in the office space along with uniformity ratio. Calculations could be carried out but with some risk of compliance.
	View out	1	1	0	Architect	View out calculations need to be completed (usually the architect) to determine viability of credit. Based on current floor plans and elevations design appears likely to achieve this credit
	Internal & External lighting	1	1	0	M&E	Internal lighting in all relevant areas of the building is designed to provide illuminance (lux) levels and colouring rendering index in accordance with the SLL Code for Lighting 2012 and External lighting only. External lighting needs to be in line with BS 5489-1:2013 and BS EN 12464-2:2014.
Hea 02: Indoor air quality	Pre-requisite: IAQ plan	-	Yes	0	M&E	Indoor air quality plan would be required as a prerequisite to the ventilation credit. This is not currently instructed.
	Ventilation	1	1	0	M&E	IAQ plan would be required as above. It would also need to be demonstrated that the building has been designed provide fresh air into the building in line with the requirements for ventilation under BS ISO 17772-1:2017 or, for naturally ventilated buildings, CIBSE AM10.
	Emissions from construction products	2	1	1	N/A	Specification of low VOC finishes
	Post-construction indoor air quality measurement	1	1	0	N/A	testing of VOCs at the end of the project
Hea 04: Thermal comfort	Thermal modelling	1	0	1	M&E	Carry out simulation modelling **by end of RIBA Stage 4** providing a full dynamic thermal analysis in accordance with CIBSE AM11. Report the PPD and PMV.
	Design for future thermal comfort	2	0	0	M&E	Credit not targeted
Hea 05: Acoustic performance	Sound insulation	1	0	0	N/A	Credit not targeted
	Indoor ambient noise level	1	0	0	Acoustician	Credit not targeted
	Room acoustics	1	0	0	N/A	Not targeted
Hea 06: Security	Security of site and building	1	0	0	Client	Credit not targeted

Hea 07: Safe & Healthy Surroundings	Safe access	1	1	0	Architect	Dedicated and safe cycle paths would be required to the cycle storage areas and pedestrian paths would be required linking the site entrance, parking, outdoor space and connecting off site paths. Car parking areas and HGV parking/turning areas would be required to be separated for compliance to be met.
	Outside space	1	1	0	Landscape Architect	The outside space must: – appropriately sized for the predicted number of building users, – be an outdoor landscaped area; the majority of the space should be open to the sky, – have appropriate seating areas and **be non-smoking**, – be located to ensure it is accessible to all building users and avoids areas that will have disturbances from sources of noise (e.g. building services, car parks, busy roads, delivery areas etc.). This could either be on the site, or within the masterplan area (see KBCN 1045).
		18	7	5		

ENERGY - 1 credit = 0.76%						
		Available	Targeted	Potential	Responsible Party	Comments
Ene 01: Reduction of energy use and carbon emissions	Reduction of energy use and carbon emissions BREEAM Excellent Rating Minimum Standard (4 credits)	9	7	0	M&E	Brukl output produced by AES confirms 7 credits
	Operational	4	0	0	N/A	Credit not targeted
Ene 02: Energy monitoring	Sub-metering of end use categories BREEAM Excellent Rating Minimum Standard	1	1	0	M&E	Metering such that 90% of the estimated annual energy consumption of each fuel is assigned to end-use categories. Separate accessible sub-meters (pulsed or other open protocol) are to be installed. BMS not anticipated.
	Sub-metering of high energy load and tenancy areas	1	1	0	M&E	Separate sub-metering of tenanted areas or relevant function areas. Any high energy loads (if present) to be sub metered. BMS not anticipated.
Ene 03: External lighting	External lighting	1	1	0	M&E	External lighting to achieve a minimum average of 70 ll/cw, automatic controls and presence detection in intermittent areas.
Ene 04: Low carbon design	Passive design analysis	1	0	0	M&E	Credit not targeted
	Free cooling	1	0	0	M&E	Credit not targeted

	Low and zero carbon technologies	1	0	1	M&E	Demonstrate that any cooling systems have been sized with climate change requirements considered
Ene 06: Energy efficient equipment	Energy consumption				Lift Consultant	N/A
	Energy efficient features - lifts				Lift Consultant	N/A
	Energy efficient features - escalators or moving walks	N/A			N/A	N/A
Ene 07: Energy efficient laboratory systems		N/A			M&E	N/A
Ene 08: Energy efficient equipment		2	2	0	M&E	Provision of energy efficient equipment, specifically any white goods
		21	12	1		

TRANSPORT - 1 credit = 0.83%						
		Available	Targeted	Potential	Responsible Party	Comments
Tra 01: Transport assessment & travel plan	Travel plan	2	2	0	Transport Consultant	The project transport assessment and travel plan production by Motion has been provided, the travel assessment is BREEAM compliant with some amendment or additional supporting information required for the travel plan.
Tra 02: Sustainable transport measures	Pre-requisite: Tra 01 criterion 3-5	-	Yes	0	Client/ Architect	Travel Plan measures to be implemented where part of the scope of works, and TP handed over to building occupants.

	10 credits - Transport options implementation	10	8	0	Transport Consultant / Architect	Eight of the following would be required - EV charging (1 point) - 10% of spaces, active or passive mix proposed. - Cycle storage (1 point) - Car sharing spaces (1 point) - 5% of spaces. - Enhanced amenities (2 points) - Outside space linked to Hea 07.2. - Existing amenities (1 point) - Cyclist facilities (1 point) - Public transport information system (1 point) - Liaise with local authority on state of current cycle/pedestrian infrastructure and agree on an improvement (2 points). Discussions ongoing regarding foot/cycle path upgrades. - Demonstrate an increase over the existing AI through negotiation with local transport providers (2-3 points) - Implement 1 site specific improvement measure recommended in the travel plan (1-3 points)
		12	10	0		

WATER - 1 credit = 0.88%						
		Available	Targeted	Potential	Responsible Party	Comments
Wat 01: Water consumption	Water consumption	5	3	0	M&E	Efficient sanitaryware to be installed. Specification to be provided. 3 credits and above would typically require rainwater harvesting
Wat 02: Water monitoring	Pulsed water meter and submeters	1	1	0	M&E	Installation of pulsed water meter to each unit, plus sub-meters for any high water load uses.
Wat 03: Water leak detection and prevention	Leak detection system	1	0	1	M&E	Installation of a leak detection system.
	Flow control devices	1	1	0	M&E	Installation of flow control devices in each sanitaryware area. PIR or timer control required.
Wat 04: Water efficient equipment	Water efficient consumption	N/A	N/A			
		8	5	1		

MATERIALS - 1 credit = 1.07%						
		Available	Targeted	Potential	Responsible Party	Comments
Mat 01: Environmental impacts from construction products	Building LCA - Concept Design - Superstructure	6	0	0	Client / Architect	Credit not targeted
	Building LCA - Technical Design - Superstructure					
	LCA Options - Concept Design - Superstructure					
	LCA Options - Technical Design - Superstructure					
	LCA Options - Concept Design - Substructure/hard landscaping	1	0	0	Client / Architect	
Mat 02: Environmental impacts from construction products	Environmental Product Declarations	1	1	0	Contractor	Construction products with EPDs that achieve a total EPD points score of at least 20 in the Mat 01 02 Results Submission Tool will need to be specified. Compliance to be reviewed throughout construction.
Mat 03: Responsible sourcing of construction products	Pre-requisite: Legal & sustainable timber	-	Yes	0	Contractor	The contractor must prove the use of only legal and sustainable timber. Ideally FSC/PEFC certified.
	Sustainable procurement	1	1	0	Client	Compliant Sustainable Procurement Plan has been **provided by RIBA Stage 2.** Contractor is required to implement.
	Responsible sourcing	3	2	1	Contractor	Building products to be procured with responsible sourcing certification, i.e., BES 6001, FSC/PEFC, ISO 14001.
Mat 05: Designing for durability and resilience	Protecting the building from damage and degradation	1	0	0	Architect	Credit not targeted
Mat 06: Material efficiency	Optimisation measures investigated and implemented	1	0	0	Collaboration	Credit not targeted
		14	4	1		

WASTE - 1 credit = 0.60%						
		Available	Targeted	Potential	Responsible Party	Comments
Wst 01: Construction waste management	Pre-demolition audit	1	1	0	Client	A pre-demolition audit to be issued to the BREEAM assessor and reviewed
	Resource efficiency	3	2	0	Contractor	Provision of site waste management plan and achievement of waste benchmark targets (waste generated per 100m^2 GIFA must not exceed 11.1 tonnes or 13.3m^3).
	Diversion from landfill	1	1	0	Contractor	Achievement of waste diverted from landfill targets. Construction waste diverted from landfill should exceed 80%, and 90% for demolition waste.

Wst 02: Sustainable aggregates	Sustainable aggregate points	1	1	0	Contractor	Compliance can be reviewed once contractor has identified all viable aggregate sources.
Wst 03: Operational waste	Recycling and non recyclable waste storage	1	1	0	Architect	Indicative space to be marked up for recycling waste storage and a compactor/baler (if required). 2m^2 required per 1000m^2 floor area for recycling, and sufficient extra space for refuse.
Wst 04: Speculative finishes		N/A			N/A	N/A
Wst 05: Adaptation to climate change	Resilience of building	1	0	1	Collaboration	Adaptation to climate change Risk Matrix to be undertaken **during RIBA Stage 2.** Recommendations/solutions to be demonstrated in design **by end of RIBA Stage 4.**
Wst 06: Design for disassembly and adaptability	Recommendations	1	0	1	Collaboration	Disassembly and the functional adaptation study to be undertaken **during RIBA Stage 2.**
	Implementation	1	0	1	Collaboration	Recommendations/solutions to be demonstrated in design **by end of RIBA Stage 4.**
		10	6	3		

LANDUSE & ECOLOGY - 1 credit = 1.00%						
		Available	Targeted	Potential	Responsible Party	Comments
LE01: Site selection	Previously occupied land	1	1	0	Architect	At least 75% of the proposed development is on previously occupied land.
	Contaminated land	1	1	0	Environmental Consultant	A copy of remediation strategy and implementation plan would be required. High levels of contamination not likely.
LE02: Ecological risks and opportunities - comprehensive route	Pre-requisite: statutory obligations	-	Yes	0	Ecologist	**Early stage action required.** Survey and evaluation required early The Preliminary ecology report and biodiversity net gain assessment , showing that early survey and evaluation has taken place. It is recommended that a BREEAM GN40 report should be completed by the Suitably Qualified Ecologist in reference to KBCN1194 - site wide ecological enhancements.
	Survey and evaluation	1	1	0	Ecologist	
	Determining ecological outcomes	1	1	0	Ecologist	
LE03: Managing impacts on ecology - comprehensive route	Pre-requisite: ecological risks and opportunities	-	Yes	0	Ecologist	
	Planning and measures on site	1	1	0	Ecologist	
	Managing negative impacts	2	1	0	Ecologist	
LE04: Ecological change and enhancement - comprehensive route	Pre-requisite: managing negative impacts on ecology	-	Yes	0	Ecologist	
	Ecological enhancement	1	1	0	Ecologist	
	Change and enhancement of ecology	3	1	2	Ecologist	
	Pre-requisite: statutory obligations	-	Yes	0	Ecologist	

LE05: Long term ecology management and maintenance	Management and maintenance throughout the project	1	1	0	Contractor	
	Landscape and ecology management plan	1	1	0	Ecologist	
		13	10	2		
POLLUTION - 1 credit = 0.67%						
		Available	Targeted	Potential	Responsible Party	Comments
Pol 01: Impact of refrigerants	Absence of refrigerant containing systems	N/A			N/A	N/A due to refrigerant containing systems being installed.
	Refrigerant containing systems DELCO2/GWP	2	1	1	M&E	Achievement of a DELCO2 calculation of 1000 or less (typically achieved with VRF).
	Hermetically sealed systems or leak detection	1	0	1	M&E	This viable with a VRF systems are specified. Subcontractor to provide calculation.
Pol 02: Local air quality	Non combustion systems or low NOx	2	2	0	M&E	Will be achieved if all heating and hot water will be supplied by non-combustion systems (i.e. all electric)
Pol 03: Flood and surface water management	Flood risk zone	2	2	0	Drainage Engineer	Low flood risk anticipated for this site
	Surface water runoff (rate)	1	1	0	Drainage Engineer	Drainage Engineer to provide calculations and advise. Post-development run-off rate and volume must not exceed the pre-development scenario, including the climate change event. GN38 to be completed.
	Surface water runoff (volume)	1	1	0	Drainage Engineer	
	Minimising watercourse pollution	1	0	1	Drainage Engineer	Infiltration on site - 5mm rule needs to be met, but will need to be confirmed by calculation. GN38 to be completed. Reference to KBCN1059 if required.
Pol 04: Reduction of night time light pollution	External lighting	1	1	0	Electrical Engineer	The external lighting report received confirms the site will be compliant with Table 2 of the ILP guidance, can be automatically switched off between 23:00-07:00, and any illuminated signs to comply with ILP PLG05.
Pol 05: Reduction of noise pollution	Noise impact assessment	1	0	0	Acoustician	Credit not targeted
		12	8	3		
EXEMPLARY - 1 credit = 1.00%						
		Available	Targeted	Potential	Responsible Party	Comments
Man 03: Responsible construction practices	Responsible construction management	1	0	1	Contractor	CCS score of over 39 (min 13 in each area) to achieve compliance.

Hea 01: Visual comfort	Daylighting	1	0	0	Sustainability Consultant	Credit not targeted
	Internal and external lighting levels, zoning and control	N/A		0	N/A	Credit not targeted
Hea 06: Security	Security of site and building	1	0	0	As above	Credit not targeted
Ene 01: Reduction of energy use and carbon emissions	Reduction of energy use and carbon emissions	5	0	0	As above	Credit not targeted
Wat 01: Water consumption	Water consumption	1	0	0	As above	Credit not targeted
Mat 01: Building LCA	LCA Options - Concept Design - Core building services	1	0	0	As above	Credit not targeted
	LCA and LCC alignment	1	0	0	As above	Credit not targeted
	Third Party verification	1	0	0	As above	Credit not targeted
Mat 03: Responsible sourcing of construction products	Responsible sourcing	1	0	0	As above	Credit not targeted
Wst 01: Construction waste management	Resource efficiency	1	0	0	As above	Credit not targeted
Wst 02: Sustainable aggregates	Sustainable aggregate points	1	1	0	As above	Credit not targeted
Wst 05: Adaptation to climate change	Responding to climate change	1	0	0	As above	Credit not targeted
LE02: Ecological risks and opportunities	Wider site sustainability	1	0	0	As above	Credit not targeted
LE04: Ecological change and enhancement - comprehensive route	Ecological enhancement	1	0	0	As above	Credit not targeted
		10	1	1		