

RIDGE

HENDY GROUP – CAR SHOWROOM
PHASE 2

BREEAM PRE ASSESSMENT REPORT

20 May 2022



**HENDY GROUP – CAR SHOWROOM (PHASE 2)
BREEAM PRE ASSESSMENT REPORT**

20 May 2022

Prepared for
Hendy Group

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1. INTRODUCTION

Ridge and Partners LLP have been appointed by Hendy Group to provide BREEAM assessment services for the construction of a new car showroom building in Eastleigh which will provide two car showrooms, incorporating car servicing/workshop and ancillary offices, car storage, parking and associated infrastructure and landscaping works.

The aim of this appointment is to provide guidance to the project design team and demonstrate the project’s commitment to the issues of sustainable building design, construction, and operation.

This report has been written by a qualified Building Research Establishment Environmental Assessment Method (BREEAM) assessor and Advisory Professional (AP) to provide guidance and information on the following:

- An overview of the BREEAM process
- The mandatory credits that are required to achieve each BREEAM rating
- Early stage actions to be considered
- The requirements for specialist consultants

The author of this report is Abby Bartlett, Associate Sustainability Consultant (BRE Reg. RIPA – AB41).

The scheme is targeting BREEAM accreditation under the current version, BREEAM New Construction 2018.



Figure 1 - BREEAM Categories

2. BREEAM

2.1. Project Details

Project:	Hendy Group - New Car Showroom (Phase 2)
Project type:	BREEAM UK New Construction (2018)
Building type:	Retail
Building subtype:	Retail - Car Showroom
Assessment type:	Fully Fitted

The new car showroom will be assessed under the current version of the BREEAM assessment methodology which is BREEAM New Construction 2018.

2.2. Overview

BREEAM is a performance-based assessment method and certification scheme for new buildings. The primary aim of the BREEAM process is to mitigate the life cycle impacts of new buildings on the environment in a robust and cost-effective manner. This is achieved through integration and use of the scheme by clients and their project teams at key stages in the design and procurement process. This enables the client, through the BREEAM Assessor and the BRE Global certification process, to measure, evaluate and reflect the performance of their building against best practice in an independent and robust manner. This performance is quantified by a number of individual measures and associated criteria stretching across a range of environmental issues which is ultimately expressed as a single certified BREEAM rating.

The potential BREEAM ratings for a building are as shown below:

Table 1 – BREEAM Rating Benchmarks

RATING	PERCENTAGE SCORE	EQUIVALENT PERFORMANCE
Outstanding	>85	Less than 1% of UK new non-domestic buildings
Excellent	>70	Top 10% of UK new non-domestic buildings
Very Good	>55	Top 25% of UK new non-domestic buildings
Good	>45	Top 50% of UK new non-domestic buildings
Pass	>30	Top 75% of UK new non-domestic buildings
Unclassified	<30	Failed to meet minimum BREEAM criteria

In order to achieve a BREEAM rating for a building, the client must appoint an independent person, accredited by the BRE, to act as an assessor. A list of all accredited assessors is available on the Green Book Live (www.greenbooklive.com).

The assessor’s role will typically include the following;

- Provision of a Pre-assessment Report with input from the design team which will summarise the anticipated approach for achieving the targeted rating

- Register the project with the Building Research Establishment (BRE) who administers the scheme
- Assess evidence provided by the client and design team to validate targeted BREEAM criteria
- Collate a Design Stage Assessment Report for submission to BRE, feeding back to the team any QA issues that arise
- Issue Interim Certificate and report on completion of QA
- Assess evidence provided by the construction team to validate targeted BREEAM criteria
- Visit the completed site and collate photographic and other evidence to show that the building has been built to incorporate those features that were agreed as part of the design stage assessment
- Collate a Post Construction Assessment Report for submission to BRE, feeding back to the team any QA issues that arise
- Issue Final Certificate and report on completion of QA.

Once the final certificate has been issued, the details of the building’s final BREEAM score will also be listed on Green Book Live (www.greenbooklive.com) which is publicly available.

It should be noted that where appointed as a BREEAM assessor Ridge will endeavour to guide the design team throughout the assessment process regarding the evidence requirements to ensure that the evidence provided is in a format that is acceptable by BRE. Please be aware that Ridge are bound by our licence with BRE to assess each item of evidence against the specified criteria; for a successful assessment, it is essential that the design team manage themselves to provide any and all evidence requested in a timely manner to validate the targeted credits.

Design teams should be aware that typically it takes approximately 8 weeks for the BRE to consider the evidence provided in assessment reports as part of their QA process, therefore there is frequently a substantial delay between submitting a report and achieving the certification, particularly if any QA issues are identified. There is an option to undertake fast track QA for an additional fee.

With regards to the final BREEAM certificate this will only be available once the building is completed and the assessor has undertaken a Site Inspection and submitted their detailed report to the BRE for review, this tends to be around the same time as practical completion. The assessment will then enter to BRE’s QA system once again, for this reason, the final BREEAM certificate tends to be available between 3 - 6 months after completion.

2.3. Assessment Timeline

Figure 2 below provides a comparison of the RIBA outline plan of work with the BREEAM assessment stages.

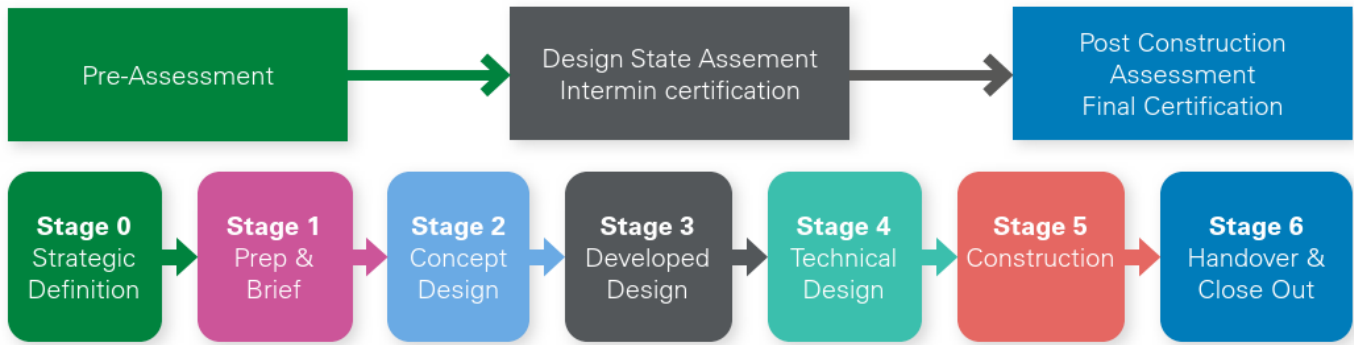


Figure 2 - BREEAM assessment and certification stages and the RIBA Outline plan of works

2.4. Scoring

The BREEAM assessment is made up of a total of 10 separate categories as summarised in Figure 1 on the previous page, each containing a variety of different environmental issues. Although some of the issues are mandatory for specific scores, as summarised in the next section, the majority are tradable i.e. the team can choose to target them or not depending on their suitability and achievability for the assessed building.

Each of the categories carries an associated weighting which is applied to credits achieved in that category to calculate the total score for the assessed building. The weightings vary depending on the type of building being assessed and whether certain elements are included or excluded from the scheme e.g. if a lift or escalator are not part of the proposals then Ene 06 – Energy Efficient Transportation Systems will be filtered out of the assessment and the weightings updated accordingly, similarly shell and core developments will have certain criteria filtered out as they are beyond the scope of the development.

As a summary, the fully fitted scheme weightings are typically as follows:

Table 2 – Scheme weightings

ENVIRONMENTAL CATEGORY	WEIGHTING
Management	11%
Health & Wellbeing	14%
Energy	16%
Transport	10%
Water	7%
Materials	15%
Waste	6%
Land Use & Ecology	13%
Pollution	8%
Innovation (additional)	10%

Therefore, when design teams are considering tradable credits it is important to remember that the loss of a single credit in the energy or health and wellbeing category is likely to have a different impact on the overall score than the loss of a water or waste credit.

2.5. Mandatory Requirements

Whilst most BREEAM credits are tradable and can be targeted in various configurations to achieve the required overall score, there are minimum requirements set to achieve certain BREEAM ratings. For example, to achieve a BREEAM ‘Very Good’ rating the following credits must be achieved, in addition to achieving a score of >55% overall. Table below highlights the mandatory requirements for all of the different BREEAM scores.

Table 3 – BREEAM New Construction 2018 Mandatory Requirements

BREEAM ISSUE	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 5: 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)	Six credits (Energy performance) and Four credits (Energy modelling and reporting)
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 materials	Criterion 1 only	Criterion 1 only	Criterion 1 only	Criterion 1 only	Criterion 1 only

Wst 01: Construction waste management	None	None	None	None	One credit
Wst 03: Operational waste	None	None	None	One credit	One credit

2.6. Evidence

Throughout a BREEAM assessment the appointed BREEAM Assessor will require evidence to validate the achievement of the various targeted criteria. There are a few issues where specific items are required and where this is the case these will be listed in the BREEAM technical manual, for example Ene 01 requires a copy of the Building Regulations Output Document from approved software. However, for the majority of issues the evidence requirements have been left as deliberately flexible to minimise the amount of additional documentation that must be produced to satisfy the BREEAM requirement only.

- As part of the assessment process it is up to the project team to provide documentation that they believe confirms compliance with the specific criteria however generally speaking the following documents could be considered for submission as evidence;
- Meeting minutes and agendas
 - Drawings
 - Specifications
 - Letters / email correspondence
 - Project programmes
 - Certificates
 - Specialist reports – where necessary the author may need to confirm that they meet the BREEAM requirements of suitably qualified, this is outlined in more detail in a later section
 - Specialist software outputs
 - Confirmation of intent from client / developer if detailed information is not available due to the stage of the project

In all instances, it is important that there is a robust audit trail for the documentation provided i.e. it should be clear who it has come from and when it was produced, there should also be an obvious indication of the project it is referring to. If relevant the documentation should also be signed (for example if it is a BRE checklist or a letter of confirmation from a member of the team).

2.7. Early-Stage Actions

It is recommended that the client and design team review all available credits as early as possible in the project, as they can become difficult or indeed impossible to achieve if considered later in the design stages of the development as it is generally easier to incorporate changes into the design before it has developed too far.

The BRE recognise this within the BREEAM New Construction 2018 methodology and as such there are various time bound issues that can be targeted which are summarised in Table 4 below;

Table 4 – Early RIBA stages summary

RIBA STAGE	CREDIT REFERENCE	NOTES
Stage 01	Tra 02 Sustainable Transport Options	During preparation of Project Brief the design team consult with local authority about local cycling network and publicly available pedestrian routes
	Mat 03 Responsible Sourcing of Construction Products	Company/Site Wide Sustainable Procurement Plan to be in place before Concept Design
	Mat 06 Material Efficiency	Set targets and report on opportunities and methods to optimise the use of materials
	Le 02 Ecological Risks & Opportunities	For Route 2 - Suitably Qualified Ecologist (SQE) appointed prior to completion of Preparation & Brief stage to undertake survey of site and evaluate its current ecological baseline.
Stage 02	Man 01 Project brief and design	Project delivery stakeholders to meet and discuss all relevant items prior to completion of Concept Design
		Design team to consult with all interested parties prior to completion of Concept Design – these discussions should influence the Initial Project Brief and Concept Design
		A BREEAM AP is appointed at Concept Design stage to work with the design team to facilitate the BREEAM assessment. This is a separate role to BREEAM assessor but can be carried out by the same person if they are suitably qualified.
	Man 02 Life cycle cost and service life planning	Elemental Life Cycle Cost (LCC) analysis to be completed at this stage
	Hea 06 Safety and Security	Suitably Qualified Security Specialist to conduct an evidence-based Security Needs Assessment of the site prior to the end of Concept Stage.

Ene 04 Low carbon design	Passive design and free cooling options to be analysed at Concept Stage to identify opportunities for implementing measures.
	An accredited energy assessor to complete an LZC feasibility study and specify technologies for implementation
Mat 01 Environmental Impact	Team to demonstrate environmental performance of the building at Concept Design by carrying out LCA on 2-4 different superstructure options and submit results to BRE before end of Concept Design. Covers superstructure, substructure, hard landscaping and building services.
Wst 01 Construction Waste Management	Where relevant a pre-demolition audit must be undertaken at Concept Design by a competent person.
Wst 05 Adaption to climate change	Climate Change Adaptation Strategy Appraisal to be produced providing recommendations or solutions to mitigate possible future impacts.
Wst 06 Functional adaptability	Building specific Functional Adaptation Strategy Study to be developed by the end of Concept Stage to include recommendations or solutions for the design to incorporate.
Le 02 Ecological Risks & Opportunities	Project team liaise and collaborate with representative stakeholders to consider ecological outcome for site.
Le 03 Managing Negative Impacts on Ecology	Roles and responsibilities to be clearly defined and implemented to support successful delivery of project outcomes to influence Concept Design or Design Brief

2.8. Requirements for Specialist Consultants

There are various BREEAM credits which require suitably qualified consultants to consider and report on specific elements of the project. This section identifies the specialist consultants that may be appointed and provides a summary of the current BREEAM related requirements with regards to the definition of “suitably qualified”:

BREEAM Advisory Professional / Sustainability Champion

The appointment of a BREEAM Advisory Professional or AP (previously known as a BREEAM Sustainability Champion) is not mandatory for BREEAM assessments, but will facilitate the assessment process. The BREEAM assessment methodology focuses very much on the importance of early involvement of the relevant specialists, as such there are additional credits available for the appointment of a BREEAM AP within BREEAM issues Man 01 and Man 03. It should be noted that although this is often provided as an optional extra service by BREEAM assessors, this is something that other appropriate professionals can offer, such as architects or engineers, if they have the relevant qualification.

Currently only members of the BREEAM AP membership scheme are deemed to be suitably qualified for the purpose of this issue. This qualification indicates that the individual has been trained and qualified by BRE as a specialist in built environment sustainability, environmental design, and assessment. This membership is subject to ongoing CPD in key relevant areas.

The appointment of a BREEAM AP can be recognised within the assessment as follows:

Man 01 - related to the design stage BREEAM Assessment. A BREEAM credit is available for the appointment of a BREEAM AP to facilitate the setting and achievement of BREEAM performance targets for the project. To achieve this criterion the BREEAM AP should be appointed during the Preparation and Brief stage (RIBA Stage 1 or equivalent). A further credit is also available under Man 01 if the BREEAM AP is appointed to monitor progress against agreed BREEAM performance targets throughout the design process.

Man 03 - related to the post construction stage BREEAM Assessment. A credit is available where a BREEAM AP is appointed to ensure ongoing compliance with relevant sustainability performance criteria, to confirm this they will need to visit site regularly at key stages to carry out spot checks and have the relevant authority to do so.

Acoustician

A suitably qualified acoustician can be used to provide evidence for both Hea 05 Acoustic Performance (related to internal acoustics) and Pol 05 Reduction of Noise Pollution (related to the proposed building’s impact on nearby areas with specific reference to proposed external building services installations).

To meet the requirements of suitably qualified the acoustician should meet all of the following criteria:

- Hold a degree, PhD or equivalent qualification in a relevant subject i.e. acoustics or sound testing
- Have at least 3 years work experience that is relevant to the project and this should be within the last 5 years. The experience should clearly demonstrate a practical understanding of factors affecting acoustics in construction and the built environment including acting in an advisory capacity to provide recommendations for suitable acoustic performance levels and mitigation measures
- Hold a recognised acoustic qualification and membership of an appropriate professional body e.g. the Institute of Acoustics

Energy Specialist

The use of a building energy specialist is applicable to several issues in BREEAM however the requirements do vary from issue to issue therefore for simplicity they are summarised for the various issues below.

Hea 04 Thermal Comfort – a thermal model of the proposed building should be built to allow full dynamic thermal analysis to be undertaken which should meet specific parameters and inform the buildings temperature control strategy. There are no specific requirements regarding qualifications or experience for the individual who undertakes this modelling exercise but the use of specific software will mean that only certain individuals will be able to offer this service.

Ene 01 – Reduction of energy use and carbon emissions – although not specifically stated in the manual, the definition of suitably qualified energy assessor is still provided, therefore the required model should be produced by a licensed energy assessor who has access to the relevant software via an accredited energy assessment scheme provider. For England accredited energy assessors are listed at www.ndepcregister.com for non-domestic properties.

Ene 04 – Low Carbon Design – This issue requires an energy specialist to review the low and zero carbon technologies applicable to the assessed building. For the purpose of this issue an energy specialist is defined as someone who has acquired substantial expertise or a recognised qualification for undertaking assessments, designs and installations of low or zero carbon solutions in the commercial building sector however they must not be professionally connected to a single LZC technology or manufacturer.

Thermographic Survey & Airtightness Testing Specialist

There is a credit available under Man 04 for the use of a suitably qualified professional to undertake a thermographic survey and air tightness test of the assessed building in line with appropriate standards. To be suitably qualified they should meet the following:

- Air tightness tests should be undertaken by professionals with membership of the Air Tightness Testing and Measurement Association (ATTMA) attained at organisational level and maintaining UKAS accreditation (ISO 17025)
- Thermographic surveys should be undertaken by a professional holding a valid Level 2 certificate in thermography as defined by the UKTA website

Security Consultant

There is a single credit available for Hea 06 if a suitably qualified security specialist (SQSS) undertakes a Security Needs Assessment of the assessed building / site. To meet the definition of “suitably qualified” this should be undertaken by someone who meets with one of the following:

- Crime Prevention Design Advisor (CPDA)
- Architectural Liaison Officer (ALO)
- Counter Terrorism Security Advisor (CTSA)
- A specialist registered with a BREEAM recognised third party accreditation scheme for security specialists
- A practising security consultant that meets the following requirements:
 - Minimum of three years relevant experience within the last five years. This experience must clearly demonstrate a practical understanding of factors affecting security in relation to construction and the built environment, relevant to the type and scale of the project being undertaken
 - Hold a suitable qualification relevant to security
 - Maintain (full) membership to a relevant professional body or accreditation scheme that meets the following:
 - Has a professional code of conduct to which members must adhere
 - Ongoing membership is subject to peer review

Ecologist

There are four issues under the land use and ecology category where the use of a suitably qualified ecologist (SQE) can assist with the achievement of credits whereby it is possible to achieve credits more credits through the appointment of a SQE.

To meet the definition of SQE the ecologist completing the survey and report for the site must meet the following criteria:

- Hold a degree or equivalent qualification in ecology or a related subject, acceptable subjects (depending on their ecological content) would be Ecology, Biological Sciences, Zoology, Botany, Countryside Management, Environmental Science, Marine and Freshwater Management, Earth Sciences, Agriculture, Forestry, Geography and Landscape Management
- Be a practising ecologist with at least 3 years relevant experience (within the last 5 years). This experience should demonstrate a practical understanding of factors affecting ecology in relation to construction and the built environment and should include acting in an advisory capacity to provide recommendations for ecological protection, enhancement and mitigation measures.
- Should be covered by a professional code of conduct and be subject to peer review. Full members of the following organisations would meet this criterion:
 - Chartered Institution of Water and Environmental Management (CIWEM)
 - Chartered Institute of Ecology and Environmental Management (CIEEM)
 - Institute of Environmental Management and Assessment (IEMA)
 - Landscape Institute (LI)
 - The Institution of Environmental Sciences (IES)

If the ecology report is undertaken by an ecologist who does not meet the above criteria then a Suitably Qualified Ecologist can verify them. In order for this to comply the SQE must confirm as a minimum that they have reviewed the report and have found it to:

- Represent sound industry practice
- Report and recommend correctly, truthfully and objectively
- Be appropriate given the local site conditions and scope of works proposed
- Avoid invalid, biased and exaggerated statements

Civil Engineer

BREEAM issue Pol 03 criteria 7-15 consider the surface water run-off from the site, to achieve maximum credits here it is necessary for an appropriate consultant to be appointed to undertake the necessary calculations. The BREEAM Manual recognises that the qualifications here will to an extent depend on the complexity of the site, however generally it is necessary for the engineer to be able to demonstrate that they have the following:

- An appropriate qualification
- Relevant experience i.e. designing SUDs and flood prevention measures and completing peak rate of run off calculations
- If complex flooding calculations and prevention measures are require this must be a specialist hydrological engineer

Contaminated Land Specialist

BREEAM issue Le 01 offers a credit for developing on land that is deemed to be significantly contaminated and therefore requires remediation in order for the development to take place. The details of this must be confirmed by a suitably qualified contaminated land specialist who is required to meet the following criteria;

- Hold a degree or equivalent qualification in chemistry, environmental science / management, earth sciences, civil engineering or a related subject
- Have a minimum of 3 years relevant experience (within the last 5 years) in site investigation, risk assessment and appraisal – such experience must clearly demonstrate a practical knowledge of site investigation methodologies and understanding of remediation techniques and national legislation on the subject, as well as acting in an advisory capacity to provide recommendations for remediation

Other Consultants

This report has outlined the BREEAM requirements relating to qualifications where they are clearly stated within the BREEAM manual. There are other areas where a specialist could be used to assist with the production of the required evidence but no specific requirements regarding qualifications are stated within the BREEAM manual including;

- Man 01 – Third party consultation
- Man 02 – Cost consultant
- Man 04 – Specialist commissioning manager
- Man 05 – Post Occupancy Evaluation
- Transport category – Transport consultants
- Wst 01 – Pre demolition audit by relevant professional
- Ene 06 – Lift consultant (sometimes offered by manufacturers)

2.9. BREEAM Pre-Assessment

Abby Bartlett, licensed BREEAM assessor and AP, has conducted a desk-based study to review the potential score that the development could achieve under BREEAM 2018 should a formal BREEAM assessment be undertaken. This was reviewed in detail with the project team on the 20 July 2021, during a dedicated workshop and the team’s comments were incorporated into the overall assumptions.

The BREEAM Schedule included in Appendix A indicates that a potential score of 72.47% is currently assumed for the car showroom which would achieve a BREEAM Excellent, requiring a score of at least 70% to be achieved. Our recommendation is to maintain at least a 5% buffer over the targeted score pursued, as this provides some flexibility as the scheme design evolves and works commence on site.

The graph opposite is extracted from the Ridge BREEAM Schedule included in Appendix A and indicates the percentage of credits targeted for each of the nine categories therefore highlighting where additional credits could be considered in order to boost the score further. This shows that a broad range of targets are included for the scheme currently, comprehensively covering all of the available BREEAM categories.

2.10. Next Steps

This report has demonstrated that a score of BREEAM Excellent should be achievable; the project team have already taken a number of steps to ensure that the relevant documentation is put in place early enough to facilitate the assessment process.

As the scheme moves forwards it will be essential for the relevant members of the project team to keep the assumptions outlined in the Schedule in Appendix A under review and provide the relevant documentary evidence to confirm achievability for their particular disciplines, highlighting any areas of concern so that these can be considered further. Equally, any further opportunities to gain additional credits should be kept under review to allow for changes that may take place as the design evolves over the coming stages.

This process has already started with a detailed Materials & Waste Workshop undertaken with the design team on the 6 August 2021 to review several of the RIBA Stage 2 BREEAM targets. An Embodied Carbon Workshop was also carried out on 8 September 2021 to support the achievement of issue Mat 01.

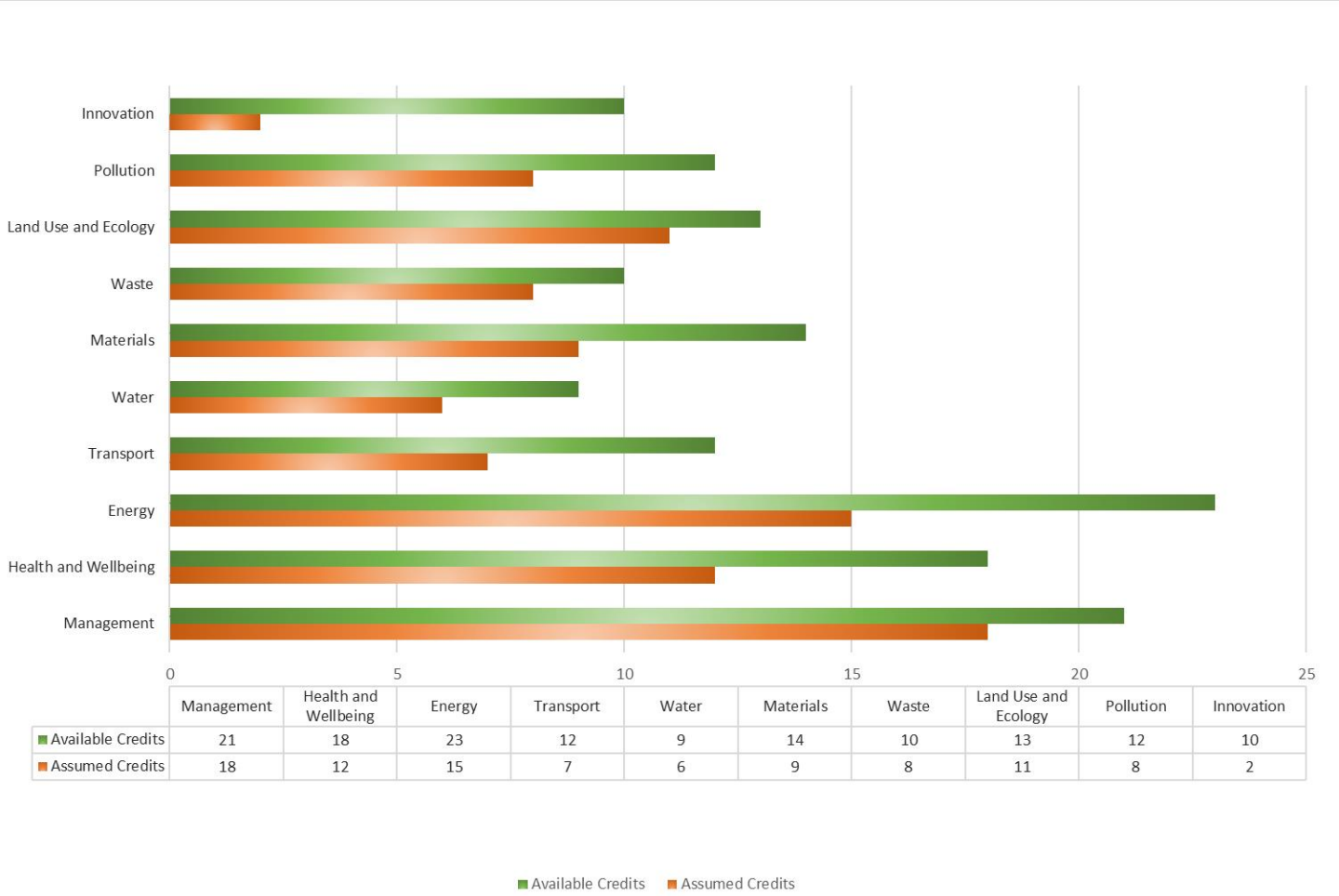
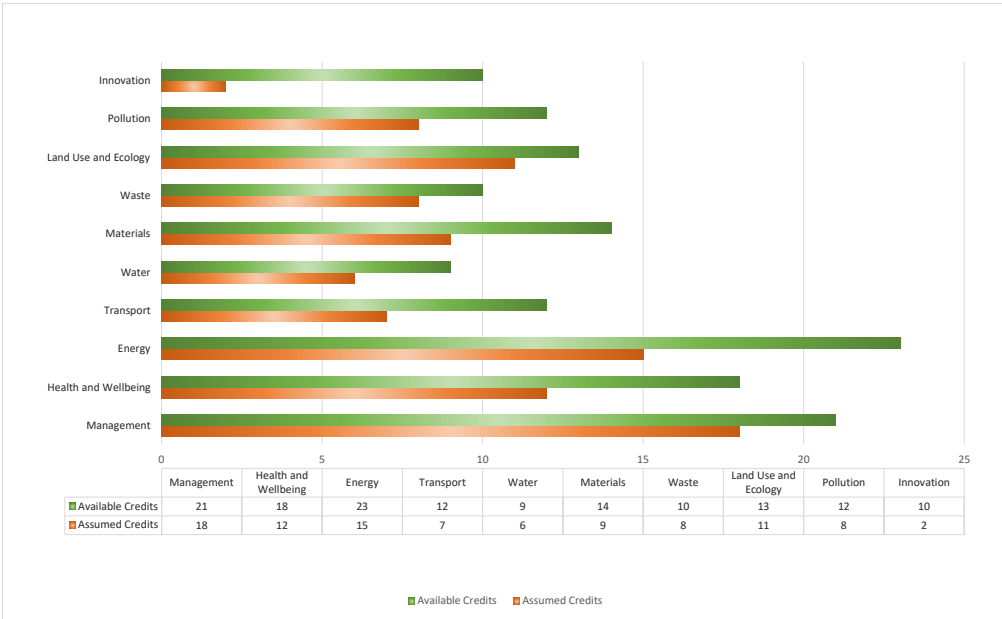


Figure 3 – Car Showroom Building Performance by Environment Section

APPENDIX A – RIDGE BREEAM SCHEDULE

Section	Per Credit	% Credits Assumed	Assumed Credits	Potential Credits	Available Credits	% Weighting	Proven Credits	Proven Score
Management	0.52%	85.71%	18	1	21	11.00%	9	4.71%
Health and Wellbeing	0.78%	66.67%	12	4	18	14.00%	5	3.89%
Energy	0.70%	65.22%	15	4	23	16.00%	8	5.57%
Transport	0.83%	58.33%	7	0	12	10.00%	2	1.67%
Water	0.78%	66.67%	6	3	9	7.00%	0	0.00%
Materials	1.07%	64.29%	9	1	14	15.00%	3	3.21%
Waste	0.60%	80.00%	8	2	10	6.00%	0	0.00%
Land Use and Ecology	1.00%	84.62%	11	2	13	13.00%	0	0.00%
Pollution	0.67%	66.67%	8	4	12	8.00%	2	1.33%
Innovation	1.00%	20.00%	2	0	10	10.00%	1	1.00%
Total		72.47%	96	21	142		30	21.38%



This Schedule should be read in conjunction with the BREEAM New Construction 2018 Manual which you can access by clicking the link below.

Please refer to the BREEAM Manual for the full description of each issue and any additional information such as assessment methodology, relevant definitions and tables. Please note that this schedule is only a brief overview of the criteria and is used for the purpose of tracking the targeted score.

The Schedule operates in a simple traffic light system as outlined in the key below. If you have any queries please call 01962 834400 and ask to speak to a member of the Ridge Sustainability Team.

[BREEAM NC 2018 Manual](#)

[BREEAM Showroom Appendix](#)

Schedule Key	
	Evidence Outstanding
	Some evidence received - being assessed or further details required
	Evidence submitted is compliant
	Mandatory requirements

Assessment Assumptions

This tool has been set up based on **Hendy Group's new single car showroom (Phase 2)** building being assessed under BREEAM NC 2018 V3 as a Retail/Industrial Showroom (separate Appendix provided with additional notes, available at above link). BREEAM issues have been filtered in/out based on discussion with the early design team on 20/07/21. These may change as the scheme evolves so this document should be seen as a live document for the purpose of tracking the assessment. **The target for the scheme is currently BREEAM Excellent (score of at least 70) following discussions with the design team.**

Important Dates

Pre Assessment Comments	Scheme is due to go to planning at the end of August 2021
	Building to be constructed in a single phase by a single contractor
	The team have agreed to provide initial comments on the pre-assessment assumptions by 04/08/21

Design Stage Assessment Submission	A preliminary target date of the end of RIBA Stage 3 is set for design stage submission.
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Post Construction Assessment Submission	To be defined as scheme evolves.
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Hendy Phase 2
BREEAM Evidence Schedule

RIDGE

Issue ID	Issue name	Criteria	Credit summary	Time Bound?	Available Credits	Assumed Credits	Potential Credits	% Weighting	To be provided by		Design Stage Evidence Status	Final Evidence Status	Notes	Proven Score					
Man 01	Project Brief & Design	Project Delivery Planning			RIBA Stage 2	1	0	0	0.00%	Client	PM		Removed as assumption 24/09/2021 for planning report - this can be tricky to prove but was targeted previously so keep under review.						
		1 to 2	Meeting minutes or other documentary evidence confirming that all relevant parties (1a - 1c) have met and discussed points 2.a to 2.h) prior to the end of RIBA Stage 2.																
		3	Documentation confirming defined roles, responsibilities and contributions and how they have influenced/ changed project brief, PEP, Communications Plan and Concept Design (3.a to 3.d)						Client						PM				
		Stakeholder Consultation (Interested Parties)			RIBA Stage 2	1	0	0	0.00%						Client	PM		Not targeted - challenging to achieve but TBC	
		4	Documentation confirming that all interested parties (view definitions) have been consulted by the design team. This must cover as a minimum content in Methodology in the manual.																
		5 to 6	Documentation demonstrating how the stakeholder contributions and consultation exercise outcomes have influenced the initial project brief and concept design					Client	PM										
		BREEAM Advisory Professional Credits			Pre Requisite					Client	PM								
		8	The project team including the client agree performance targets (view definitions) during early stages.																
		BREEAM AP (Concept Design)			RIBA Stage 1	1	1	0	0.52%	Client	Assessor								
		9	Confirmation of appointment of BREEAM AP, must confirm stage of appointment (appointment letter and copy of project programme would be ideal) Formal confirmation of BREEAM target - contract or letter of appointment with project team defining target can be used for this	RIBA Stage 2															
		BREEAM AP (Developed Design)				1	1	0	0.52%	Client	Assessor								
		11	Confirmation that BREEAM AP has been appointed to monitor progress throughout design process and formally report on progress This could be the AP reports Meeting minutes confirming BREEAM AP's attendance at key project meetings at Concept Design, Developed Design and Technical Design stages																
Man 01 Total					4	2	0	1.05%						0					
Man 02	Life Cycle Cost & Service Life Planning	Elemental Life Cycle Cost (LCC)			RIBA Stage 2	2	2	0	1.05%	Cost Consultant									
		1 to 3	Elemental life cycle cost plan carried out by competent person in line with PD 156865:2008 including: - future replacement costs over an analysis period - service life, maintenance and operation cost estimates.																
			Provides examples of how the above has influenced the design/ specification to minimise life cycle costs.																
		Component Level LCC Option Appraisal				1	0	1	0.00%	Cost Consultant									
		4	Component level life cycle cost plan in line with PD 156865:2008 covering all elements where applicable listed in the manual (4.a to 4.d).																
		5	Documentary evidence demonstrating examples of how LCC has influenced design/ specification of building and systems																
		Capital Cost Reporting				1	1	0	0.52%	Cost Consultant			Evidence of intent at DS proven by tender preliminaries. - predicted capital costs required for credit to be awarded.						
6	Documentary evidence indicating capital cost in pounds per square meter																		
Man 02 Total					4	3	1	1.57%						0					

Hendy Phase 2
BREEAM Evidence Schedule

RIDGE

Issue ID	Issue name	Criteria	Credit summary	Time Bound?	Available Credits	Assumed Credits	Potential Credits	% Weighting	To be provided by	Design Stage Evidence Status	Final Evidence Status	Notes	Proven Score	
Man 03	Responsible Construction Practices	1	Documentary evidence confirming that all timber will be legally harvested and traded sourced from suppliers capable of providing certification required - a policy document or letter of confirmation is acceptable at design stage but not post construction (view relevant definitions in manual)		Pre Requisite				Contract / Contractor			Evidence of intent at DS proven by tender preliminaries - copy of certificates required at PC.		
		Environmental Management											Evidence of intent at DS proven by tender preliminaries - copy of certificates required at PC.	
		3	Confirmation that principal contractor will have 14001 certification or equivalent. A copy of the principal contractors EMS/ EMAS certificate will be required for final assessment. Note requirement covers all parties that at any stage manage the site e.g. demolition contractor may be applicable.		1	1	0	0.52%	Contract / Contractor				1	
		4	Confirmation that principal contractor will implement best practice pollution prevention policies in line with PPG6. As above this requirement covers all parties that at any time manage the site e.g. demo contractor.						Contract / Contractor					
		BREEAM Advisory Professional Credits				Pre Requisite				Contract / Contractor	Client			
		5	The Client and the Contractor formally agree performance targets. Meeting minutes.											
		BREEAM AP (Site)												
		6	Confirmation Advisory Professional appointed to monitor BREEAM throughout Construction, Handover & Close Out. Documentary evidence will be required that AP makes frequent site visits and has authority to require actions to be taken to tackle any compliance issues.		1	1	0	0.52%	Contract / Contractor	Client				
			Meeting minutes confirming Advisory Professional present at relevant project meetings						Contract / Contractor	Client				
		Responsible Construction Management											Evidence of intent at DS proven by tender preliminaries - CCS score and report required at PC.	
		7 to 9	Documentary evidence confirming responsible construction management requirements for the site. View Table 4.1 in the Manual For one credit: Considerate Constructors Scheme (CCS) score of >25 plus prove items a), f), g), h), n), o), r) For two credits: CCS score of >35 plus prove item g) Note: CCS scheme does not have to be used but will facilitate the production of evidence for this issue.		2	2	0	1.05%	Contract / Contractor				2	
		Monitoring of Construction-Site Impacts											Evidence of intent at DS proven by tender preliminaries - final values to be reported at PC to be proven.	
		10	Documentary evidence confirming who will be / is responsible for monitoring construction site impacts											
		11 to 14	Confirmation that the relevant person will set targets, monitor and record energy consumption in kWh		2	2	0	1.05%	Contract / Contractor					2
		16 to 18	Confirmation that the relevant person will set targets, monitor and record water consumption m3											
		20 to 22	Confirmation that the relevant person will set targets, monitor and record transport movements and impacts. View manual for minimum content.											
Man 03 Total					6	6	0	3.14%						5

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Issue ID	Issue name	Criteria	Credit summary	Time Bound?	Available Credits	Assumed Credits	Potential Credits	% Weighting	To be provided by	Design Stage Evidence Status	Final Evidence Status	Notes	Proven Score			
Man 04	Commissioning & Handover	Commissioning and Testing Schedule & Responsibilities		Design Stage	1	1	0	0.52%	M&E			Evidence of intent at DS proven by tender preliminaries.	1			
		1	Schedule of commissioning and testing in line with 2.a to 2.d or for design stage confirmation that this will be required.													
		2 to 3	Confirmation that the commissioning schedule is / will be in line with Building regulations, BSRIA and CIBSE. Refer to 3.a to 3.e for BMS requirements.													
		4	Confirmation of who is / will be appointed to monitor and programme commissioning works on behalf of the client													
		5	Principal contractors programme of works and budget indicating that commissioning and testing activities have been allowed for or for design stage confirmation that this will be required													
		Commissioning Design and Preparation		Design Stage	1	1	0	0.52%	M&E			Same as above	1			
		7	Confirmation of who is responsible for managing the commissioning of the building services and summary of their responsibilities (these should include items 7.a to 7.c)													
		Testing and Inspecting Building Fabric			1	1	0	0.52%	Contract / Contractor			Not targeted - challenging to achieve but TBC Evidence of intent at DS proven by tender preliminaries.	1			
		9	Confirmation that a thermographic survey and air tightness test and inspection will be or has been carried out by a suitably qualified professional													
		10	Confirmation that any defects identified in the thermographic survey/ air testing will be / have been rectified prior to building handover.													
		Handover			1	1	0	0.52%	Contract / Contractor	M&E			Evidence of intent at DS proven by tender preliminaries - compliant BUGs required at PC,	1		
		11	Confirmation that 2no. Building User Guides are provided and the scope of the Guide's content (see Methodology in the manual). Confirmation that the draft will be developed and discussed with users first													
12	Confirmation that a training schedule will be prepared (and appropriately timed) and will include required criteria (View Methodology)											M&E				
Man 04 Total					4	4	0	2.10%					4			
Man 05	Aftercare	Aftercare Support			1	1	0	0.52%	M&E							
		1	Confirmation that appropriate aftercare will be in place and will cover BREEAM requirements 1.a to 1.d in the Manual .													
		2	Confirmation of how energy and water consumption data for a minimum of 12 months will be collected and monitored once building is occupied with reference to adjustments as necessary.						Client							
		Commissioning Implementation							M&E					Contract / Contractor		
		3	Confirmation that seasonal commissioning activities will be completed for 12 month period after occupation for simple / complex systems as appropriate criteria 3a i) to vii) and 3b i) to iii) .													
		Post Occupancy Evaluation							Contract / Contractor							
		4 to 5	Confirmation that a post occupancy evaluation will be undertaken by an independent third party one year after occupation and will cover all criteria 5.a to 5.b .													
		6 to 7	Confirmation of commitment to disseminate relevant information about buildings post occupancy performance to necessary stakeholders and commitment to pay for POE in advance	Client												
Man 05 Total					3	3	0	1.57%					0			

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Issue ID	Issue name	Criteria	Credit summary	Time Bound?	Available Credits	Assumed Credits	Potential Credits	% Weighting	To be provided by	Design Stage Evidence Status	Final Evidence Status	Notes	Proven Score		
Hea 01	Visual Comfort	All	Design plans for each floor in the building with each room / area appropriately labelled for use		1	1	0	0.78%	Architect				1		
		Control of Glare from Sunlight							Evidence of intent at DS from tender preliminaries - supporting drawings with glare control strategy required for PC						
		1 to 3	Production of glare control assessment which identifies areas at risk of glare and details measures that will be put in place. It must be demonstrated that does not increase energy for lighting. Applicable spaces and measures found under Definitions .						Architect						
		Daylighting			2	0	2	0.00%	M&E			Not targeted - challenging to achieve but TBC			
		4	Daylight calculations confirming: - Building areas assessed - Average daylight factor for each area OR - Average and minimum point daylight illuminance for each area. NOTE: please indicate the position of the 2% daylight factors ioslux contours in each of the room assessed View Table 5.1, 5.2 and 5.3												
		View Out													
		5 to 7	Confirmation that view out criteria is achieved for 95% of floor area in occupied spaces - mark ups are acceptable as evidence.		1	1	0	0.78%	Architect						
		Internal and External Lighting Levels, Zoning and Control													
		8 to 10	A copy of the specification, relevant room schedules and other confirmation confirming; a) the internal / external maintained illuminance levels and b) the standards that the illuminance levels are specified to		1	1	0	0.78%	M&E			External lighting report confirms compliance with criteria 9 - 10.			
11 to 13	Confirmation of how the internal lighting is zoned and controlled in line with criteria 12.a to 12.i .														
Hea 01 Total					5	3	2	2.33%					1		
Hea 02	Indoor Air Quality	Indoor Air Quality Plan			Pre Requisite				M&E						
		1	Copy of site specific Indoor Air Quality Plan covering as a minimum 1.a to 1.e in the Manual												
		Ventilation			1	0	1	0.00%	M&E						
		2	Confirmation of ventilation strategy for the building to include (2.a to 2.e): a) relevant standards, b) design ventilation pathways, c) HVAC filtration d) CO2 / air quality sensors where required												
		Emissions from Construction Products													
		3	Confirmation of VOC standards that construction products will meet – the following are applicable; paint and varnishes, wood based products, floor materials, ceiling, wall, acoustic and thermal insulation materials, interior adhesives and sealants. View Table 5.11 in the Manual .												
		Post-construction Indoor Air Quality Measurement			1	1	0	0.78%	Contract / Contractor					Evidence of intent at DS proven by tender preliminaries	1
		5 to 10	Confirmation of targeted formaldehyde and VOC levels and that this will be / has been proven by appropriate post construction testing with remediation measures if necessary, view criteria in manual.												
Hea 02 Total					4	2	2	1.56%					1		

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Issue ID	Issue name	Criteria	Credit summary	Time Bound?	Available Credits	Assumed Credits	Potential Credits	% Weighting	To be provided by	Design Stage Evidence Status	Final Evidence Status	Notes	Proven Score	
Hea 04	Thermal Comfort	Thermal Modelling			RIBA Stage 3-4	1	1	0	0.78%	M&E		Thermal comfort report provided by Tom Hill - compliant		
		1 to 4	Confirmation that appropriate thermal modelling has been carried out and demonstrates internal temperatures in compliance with relevant standards (CIBSE AM11). Thermal modelling results should be provided – specifically for air conditioned buildings the PMV and PPD must be provided. In line with criteria 1 to 4 in the Manual.	1										
		Design for Future Thermal Comfort				1	1	0	0.78%	M&E			1	
		6 to 8	Confirmation that thermal model demonstrates requirements for criteria 3 are achieved for the projected climate change environment, or can be easily adapted with passive measures to meet these requirements. For air conditioned buildings the PMV and PPD must be provided.											
		Thermal Zoning and Controls				1	1	0	0.78%	M&E			1	
10 to 11	Confirmation that the thermal modelling analysis has informed the temperature control strategy and the strategy addresses all of the listed criteria 11.a to 11.d in the Manual .													
Hea 04 Total					3	3	0	2.33%					3	
Hea 05	Acoustic Performance	All	Confirmation from a suitably qualified acoustician that the building meets or has the potential to meet the required acoustic performance standards and testing requirements for indoor ambient noise level – professional report and calculations from the acoustician should be provided View Tables 5.14 to 5.19 for criteria for different buildings. Acoustician can define bespoke set of performance requirements using BREEAM principles.		3	3	0	2.33%	Acoustician			Refer to assessment criteria for industrial and retail building types.		
Hea 05 Total					3	3	0	2.33%					0	
Hea 06	Security	Security of Site and Building			RIBA Stage 2	1	1	0	0.78%	Architect	Client	Independent assessment to be conducted (confirmed Ian's email 07/09/21) John confirmed (04/10/21) that the assessment is taking place 11/10 at existing site and then the new site. First draft of SNA received 01/11/21 - for comment & review & confirmation of criterion 3. Confirmation that controls and recommendations are to be incorporated at DS required from updated version of compliant SNA circulated 21/12/21		
		1 to 3	Security Needs Assessment and associated recommendations from a suitably qualified security consultant confirming a) the scope of their advice, b) the stage of design their advice was sought and c) summary of their recommendations											
			Confirmation that recommendations will be implemented / how they are implemented - ideally this should be manufacturer's literature / marked-up copy of site / design plans highlighting examples	Architect						M&E				
Hea 06 Total					1	1	0	0.78%					0	
Hea 07	Safe and Healthy Surroundings	Safe Access				1	0	0	0.00%	Landscape Architect		Not targeted- challenging to achieve but TBC		
		1 to 6	A marked up site plan / other documentary evidence highlighting footpath and highway / car park criteria from 1 to 6 listed in the Manual .											
		Outside Space												
		7	Drawing or other documentary evidence demonstrating provision of a compliant outdoor space (view Definitions)		1	0	1	0.00%	Landscape Architect		This could be difficult to achieve from looking at the design plan drawings but is to be confirmed by project team.			
					2	0	1	0.00%					0	
Ene 01	Reduction of Energy Use & Carbon Emissions	Energy Performance				9	6	3	4.17%	M&E			As designed BRUKL confirms 6 credits 4 credits are mandatory for Excellent. For Energy performance, where separate energy models are required (for example where the industrial/workshop areas are within a separate building to the showroom), the following procedure applies: 1. For each energy model, input the national and actual	6
		1	Copy of Building Regulations Output Document from approved software. Output must be based on 'as designed' or 'as built' stage of analysis (BRUKL) as relevant to stage of assessment.											
		Prediction of Operational Energy Consumption				Pre Requisite				M&E				
		2	Meeting minutes showing that the relevant members of the design team have met to discuss operational energy performance											
		3 to 5	Additional modelling is undertaken to predict operational energy consumption and design stage and post construction. Report any targets and carry out a risk assessment. View Methodology .		4	0	0	0.00%	M&E		Not targeted- challenging to achieve but TBC			
Ene 01 Total					13	6	3	4.17%					6	

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Issue ID	Issue name	Criteria	Credit summary	Time Bound?	Available Credits	Assumed Credits	Potential Credits	% Weighting	To be provided by	Design Stage Evidence Status	Final Evidence Status	Notes	Proven Score
Ene 02	Energy Monitoring	Sub-metering of End-use Categories			1	1	0	0.70%	M&E			For assessment criterion 4, relevant function areas (where present) are: 1) Sales area 2) Storage and warehouse 3) Offices 4) Workshop/operational area	
		1	Confirmation that energy metering systems installed will enable at least 90% of estimated annual energy consumption of each fuel to be assigned to various end-use categories of energy consuming systems										
		2 to 3	Confirmation that areas greater than 1000m2 are metered, for smaller buildings, evidence of sub metering with pushed output to enable BMS connection. It must be clear that building users can identify the energy end uses e.g. via labelling or data outputs		1	1	0	0.70%	M&E				
		Sub-metering of High Energy Load and Tenancy Areas											
		4 to 5	All areas that have high loads or separate tenancy areas are sub metered and these are connected to BMS or have potential to be in future as appropriate. There are specific function areas listed in the manual that should be sub-metered if present - see Methodology										
Ene 02 Total					2	2	0	1.39%					0
Ene 03	External Lighting	All	Drawings and / or specification confirming the proposed external lighting and their controls and average initial luminous efficacy of 70 luminaire lumens per circuit Watt. View Methodology .		1	1		0.70%	M&E			External Lighting Report provided by Tom Hill - compliant	1
Ene 03 Total					1	1	0	0.70%					1
Ene 04	Low Carbon Design	Passive Design Analysis			1	1	0	0.70%	M&E				
		1	The first Hea 04 Credit is achieved										
		2 to 4	Design teams analysis of possible passive design solutions covering all required criteria in the Methodology (1 to 12) and confirmation of what solutions are selected and what the subsequent reduction in CO2 emissions is - this requires a calculation to be undertaken.	RIBA Stage 2					M&E				
		Free Cooling		RIBA Stage 2	1	0	1	0.00%	M&E			Not assumed as this is not typically achievable if cooling is proposed, as is considered likely in the assessed building.	
		5 to 6	Criteria 1-4 must be achieved, then require confirmation of the free cooling strategies that are utilised and that no mechanical vent is used within the building (some exclusions apply) View Methodology (1 to 8)										
		Low Zero Carbon Feasibility Study		RIBA Stage 2	1	1	0	0.70%	M&E			Energy & Sustainability Report confirms application of PVs.	1
7	Copy of feasibility study undertaken by Energy Specialist covering criteria 1 to 10 in Methodology .												
		8	Confirmation that an LZC technology has been specified for the building in line with the findings of feasibility study and confirmation of what the subsequent reduction in CO2 emissions is.						M&E				
Ene 04 Total					3	2	1	1.39%					1
Ene 05	Energy Efficient Cold Storage	Refrigeration Energy Consumption			0	0	0	0.00%	M&E			Not targeted - not applicable	
		1	Detailed documentary evidence confirming the refrigeration system proposed and that it meets requirements and standards 1a and b										
		2	Confirmation refrigeration plant will / has been commissioned to comply with commissioning criteria in Man 04		0	0	0	0.00%	M&E				
		Indirect Greenhouse Gas Emissions											
		4	Calculation of indirect greenhouse gas emissions for refrigeration system carried out by appropriately qualified professional (e.g. building services engineer)										
Ene 05 Total					0	0	0	0.00%					0

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Issue ID	Issue name	Criteria	Credit summary	Time Bound?	Available Credits	Assumed Credits	Potential Credits	% Weighting	To be provided by		Design Stage Evidence Status	Final Evidence Status	Notes	Proven Score
Ene 06	Energy Efficient Transportation System	Energy Consumption			1	1	0	0.70%	M&E				Passenger lift – only a DDA compliant platform lift required. Contractor to propose the option once on board.	
		1	Transportation demand study covering all required criteria from 1.a to 1.d - at least two options should be considered											
		Energy Efficient Features			3 & 4	Confirmation of specified transportation system and the energy efficient features that are included – ideally manufacturer's product details however formal letter of commitment can be accepted at design stage	1	1	0	0.70%	M&E			
Ene 06 Total					2	2	0	1.39%						0
Ene 07	Energy Efficient Lab Systems	Design Specification		RIBA Stage 1	0	0	0	0.00%	Architect		M&E		Not targeted - not applicable	
		1 to 3	Confirmation that client has been engaged with from Stage 1 to determine requirements and performance criteria covering 1a to 1f . Meeting minutes, reports etc can be used to confirm this.											
		4	Confirmation of specification of fume cupboards and other containment devices in line with criteria 4a to 4c where applicable.		0	0	0	0.00%	Architect		M&E			
		Best Practice Energy Efficient Measures												
5 to 8	Confirmation that best practice energy efficient measures have been or will be implemented in line with criteria outlined in Table 6.4 – including calculations or modelling outputs confirming reduction in total energy consumption as a result of measures. Must be able to confirm measures do not compromise performance or health and safety.													
Ene 07 Total					0	0	0	0.00%						0
Ene 08	Energy Efficient Equipment	1	Design team confirmation of building's unregulated energy consuming loads and estimation of the total annual unregulated energy consumption (hand calculations are acceptable) View Table 6.5 - link to Ene 01 Unregulated Energy		2	2	0	1.39%	M&E					
		2 to 3	Design team confirmation of how this will be reduced - design team to justify how a meaningful reduction is demonstrated, examples of compliant solutions are provided in Table 6.5 but other approaches can be taken so long as they are justified robustly.											
Ene 08 Total					2	2	0	1.39%						0
Tra 01	Transport Assessment & Travel Plan	Travel Plan		Stage 2	2	2	0	1.67%	Transport Consultant				Query raised with BRE reference type of building for Tra 01 tool 16/06/2021 - confirmed Retail. Highways pre-application scoping note demonstrates intent of transport assessment and travel plan.	2
		1 to 5	Undertake a site specific Transport Assessment and develop a draft Travel Plan based on this (or Transport Statement) covering all criteria from 2.a to 2.g and Methodology. View Table 7.1 for applicable amenities											
		Demonstrate that the Travel Plan will be implemented and supported by the building's management in operation. This may be the inclusion of physical items in line with recommendations e.g. cycle storage or the building operator confirming they will follow any "soft" recommendations e.g. appoint a Travel Plan Co-ordinator.							Transport Consultant	Client				
Tra 01 Total					2	2	0	1.67%						2

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Issue ID	Issue name	Criteria	Credit summary	Time Bound?	Available Credits	Assumed Credits	Potential Credits	% Weighting	To be provided by	Design Stage Evidence Status	Final Evidence Status	Notes	Proven Score	
Tra 02	Sustainable Transport Measures	All	Confirmation that Tra 01 is achieved and the site's accessibility index has been calculated.		10	5	0	4.17%	Transport Consultant			Tra 01/ 02 AI calculator tool circulated to Caitlin 14/06/2021		
		Option 1	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 types						Transport Consultant		Not targeted - discussed with Caitlin 14/06/2021 and agreed unlikely to be achievable			
		Option 2	Confirmation that future accessibility index will be higher and evidence that services will be in place as applicable (bus, tram, train etc)						Transport Consultant					
		Option 3	Documentary evidence confirming the public transport information service that is proposed						Client					
		Option 4	Documentary evidence confirming that sufficient number of compliant electric recharging stations will be provided						Architect		Targeted - Caitlin confirmed 14/06/2021 should be achievable.			
		Option 5	Car share documentary evidence covering all requirements						Transport Consultant	Client		Caitlin will discuss with client		
		Option 6	Evidence that early consultation has taken place with local authority re pedestrian and cycle routes and confirmation that one proposition will be implemented by the scheme						Architect	Client		Evidence provided by Angela (20/07/21) confirms consultation with LA in 2018. Confirmation of improvements of pedestrian routes required as evidence for implementing a proposition from LA.		
		Option 7	Documentary evidence confirming that compliant cycle storage will be provided						Architect			Targeted - Caitlin confirmed 14/06/2021 should be achievable.		
		Option 8	Documentary evidence confirming that compliant cycle facilities will be provided (showers, change, lockers, drying space). Option 7 must be achieved for this to be awarded.						Architect			For Assessment options 7 and 8 in Table 7.4, refer to Retail building type in Table 7.5		
		Option 9	Evidence confirming at least three existing compliant amenities (500m)						Transport Consultant	Client		For Assessment options 9 in Table 7.4, refer to BG 1 in Table 7.6.		
		Option 10 & 11	Evidence confirming provision of new compliant amenity(ies) (500m)						Architect	Client		Not targeted - discussed with Caitlin 14/06/2021 and agreed unlikely to be achievable.		
		Option 12	Evidence confirming implementation of one site specific improvement measure not recognised under BREEAM in line with recommendations of Travel Plan. This must be reviewed by BRE.						Architect	Client				
		Tra 02 Total					10	5	0	4.17%				
Wat 01	Water Consumption	All	Completed Wat 01 Calculator		5	2	3	1.56%	Assessor			Use Retail calculator tab within the Wat 01 calculator tool, building type Retail - Shop/retail unit(s)/retail warehouse.		
			A copy of the relevant section of the M&E specification and/or manufacturer's details confirming the technical specification for sanitary fittings (flow rate) and controls to be installed. Design plan should also be provided showing the location within the building of the sanitary fittings						Architect			M&E		Evidence of intent at DS from tender preliminaries to achieve at least 3 credits supporting datasheets for Wat 01 calculator to be completed required from architect
		3 to 4	Technical details of any rainwater and grey water recycling systems confirming yield and system specified in accordance with relevant standards						M&E					
Wat 01 Total					5	2	3	1.56%					0	
Wat 02	Water Monitoring	1	Documentary evidence (specification clause and/or design drawing or schematic) confirming the specification and type of main s water meter location. Including confirmation of connection to BMS where applicable.		1	1	0	0.78%	M&E					
		2 to 5	Documentary evidence (specification clause and/or design drawing or schematic) confirming the specification and type of water meter(s) and sub-meter(s) and their locations. Including confirmation of connection to BMS where applicable. Sub-meters are required where any plant or building area will consume >10% of total demand.									M&E		
Wat 02 Total					1	1	0	0.78%					0	

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Issue ID	Issue name	Criteria	Credit summary	Time Bound?	Available Credits	Assumed Credits	Potential Credits	% Weighting	To be provided by		Design Stage Evidence Status	Final Evidence Status	Notes	Proven Score
Wat 03	Water Leak Detection	1 to 2	Documentary evidence (specification clause / design drawings / manufacturer's product information) confirming details of leak detection system. Leak detection to meet criteria 2a to 2e .		1	1	0	0.78%	M&E				Evidence of intent at DS from tender preliminaries - supporting specs/datasheets required	
		3	Documentary evidence (specification clause / design drawings / manufacturer's product information) confirming details of flow control devices installed in WC area or sanitary facilities.		1	1	0	0.78%	M&E					
Wat 03 Total					2	2	0	1.56%						0
Wat 04	Water Efficient Equipment	1	Confirmation from design team of all unregulated water demands that could realistically be mitigated or reduced. View Definitions.		1	1	0	0.78%	Ecologist	M&E			Terrace with plant pots - irrigation required?	
		2	Details of systems or processes that will be implemented to achieve this – a meaningful reduction must be demonstrated					Ecologist	M&E					
Wat 04 Total					1	1	0	0.78%						0
Mat 01	Environmental Impacts from Construction Products - Building Life Cycle Assessment	Superstructure Comparison with Benchmark (offices, industrial & retail only)		RIBA Stage 2 (for some)	6	2	0	2.14%	Project team					2
		1 to 2	Detailed documentary evidence confirming Life Cycle Assessment of super structure of building. This can be either BREEAM Simplified Tool or IMPACT compliant tool. Results to be submitted by assessor to BRE prior to end of Stage 2. Further credits are available for repeating this at Stage 4.											
		Superstructure Options Appraisal (all building types)												
		3 to 5	Detailed documentary evidence demonstrating that 2 - 4 significantly different superstructure design options have been considered using an Life Cycle Assessment tool recognised by the BRE. These considerations should be shown to influence the wider design decision making e.g. described in an options appraisal summary report which explains the reasons for selecting the preferred option. Results to be submitted by assessor to BRE prior to end of Stage 2. Further credits are available for repeating this exercise at Stage 4.											
		Substructure and Hard Landscaping Options during Concept Design (all types)												
		7	Options appraisal must be complete as criteria 3-4 above, then further credit available for carrying out Life Cycle Assessment options appraisal of a combined total of 6 significantly different substructure or hard landscaping design options (at least 2 of each). Results to be submitted to BRE prior to end of RIBA Stage 2		1	1	0	1.07%	Project team					1
Mat 01 Total					7	3	0	3.21%						3
Mat 02	Environmental Impacts from Construction Products - Environmental Product Declarations	1	Documentary evidence confirming the construction products that have Environmental Product Declarations (EPDs) together with a copy of their certificates. View Methodology for points score.		1	0	1	0.00%	Structures	Landscape Architect			Not targeted, but intent covered in prelims, copies of EPDs required for credit to be awarded.	
Mat 02 Total					1	0	1	0.00%						0
Mat 03	Responsible Sourcing of Construction Products	1	Copy of relevant responsible sourcing scheme certificate (for timber where certification not provided written confirmation from supplier that all timber is 'legally harvested and traded'), if these are not available then confirmation that products will be sourced from suppliers capable of providing certification can be used at design stage – include this as specific clauses if possible as more robust	RIBA Stage 1	Pre Requisite				Architect	Contract / Contractor			Intent provided by prelims. Timber certs to be provided at PC.	
		Enabling Sustainable Procurement									Client		Materials & Waste Plan drafted early August - any further comments to be incorporated.	
		2	Sustainable Procurement Plan covering criteria 2.a to 2.e . This document should set targets and will need to be in line with BS ISO 20400 if it is adopted at organisation level.		1	1	0	1.07%						
		Responsible Sourcing of Materials									Architect	Contract / Contractor	Intent provided by prelims but details for Mat 03 tool calculator required & certificates to confirm compliance.	
		3	Using the Materials categories in Table 9.13 , compile a list of construction products used (Table 9.11 and 9.12) and categorise them accordingly. Following this, please provide the appropriate certification, this must match up to the product and the material category specified. If quantity information can be provided this will help to improve the acheived score.		3	3	0	3.21%						
		Completed Mat 03 Calculator							Assessor					
Mat 03 Total					4	4	0	4.29%						0

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Issue ID	Issue name	Criteria	Credit summary	Time Bound?	Available Credits	Assumed Credits	Potential Credits	% Weighting	To be provided by		Design Stage Evidence Status	Final Evidence Status	Notes	Proven Score						
Mat 05	Designing for Durability & Resilience	Protecting Vulnerable Parts of the Building from Damage			1	1	0	1.07%	Architect	Landscape Architect										
		1	Design drawings marked up to illustrate vulnerable internal and external areas/ parts of the building (Measures 1.a to 1.d)																	
			See examples of protection measure under Methodology																	
			Design drawings and/ or specification confirming the durability measures specified																	
		Protecting Exposed Parts of the Building from Material Degradation							2	Confirmation of applicable building elements and environmental factors from those listed										
2	View key exposed elements under Definitions																			
	Confirmation of design and specification measures put in place to limit degradation effects																			
3 to 4	Drawing or photos that show convenient access to the roof and façade for cost-effective cleaning, replacement and repair in the building's design.																			
	Drawings and professional narrative show that the roof and façade is designed to prevent water damage, ingress and detrimental ponding.																			
Mat 05 Total					1	1	0	1.07%					0							
Mat 06	Material Efficiency	1	Set targets and report on opportunities and approaches to optimise the use of materials. This must initially be done at Preparation & Brief and Concept Design. Examples are provided in Table 9.15 .	RIBA Stages 1 & 2	1	1	0	1.07%	Project team				RIBA Stage 2 Workshop held August 2021, any further comments to be incorporated - will stay live throughout project.							
		2	Review the original targets and update the report with input from all relevant members of the project team at each RIBA Stage up to and including construction. Where deviations occur record why and provide documentary evidence to support this e.g. meeting minutes.	Throughout	1	1	0	1.07%	Architect	Contract / Contractor										
Mat 06 Total					1	1	0	1.07%					0							
Wst 01	Construction Waste Management	Pre-demolition Audit		RIBA Stage 2	1	1	0	0.60%	Project team				Intent provided by prelims but pre demo audit to be provided							
		1 to 3	Copy of the pre demolition audit of any existing buildings, structures or hard surfaces being considered for demolition. The audit must cover criteria 1.a to 1.d and be carried out by a suitably qualified person prior to the end of RIBA Stage 2. View Methodology for the scope of the audit.																	
		Construction Resource Efficiency								3			2	1		1.20%	Contract / Contractor		Intent provided by prelims but RMP to be provided	
		4 to 5	Copy of the Resource Management Plan (RMP) covering 3.a and 3.b . View Definitions for requirements of a compliant RMP. The Resource Management Plan MUST reference the pre-demo audit. Confirmation of targeted / achieved resource efficiency for the site - please refer to Table 10.1 .																	
		Diversion of Resources from Landfill																	1	1
6 to 7	Confirmation of the amount of waste that will be diverted from landfill (refer to table 10.2) and waste materials will be sorted into key waste groups. View Definitions																			
Wst 01 Total					5	4	1	2.40%					0							
Wst 02	Use of Recycled and Sustainably Sourced Aggregates	1	Copy of pre demolition audit of any existing buildings, structures or hard surfaces (refer to guidance in Wst 01)	Stage 2	Pre Requisite				Client	Structures			Not targeted- challenging to achieve but TBC							
		2 to 5	Identification of all aggregate uses, types and quantities then calculate the distance travelled by all aggregates by transport type. Provide data to assessor so Wst 02 calculator tool can be completed.		1	0	1	0.00%	Civils / Structures	Landscape Architect	Intent provided by prelims but not targeted.									
		6	Completed Wst 02 calculator tool						Assessor											
Wst 02 Total					1	0	1	0.00%					0							

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Issue ID	Issue name	Criteria	Credit summary	Time Bound?	Available Credits	Assumed Credits	Potential Credits	% Weighting	To be provided by		Design Stage Evidence Status	Final Evidence Status	Notes	Proven Score			
Wst 03	Operational Waste	All	Documentary evidence confirming the types of waste that will be generated by the assessed building e.g. will large amounts of compostable or packing / compactable waste be generated?						Architect	Client			John Hendy confirmed 03/09/2021 that compostable waste is unlikely to be produced in large volumes but a fair amount of packaging waste is likely to be produced - compactor may be required for compliance. Keep under review.				
		All	Documentary evidence confirming: -The location of the dedicated recyclable storage area; -Storage area for general waste; -The area (m2) of the storage space(s); - Description of the labelling - Provision of composting facilities / compactor if required View Criteria 1.a to 2.c, additional requirements for healthcare and multi residential units		1	1	0	0.60%	Architect	Client							
		Wst 03 Total													0		
Wst 04	Speculative Floor & Ceiling Finishes	1 to 2	Confirmation that floor and ceiling finishes will only be installed in a show area or will be agreed with the specific occupant – this could be drawings / specification or a letter at design stage.		0	0	0	0.00%	Architect	Client			Not targeted - not applicable to building type				
Wst 04 Total					0	0	0	0.00%						0			
Wst 05	Adaptation to Climate Change	1 to 3	Copy of Climate Change Adaptation Strategy Appraisal detailing recommendations / solutions that aim to mitigate identified impacts. Original report to be produced during RIBA Stage 2 and then up dated at RIBA Stage 4 with any omissions justified to assessor. Cross reference elements in the Methodology; Hazard Identification with Risk Estimation, then Evaluation and Management	RIBA Stage 2	1	1	0	0.60%	Project team				Materials & Waste Workshop - initial review with project team on 06/08/21 any further comments to be incorporated.				
Wst 05 Total					1	1	0	0.60%						0			
Wst 06	Design for Disassembly and Adaptability	Recommendations		RIBA Stage 2	1	1	0	0.60%	Project team			Materials & Waste Workshop - initial review with project team on 06/08/21 any further comments to be incorporated.					
		1 to 2	Copy of building specific study reviewing the ease of disassembly and functional adaptation potential of different design scenarios by end of Concept Stage - must include a set of recommendations View Methodology														
		Implementation		RIBA Stage 4	1	1	0	0.60%	Project team								
3 to 5	Provide an update during RIBA Stage 4 that confirms how recommendations of study have been implemented, any omissions to be formally justified in writing to assessor. Provide a guide to communicate characteristics to prospective tenants / building users (include in BUG?) View Methodology																
Wst 06 Total					2	2	0	1.20%						0			
Le 01	Site selection	Previously Occupied Land			1	1	0	1.00%	Architect								
		1	Design drawings, report and/or photos or overlay confirming the type and duration of previous land use and the areas before and after development (including areas of any temporary works to facilitate the development) View Definition														
		Contaminated Land							1					1	0	1.00%	Project Team
		2	A copy of specialist land contamination report including drawings showing contaminated areas and areas that are to be remediated														
		3	Confirmation of remediation strategy and implementation plan – if this is yet to be confirmed then a letter from client or representative confirming will be undertaken is acceptable at design stage.														
Le 01 Total					2	2	0	2.00%						0			

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Issue ID	Issue name	Criteria	Credit summary	Time Bound?	Available Credits	Assumed Credits	Potential Credits	% Weighting	To be provided by		Design Stage Evidence Status	Final Evidence Status	Notes	Proven Score
Le 02	Identifying and Understanding the Risks and Opportunities for the Project	Statutory obligations		RIBA Stage 2	Pre Requisite				Client	Ecologist			Confirmed by prelims	
		1	Confirmation from Client or Contractor that compliance is monitored against all relevant UK and EU or International legislation relating to ecology of site											
		Survey and Evaluation							Ecologist					
		2	Route 1: Copy of the BREEAM Ecological Risk Evaluation Checklist with supporting documentary evidence as appropriate. View Methodology .			1	1	0	1.00%				N/A - Route 2 to be taken	
		3	Route 2: An appropriate ecologist is appointed early enough to ensure early involvement in site configuration and can influence strategy planning decisions											
		4	The ecologist determines the site's ecological baseline, including: 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 from the project. Capacity and feasibility for enhancement of the site's ecological value and, where relevant, areas within the Zone of Influence.							Ecologist			Ecological Appraisal provided - information outstanding - GN40 BREEAM note sent to Owen Hawe 30/09 to ensure compliance.	
		5	The data collated by ecologist is shared with the project team to inform the site preparation, design and construction works											
		Determining the Ecological Outcomes for the Site												
		6	Survey and evaluation criteria followed for the relevant route											
		7	An optimal ecological outcome for the site is selected after liaising with representative stakeholders and the project team. The outcome should be in line with the mitigation hierarchy of action, see Methodology .		1	1	0	1.00%	Ecologist					
Le 02 Total					2	2	0	2.00%						0
Le 03	Managing Negative Impacts on Ecology	Identification & Understanding the Risks and Opportunities for the Site		RIBA Stage 2	Pre Requisite				Client	Ecologist				
		1	Le 02 has been achieved											
		Planning, Liaison, Implementation and Data							Ecologist	Project Team				
		2	Documentary evidence confirming roles and responsibilities for managing negative impacts on ecology have been clearly defined, allocated and implemented early enough to influence concept design or design brief.	1	1	0	1.00%							
		3	Documentary evidence confirming that the potential impacts of site preparation and construction works on ecology have been identified at an early project stage to optimise benefits and outputs.					Ecologist	Project Team					
		4	Project team have proposed solutions and selected measures to be implemented during site preparation and construction works. These should be based on the liaison and collaboration undertaken for Le 02.											
		Managing Negative Impacts of the Project						Ecologist	Project Team					
5 to 8	Evidence to confirm that either there has been no loss in ecological value or that this has been limited as far as possible in accordance with hierarchy. View Hierarchy in Methodology	2	1	1	1.00%									
Le 03 Total					3	2	1	2.00%						0

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Issue ID	Issue name	Criteria	Credit summary	Time Bound?	Available Credits	Assumed Credits	Potential Credits	% Weighting	To be provided by	Design Stage Evidence Status	Final Evidence Status	Notes	Proven Score	
Le 04	Change & Enhancement of Ecological Value	Managing negative impacts on ecology			Pre Requisite					Ecologist	Project Team			
		1	Criterion 8 of Le 03 has been achieved											
		2	Confirmation from Client or Contractor that compliance is monitored against all relevant UK and EU or International legislation relating to ecology of site (as per criteria 1 of Le 02)							Client	Ecologist			
		Enhancement of Ecology												
		4	Documentary evidence that the recommended solutions and measures (from Le 03) have been or will be implemented and this will result in an enhancement of the ecological value of the site.			1	1	0	1.00%	Ecologist	Project Team			
		5	Data collated are analysed and where potentially valuable be provided to the local environmental records centres nearest to, or relevant for, the site.							Ecologist	Project Team			
		Change and Enhancement of Ecology				3	2	1	2.00%	Ecologist	Project Team		As per Le 03 it is assumed that there will be no net loss of ecological value and therefore 2 credits should be achieved for the change of eco value on site. If a net gain of ecological value can be demonstrated then a further credit could be achieved.	
		6	Route 2 Ecologists confirmation of change in ecological value (should be done in line with GN36).											
Le 04 Total					4	3	1	3.00%					0	
Le 05	Long Term Ecology Management and Maintenance	Roles & Responsibilities, Implementation & Stat Obligations			Pre Requisite					Client	Ecologist		Relevant legislation confirmed by prelims	
		1	Confirmation from Client or Contractor that compliance is monitored against all relevant UK and EU or International legislation relating to ecology of site (as per criteria 2 of Le 02 and criteria 1 of Le 04)											
		2	Criterion 8 in Le 03 has been achieved, and at least one credit under Le 04 for 'Change and Enhancement of Ecology' has been awarded.							Ecologist	Landscape Architect			
		Planning, Liaison, Data, Monitoring and Review Management & Maintenance				1	1	0	1.00%	Ecologist	Project Team			
		3	Documentary evidence confirming that the solutions and measures developed by collaboration under previous issues have been implemented to: a) monitor and review effectiveness for implementation b) develop and review management and maintenance solutions, actions or measures Criteria 4a) - f) should be considered as part of this											
		4	The building owner information that is supplied should include a section on ecology and biodiversity to inform the owner of local ecological features, value and biodiversity on or near the site.							Ecologist				
		Landscape and Ecology Management Plan Development				1	1	0	1.00%	Ecologist	Client			
		5 to 6	A landscape and ecology management plan is produced in line with BS 42020:2013 and cover at least the first five years after project completion. View 5.a to 5.e - Plan to be kept up to date to support maintenance of ecological value of the site.											
Le 05 Total					2	2	0	2.00%					0	

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Issue ID	Issue name	Criteria	Credit summary	Time Bound?	Available Credits	Assumed Credits	Potential Credits	% Weighting	To be provided by	Design Stage Evidence Status	Final Evidence Status	Notes	Proven Score	
Pol 01	Impact of Refrigerants	1	Where relevant documentary evidence confirming the absence of refrigerant in the development		3	1	2	0.67%	M&E					
		3 to 5	Documentary evidence (specification or manufacturer's literature) confirming that systems comply with relevant standards and the refrigeration type and details specifically: -System capacity (kw); -Total refrigerant charge (kg); -Operational life (yrs.); -Refrigerant global warming potential; -Annual leakage rate (% refrigerant charge); -Annual purge release factor (% refrigerant charge); -Annual service release (% refrigerant charge); -Probability factor for catastrophic failure (%); -Refrigerant recovery efficiency (%). NOTE: where technical information is not available for all of the above some default figures can be used in some cases						M&E			TBC - particularly challenging to achieve. 1 credit assumed for planning submission.		
		3 to 5	Copy of Pol 01 Calculator						Assessor					
		6 to 7	Confirmation of details of leak detection system(s)						M&E					
		Pol 01 Total							3			1		2
Pol 02	Local Air Quality	1 to 2	Confirmation of the NOx, PM and VOC emission levels for all heating and hot water system(s) – can be specification or manufacturer's literature as appropriate to assessment stage. View Table 12.4 and 12.5		2	1	1	0.67%	M&E			If combustion systems are used, the standards for them are very high and has been proven hard to achieve - targeting TBC		
		3	Documentary evidence confirming whether the site is in a low or high pollution location (see Methodology)						M&E					
		Pol 02 Total							2					1
Pol 03	Flood & Surface Water Management	1	Documentary evidence from appropriately consultant confirming they are qualified in line with BREEAM requirements		Pre Requisite				Civls					
		Flood Resilience												
		1 to 3	Copy of site specific Flood Risk Assessment and supporting documentation confirming flood risk and resilience and resistance of the development where applicable.		2	2	0	1.33%						
		Surface Water Run-Off			Pre Requisite									
		5	Surface water run-off solutions must be bespoke i.e. take into account site specific requirements etc. Priority levels in methodology should be followed.											
		6 to 9	Documentary evidence confirming peak rate of run-off requirements are met - typically included in consultant's report and appendices. Relevant maintenance agreements should also be provided to indicate long term operation and maintenance of all SUDs will be in place.		1	1	0	0.67%						
		10 to 15	Documentary evidence confirming volume of run-off requirements are met - this must also confirm no flooding of property in event of local drainage system failure. Relevant maintenance agreements are required for achievement of this credit too.		1	1	0	0.67%						
		Minimising Watercourse Pollution												
		17 to 24	Confirmation from suitably qualified consultant that all of the minimising watercourse pollution criteria are achieved – should be contained within the report with appropriate supporting documentation e.g. drawings		1	0	1	0.00%						Civls
Pol 03 Total					5	4	1	2.67%				0		

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Issue ID	Issue name	Criteria	Credit summary	Time Bound?	Available Credits	Assumed Credits	Potential Credits	% Weighting	To be provided by	Design Stage Evidence Status	Final Evidence Status	Notes	Proven Score
Pol 04	Reduction of Night Time Light Pollution	1	Design drawings and correspondence confirming that external lighting is not required for the site however does not adversely affect safety and security of site and users		1	1	0	0.67%	M&E			External Lighting report provided by Tom Hill - compliant	1
		2 to 5	OR External lighting design data / calculations / drawings confirming compliance with required standards, locations and controls. There is a specific requirement for illuminated advertisements that must be achieved.							M&E			
		Pol 04 Total								1	1		
Pol 05	Reduction of Noise Pollution	1	Documentary evidence confirming all existing and proposed noise sensitive areas local to, and within, the site boundary (800m is the set distance).		1	1	0	0.67%	Acoustician			Noise Assessment provided by Bláthnaid Duffy - compliant.	1
		2 to 5	Noise Impact Assessment carried out by suitably qualified acoustician which indicates the noise level from the development and, where required, the attenuation measures. At design stage actual measurements are unlikely to be possible however acoustician can use calculations or scale investigations to demonstrate compliance.										
		2 to 5	Formal confirmation from the client or design team that where relevant attenuation measures recommended by acoustician will be installed – can be marked up design plan highlight attenuation measures where applicable for design stage, at post construction will need to be able to see in situ.						M&E				
		Pol 05 Total							1				

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Issue ID	Issue name	Criteria	Credit summary	Time Bound?	Available Credits	Assumed Credits	Potential Credits	% Weighting	To be provided by	Design Stage Evidence Status	Final Evidence Status	Notes	Proven Score
Inn 02	Man 03 Responsible Construction Practices	Exemplary	Confirmation that a score of >40 is achieved for CCS, together with items g), p) and q).		1	1	0	1.00%	Contract / Contractor				0
Inn 04	Hea 01 Visual Comfort	Exemplary	Confirmation that the internal lighting can be manually dimmed in line with requirements. A separate credit is also available for meeting exemplary level daylighting criteria.		1	0	0	0.00%	M&E				0
Inn 05	Hea 02 Indoor Air Quality	Exemplary	Three of the product types listed in table 5.12 meet the requirements.		1	0	0	0.00%	Architect				0
Inn 06	Hea 06 Security	Exemplary	Confirmation that a compliant risk based security rating system has been used and the performance of the scheme has been confirmed by an independent assessment and verification.		0	0	0	0.00%					0
Inn 07	Ene 01 Reduction of Energy Use and Carbon Emissions	Exemplary	Up to 5 credits are available; 2 for demonstrating EPR_{nc} of >0.9 and zero net carbon emissions (criteria 6 to 8) this increases to 3 credits if demonstrate building is carbon negative (criteria 9) . There are two further credits available for achieving Ene 02 and client commits funds to pay for post occupancy stage assessment and energy model is submitted to the BRE		1	0	0	0.00%	M&E				0
Inn 08	Wat 01 Water Consumption	Exemplary	Detailed documentary evidence indicating a 65% improvement in water consumption against the baseline performance.		1	0	0	0.00%					0

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Issue ID	Issue name	Criteria	Credit summary	Time Bound?	Available Credits	Assumed Credits	Potential Credits	% Weighting	To be provided by	Design Stage Evidence Status	Final Evidence Status	Notes	Proven Score
Inn 09	Mat 01 Life Cycle Impacts	Exemplary	Up to 3 credits are available for undertaking additional LCA assessment for building services, aligning LCA and LCC (Man 02) in line with criteria 11 to 14 or having the LCA verified by a third party.		1	1	0	1.00%	Assessor				1
													1
Inn 10	Mat 03 Responsible Sourcing of Materials	Exemplary	Completed Mat 03 calculator tool confirming exemplary level performance (at least 70% of RSM points achieved).		1	0	0	0.00%					
													0
Inn 11	Wst 01 Construction Site Waste Management	Exemplary	Confirmation that the amount of waste generated per 100m2 is less than or equal to 1.6m3; the percentage of non-hazardous waste diverted from landfill meets the exemplary level benchmark; all key waste groups are identified for diversion from landfill in the RMP.		1	0	0	0.00%	Contractor / Contract				
													0
Inn 12	Wst 02 Recycled Aggregates	Exemplary	Confirmation that the project sustainable aggregate points score meets or exceeds the exemplary level performance benchmark in Table 10.4		1	0	0	0.00%					
													0
Inn 13	Wst 05 Adaptation to Climate Change	Exemplary	Confirmation that the criteria outlined in the manual are achieved with regards to Hea 04, Ene 01, Ene 04, Wat 01, Mat 05, and Pol 03.		1	0	0	0.00%	Project Team				
													0
Inn 14	Le 02 Ecology Risks & Opportunities	Exemplary	Confirmation that criteria 8 to 10 are achieved Confirmation that wider site sustainability related activities and the potential for ecosystem service related benefits have been considered. See methodology.		1	0	0	0.00%	Project Team				
			Achieve both Hea 07 credits for safe access and outside space										
			Achieve Pol 03 credits for surface water run off and minimising watercourse pollution										
			Achieve Pol 05 reduction in noise pollution										
													0
Inn 15	Le 04 Ecology Risks & Opportunities	Exemplary	Documentary evidence confirming a significant gain in ecological value (percentage score of 110 or higher)		0	0	0	0.00%				Is this achievable? Ecologist to confirm.	
													0
Inn 16	Pol 03 Flood & Surface Water Management (Simple Buildings only)	Exemplary	Demonstrate compliance with criteria 5 - 16		0	0	0	0.00%					
													0

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