



BUILDPASS

BP762 Moorlands Farm
BREEAM Pre Assessment

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BREEAM Pre Assessment

Moorlands Farm

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Project name	Moorlands Farm
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Report Name	BREEAM Pre Assessment
Lead Assessor	Andrew Sadler
BREEAM Version	NC 2018
Assessment Type	Industrial
BREEAM Type	Fully Fitted

Document Revision History

Revision Ref	Issue Date	Purpose of issue / description of revision
1	14/07/2022	Draft
2	14/07/2022	For Issue

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1. Executive Summary

This BREEAM Pre Assessment has been written by Buildpass on behalf of Moorlands Farm (the Client) to demonstrate the likely BREEAM score of the development at Moorlands Farm (the Proposed Development). This pre assessment has been based on details supplied by the client and wider design team to-date, in addition to further desk-based study, best practices and historical data. The author has been a licensed BREEAM organisation for over 10 years and has extensive knowledge of the methodology, which is used to produce an accurate assessment score.

Scenario	Min Standards Met	Score	BREEAM Rating
1	Yes	79.77	Excellent



Figure 1 - BREEAM Score Chart

2. Assessment Overview

2.1. Development Overview

The Proposed Development consists of the demolition of the existing farmhouse and associated ancillary farm buildings and construction of industrial buildings and estates office, at Moorlands Farm, Botley Road, Hedge End.

2.2. Assessment Criteria

The BREEAM Pre Assessment has shown that the Proposed Development can currently achieve an 'Excellent' rating under BREEAM New Construction 2018 (Buildpass Proposed) based on the assumptions and information agreed to-date.

The BREEAM Pre Assessment has been undertaken as a 'Shell and Core' assessment to reflect the scope of the works to be undertaken by the Client. The credits contained within the assessment are therefore those relevant to the scope of a 'Fully Fitted' assessment.

This Pre Assessment highlights those credits which are likely to be achievable (Proposed) and those that will require additional input (Potential). This scheme must achieve a BREEAM score of at least 70% to ensure a 'Excellent' rating is awarded.

2.3. BREEAM Score

The overall target score for the project is currently 79.77 which will deliver an 'Excellent' rating. The credits targeted, are considered by Buildpass and the design team to be realistic and deliverable on-site. Potential credits are highlighted within the following section, some of which should be adopted to improve the current score and provide sufficient 'buffer' to protect against the loss of any credits throughout the construction phase.

BREEAM standards can be challenging to achieve, and the design stage report should be carefully reviewed by the design and construction teams to ensure all targeted credits are delivered as the project is progressed. Section 7 list the specific credits proposed as part of the BREEAM 'Excellent' rating.



FIGURE 2 – PROPOSED SITE PLAN

3. Assessment Methodology

3.1. The BREEAM score

BREEAM (Building Research Establishment's Environmental Assessment Method) is the world's first sustainability rating scheme for the built environment. It sets the standard for best practice in sustainable design and has become the de facto measure used to describe a building's environmental performance.

To date BREEAM has been used to certify over 560,000 building assessments across the building life cycle and is being applied in over 80 countries.

BREEAM is developed, operated and maintained by BRE Global Ltd and the operation and direction of the method is overseen by an independent Sustainability Board, representing a wide cross-section of construction industry stakeholders. Further information about BREEAM, including copies of the BREEAM standards, can be found at www.breeam.org

3.2. Aims of BREEAM

- To mitigate the impacts of buildings on the environment
- To enable buildings to be recognised according to their environmental benefits.
- To provide a credible, environmental label for buildings.
- To stimulate demand for sustainable buildings.

3.3. BREEAM New Construction

BREEAM New Construction is a performance-based assessment method and certification scheme for new buildings. The primary aim of BREEAM New Construction is to mitigate the life cycle impacts of new buildings on the environment in a robust and cost effective manner. It attempts to quantify and reduce the environmental burdens of buildings by rewarding those designs that take positive steps to minimise their environmental impacts.

Projects are assessed at design and post-construction stages using a system of environmental issues grouped within the following sections:

- Management
- Health and Wellbeing
- Energy
- Transport
- Water
- Materials
- Waste
- Land Use & Ecology
- Pollution
- Innovation

3.4. Process of the assessment

Under BREEAM New Construction 2018, assessments take place over two phases:

a. Design Stage (DS): This is based on the final design for the development and the intentions of the design team. Submission before the completion of RIBA Stage 4.

b. Post Construction Stage (PCS): This is based on the built development and requires the BREEAM assessor to carry out a site visit. Submission at RIBA Stage 6.

An interim certificate will be provided following submission of the Design Stage Assessment, with final certification being awarded following the completion of the PCS Assessment.

3.5. Ratings

The assessment process results in a rating on a scale of PASS, GOOD, VERY GOOD, EXCELLENT and OUTSTANDING. The rating bands for each are as follows:

Rating	Minimum score required
Outstanding	85%
Excellent	70%
Very Good	55%
Good	45%
Pass	30%

4. Mandatory Credits

Minimum Standards for Excellent		
Man 03	Man 03 Responsible construction practices	1 One credit (Responsible construction management)
Man 04	Man 04 commissioning and handover 1	1 One credit (commissioning - test schedule and responsibilities)
Man 04	Man 04 commissioning and handover 2	1 Criterion 11 (Building user guide)
Man 05	Man 05 Aftercare	1 One credit (commissioning and implementation)
Ene 01	Ene 01 Reduction of energy use and carbon emissions	4 Four credits (Energy performance or prediction of energy consumption)
Ene 02	Ene 02 Energy Monitoring	1 One Credit (First sub metering credit)
Wat 01	Wat 01 Water Consumption	1 One Credit
Wat 02	Wat 02 Water monitoring	1 Criterion 1 only
Mat 03	Mat 03 Responsible sourcing of construction products	1 Criterion 1 only
Wst 01	Wst 01 Construction waste management	None
Wst 03	Wst 03 Operation waste	1 One Credit

5. Potential and Unachievable Credits

5.1. Potential Credits

Below is a list of credits that we think have potential but are currently not targets.

Potential Credits				
Category	Credit	Potential Credits	Action By	Potential
Man 02 - Life cycle cost and service planning	c1-2 – Elemental LCC	1	Architects	A competent person (see Definitions) carries out an outline, entire asset LCC plan at Process Stage 2 (equivalent to Concept Design - RIBA Stage 2) together with any design options appraisals in line with 'Standardised method of life cycle costing for construction procurement' PD 156865: 20081.
Man 02 - Life cycle cost and service planning	c3 – Component level LCC optional appraisal	1	Architects	A competent person develops a component level LCC options appraisal by the end of Process Stage 4 (equivalent to Technical Design – RIBA Stage 4) in line with PD 156865: 2008. The component level LCC includes (where present): 4.a: Envelope, e.g. cladding, windows, or roofing 4.b: Services, e.g. heat source, cooling source, or controls 4.c: Finishes, e.g. walls, floors or ceilings 4.d: External spaces, e.g. alternative hard landscaping, boundary protection.

Mat 01 – Building life cycle assessment (LCA)	c6-1 – Substructure and hard landscaping	1	Architect	During Concept Design identify opportunities for reducing environmental impacts as follows: a: Carry out building LCA options appraisal of a combined total of at least six significantly different substructure or hard landscaping design options (at least two shall be substructure and at least two shall be hard landscaping). b: Using a building LCA tool that is recognised by BREEAM (as suitable for assessing substructure and hard landscaping during Concept Design) according to the methodology (see Methodology).
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Table 1 – Potential Credits

5.2. Unachieved Credits

The following credits have been identified as *unachievable* for the site. An explanation has been given for each:

Unachieved Credits		
Category	Credit	Action By

Table 2 - Unachievable credits

5.3. Critical Early Credits (RIBA Stage 2)

PLEASE REVIEW THE TABLE BELOW AS THE EVIDENCE WILL BE REQUIRED AND REGISTERED PRIOR TO THE GRANTING PLANNING APPROVAL. FAILURE TO GET THE EVIDENCE WILL RESULT IN THE CREDITS BEING LOST.

Early Action Credits							
Category	Credit	Credits	Credit Status	Action By	Summary of Credit Requirements	Pro forma	Calculator
Man 01 - Project brief and design	c 1 - Project delivery planning	1	Targeted	Project Manager	Prior to completion of the Concept Design, the project delivery stakeholders (see Definitions) meet to identify and define for each key phase of project delivery.	Yes	
Man 01 - Project brief and design	c2 - Stakeholder consultation (interested Parties)	1	Targeted	Project Manager	Prior to completion of the Concept Design, the design team consult with all interested parties (see Definitions) on matters that cover the minimum consultation content (see Methodology). Demonstrate how the stakeholder contributions and consultation exercise outcomes influence the Initial Project Brief and Concept Design. Prior to completion of the detailed design (RIBA Stage 4, Technical Design or equivalent), all interested parties (see Definitions) give and receive consultation feedback.	Yes	
Man 01 - Project brief and design	c3 – BREEAM Advisory Professional	1	Targeted	Project Manager	Involve a BREEAM AP in the project at an appropriate time and level.	Yes	
Hea 04 - Thermal comfort	c1 – Thermal modelling	1	Targeted	Architects	Thermal modelling has been carried out using software in accordance with CIBSE AM11 Building Energy and Performance Modelling. The software used to carry out the simulation at the detailed design stage provides full dynamic thermal analysis. For smaller and more basic building designs with less complex heating or cooling systems, an alternative less complex means of analysis may be appropriate (such methodologies must still be in accordance with CIBSE AM11).		
Hea 04 - Thermal comfort	c2– Design for future thermal comfort	1	Targeted	Architects	The thermal modelling demonstrates that the relevant requirements set out in criterion 3 are achieved for a projected climate change environment.		
Hea 07 – Safety and healthy surroundings	c1 – Site access	1	Targeted	Architects	Where external site areas form part of the assessed development the following apply: Dedicated and safe cycle paths are provided from the site		

					entrance to any cycle storage, and connect to off-site cycle paths where applicable. Dedicated and safe footpaths are provided on and around the site providing suitable links for the following: a: The site entrance to the building entrance b: Car parks (where present) to the building entrance c: The building to outdoor space d: Connecting to off-site paths where applicable. Pedestrian drop-off areas are designed off, or adjoining to, the access road and should provide direct access to other footpaths. Where vehicle delivery access and drop-off areas form part of the assessed development, the following apply: Delivery areas are not accessed through general parking areas and do not cross or share the following: a: pedestrian and cyclist paths b: outside amenity areas accessible to building users and general public. 5 There is a dedicated parking or waiting area for goods vehicles with appropriate separation from the manoeuvring area and staff and visitor car parking. 6 Parking and turning areas are designed for simple manoeuvring according to the type of delivery vehicle likely to access the site, thus avoiding the need for repeated shunting.		
Hea 07 – Safety and healthy surroundings	c2 – Outside space	1	Targeted	Architects	There is an outside space providing building users with an external amenity area.		

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Ene 01 – Reduction of energy use and carbon emission	c1-9 - Energy performance	5	Targeted	Energy consultant	Calculate an Energy Performance Ratio for New Construction (EPR NC). Compare the EPR NC achieved with the benchmarks in Table 6.1 and award the corresponding number of BREEAM credits.		Yes
Ene 01 – Reduction of energy use and carbon emission	c10-13 - Prediction of operational energy consumption	4	Targeted	Energy consultant	Involve relevant members of the design team in an energy design workshop focusing on operational energy performance (see Methodology). Undertake additional energy modelling during the design and post-construction stage to generate predicted operational energy consumption figures (see Prediction of operational energy consumption). Report predicted energy consumption targets by end use, design assumptions and input data (with justifications). Carry out a risk assessment to highlight any significant design, technical, and process risks that should be monitored and managed throughout the construction and commissioning process.		
Ene 04 - Low carbon design	c1 – Passive design analyses	1	Targeted	Architects	Achieve the first credit Hea 04 Thermal comfort: One credit - Thermal modelling to demonstrate that the building design delivers appropriate thermal comfort levels in occupied spaces. The project team analyses the proposed building design and development during Concept Design to identify opportunities for the implementation of passive design measures (see Passive design analysis). Implement passive design measures to reduce the total heating, cooling, mechanical ventilation, lighting loads and energy consumption in line with the passive design analysis findings. Quantify the reduced total energy demand and carbon dioxide (CO₂-eq) emissions resulting from the passive design measures.		
Ene 04 - Low carbon design	c2 – Free cooling	1	Targeted	Architects	Achieve the passive design analysis credit. Include a free cooling analysis (see Free cooling analysis) in the passive design analysis carried out under criterion 2. Identify opportunities for the implementation of free cooling		

					solutions. The building is naturally ventilated or uses any combination of the free cooling strategies listed in Free cooling analysis.		
Tra 01 – Transport assessment and travel plan	c1-2 – Transport assessment and travel plan	2	Targeted	Transport consultant	No later than Concept Design stage, undertake a site-specific transport assessment (or develop a travel statement) and draft travel plan, which can demonstrably be used to influence the site layout and built form; see Methodology.		Yes
Mat 01 – Building life cycle assessment (LCA)	c1-6 – Superstructure	6	Targeted	Architect	Superstructure (office, industrial and retail buildings (except for Simple Buildings and where Notes 1.1 and 1.2 apply)) During the Concept Design, demonstrate the environmental performance of the building as follows: a: Carry out a building LCA on of the superstructure design using either the BREEAM Simplified Building LCA tool or an IMPACT Compliant LCA tool according to the methodology (see Methodology). b: Submit the Mat 01/02 Results Submission Tool to BRE at the end of Concept Design, and before planning permission is applied for (that includes external material or product specifications).		Yes
Mat 03 - Responsible sourcing of materials	c1 – Enabling sustainable procurement	1	Targeted	Architects	A sustainable procurement plan must be used by the design team to guide specification towards sustainable construction products. The plan must be in place before Concept Design.	Yes	
Mat 06 - Material efficiency	c1 -Material efficiency	1	Targeted	Architects	At the Preparation and Brief and Concept Design stages, set targets and report on opportunities and methods to optimise the use of materials. These must be done for each of the following stages. See Table 9.15:		
LE 01 - Site selection	c1 – Previously occupied land	1	Targeted	Client	At least 75% of the proposed development is on previously occupied land (see Definitions).		

LE 02 – Ecological risk and opportunity	c1 – Survey and evaluations	1	Targeted	Ecologist	A Suitably Qualified Ecologist (SQE) carries out a survey and evaluation (see Methodology) for the site early enough to influence site preparation works, layout and, where necessary, strategic planning decisions (typically Preparation and brief stage) (see Definitions).		
LE 02 – Ecological risk and opportunity	c2 – Determining ecological outcomes	1	Targeted	Ecologist	The project team liaise and collaborate with representative stakeholders (see Methodology) early enough to influence key planning decisions (typically Concept Design stage), to: a: Identify the optimal ecological outcomes for the site. b: Identify, appraise and select measures to meet the optimal ecological outcomes for the site (criterion 7.a), in line with the mitigation hierarchy of action, according to the route being used (see Definitions):		
Pol 03 - Flood and surface water management	c1-2 – Flood resilience	2	Targeted	Hydrologist	A site-specific flood risk assessment (FRA)		

Table 3 – Critical Early Credits

6. Summary score sheet

TARGET					
BREEAM Section	Credits Targeted	Credits available	% Of credits targeted	Category weighting (Shell and core only)	Section score (%)
Management	14.00	18.00	77.78	0.11	8.56
Health and Wellbeing	9.00	13.00	69.23	0.08	5.54
Energy	17.00	22.00	77.27	0.14	10.82
Transport	9.00	12.00	75.00	0.12	8.63
Water	4.00	4.00	100.00	0.07	7.00
Materials	12.00	14.00	85.71	0.18	15.00
Waste	8.00	10.00	80.00	0.07	5.60
Land Use and Ecology	9.00	13.00	69.23	0.15	10.38
Pollution	11.00	12.00	91.67	0.09	8.25
Total	93.00	118.00	78.81	1.00	79.77
Innovation	0.00	10.00	0.00	0.10	0.00
Final BREEAM score				79.77	
BREEAM Rating				Excellent	

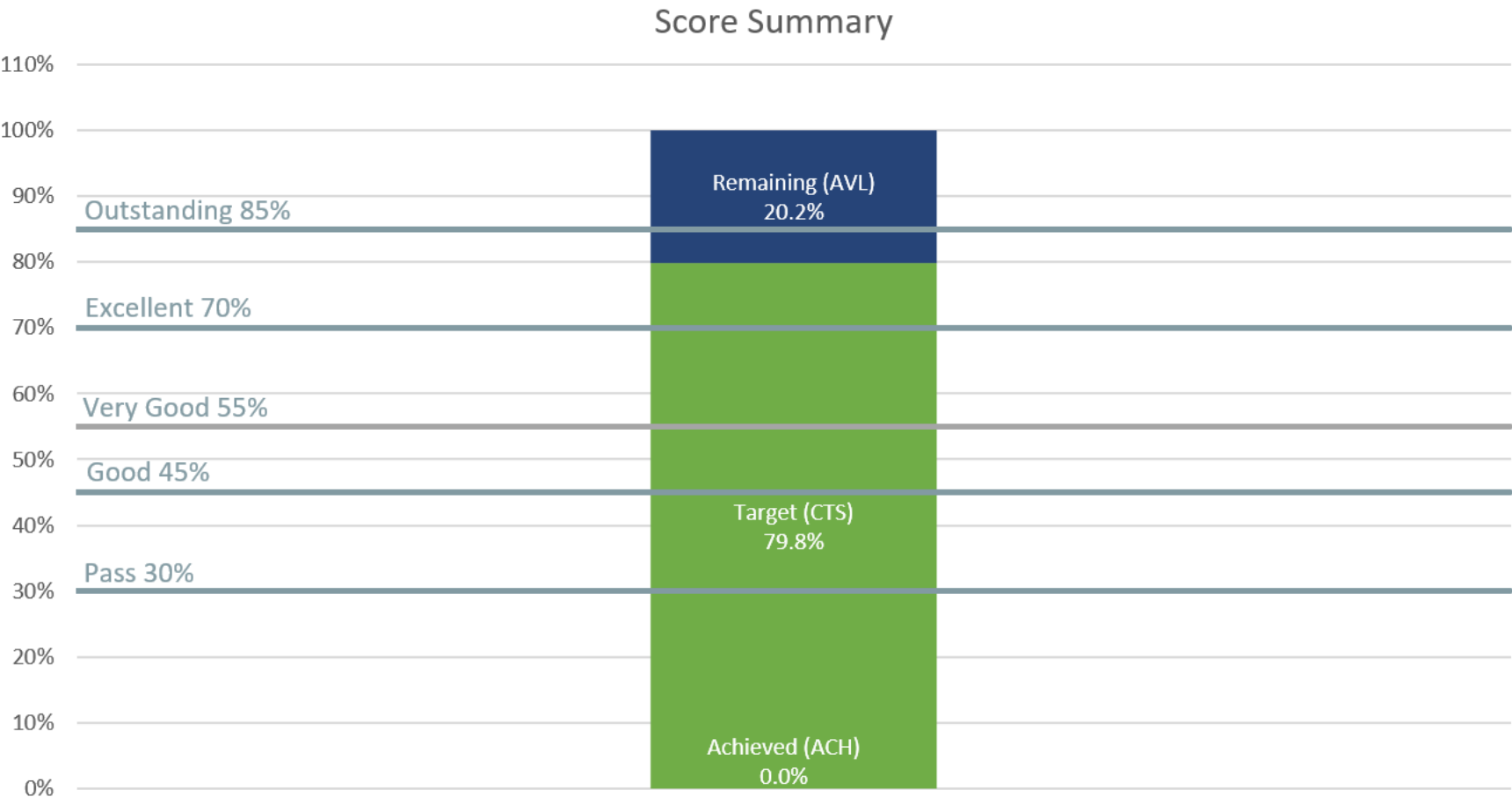


FIGURE 3 – SCORE SUMMARY

7. Individual Credits

Management								
Man 01 - Project brief and design	Credit	RIBA Stage	Action By	Credit States	Available	Targeted	Potential	Achieved
					4	4	2	0
	c 1 - Project delivery planning	2 - Concept Design	Project Manager	Targeted	1	1	1	0
	c2 - Stakeholder consultation (interested Parties)	2 - Concept Design	Project Manager	Targeted	1	1	0	0
		4 - Developed Design						
Prerequisite for BREEAM Advisory Professional	BREEAM Targets formally confirmed							
	c3 – BREEAM Advisory Professional	2 - Concept Design	Project Manager	Targeted	1	1	0	0
	c4 – BREEAM Advisory Professional	4 - Developed Design	Project Manager	Targeted	1	1	1	0
	Exemplary Credits			Not Available	0	0	0	0
Man 02 - Life cycle cost and service planning	Credit	RIBA Stage	Action By	Credit States	Available	Targeted	Potential	Achieved
					4	1	2	0
	c1-2 – Elemental LCC	2 - Concept Design	Architects	Potential	2	0	1	0
	c3 – Component level LCC optional appraisal	4 - Developed Design	Architects	Potential	1	0	1	0
	c3 – Capital cost reporting	3 – Spatial Coordination	Cost consultant	Targeted	1	1	0	0
		6- Handover						
Man 03 - Responsible construction practices	Credit	RIBA Stage	Action By	Credit States	Available	Targeted	Potential	Achieved
					6	5	0	0
Prerequisite for Responsible construction practices	Legal and sustainable timber							
	c 1 - Environmental Management	3 – Spatial Coordination	Principle Contractor	Targeted	1	1	0	0
Prerequisite for BREEAM AP	Client and Principal Contractor to agree performance targets							
	c2 - BREEAM AP (Site)	5 – Manufacturing and Construction	Principle Contractor	Targeted	1	1	0	0

	c3-4 – Responsible construction management	5 – Manufacturing and Construction	Principle Contractor	Targeted	2	2	0	0
	One credit for excellent two for outstanding							
	C5 - Monitoring of construction site impacts - Utility	5 – Manufacturing and Construction	Principle Contractor	Targeted	1	1	0	0
	C6 - Monitoring of construction site impacts - Transport	5 – Manufacturing and Construction	Principle Contractor	Not Targeted	1	0	0	0
	Exemplary Credits			Not Targeted	1	0	0	0
Man 04 - Commissioning and handover	Credit	RIBA Stage	Action By	Credit States	Available	Targeted	Potential	Achieved
					4	4	0	0
	c1 – Commissioning – testing schedule and responsibilities	4 - Developed Design	MEP	Targeted	1	1	0	0
	One credit for Very Good							
	c2– Commissioning – design and preparation	4 - Developed Design	MEP	Targeted	1	1	0	0
	c3– testing and inspecting building fabric	6- Handover	Principle Contractor	Targeted	1	1	0	0
	c4– Handover	6- Handover	Client	Targeted	1	1	0	0
Man 05 - Aftercare	Credit	RIBA Stage	Action By	Credit States	Available	Targeted	Potential	Achieved
					0	0	1	0
	c1 – Aftercare support	6- Handover	Client	Not Available	0	0	0	0
	Criterion 11 Building User Guide for Very Good							
	c2 – Commissioning – implementation	6- Handover	Client	Not Available	0	0	1	0
	One credit for Excellent							
	c3 – Post-occupancy evaluation	7- In Use	Client	Not Available	0	0	1	0
Management Totals:					18	14		0
% Management Score Totals:					0.115	9%		0%

Health & Wellbeing								
Hea 01 - Visual comfort	Credit	RIBA Stage	Action By	Credit States	Available	Targeted	Potential	Achieved
					4	1	0	0
	c1 – Control of glare from sunlight	2 - Concept Design	Architects	Not Available	0	0	0	0
	c2-3 - Daylighting	2 - Concept Design	Architects	Not Targeted	2	0	0	0
	c4 - View out	2 - Concept Design	Architects	Not Targeted	1	0	0	0
	c5 – Internal and external lighting	4 - Developed Design	Architects	Targeted	1	1	0	0
	Exemplary Credits			Not Targeted	1	0	0	0
Hea 02 - Indoor air quality	Credit	RIBA Stage	Action By	Credit States	Available	Targeted	Potential	Achieved
					1	1	0	0
Prerequisite for indoor air quality	Architect to agree indoor air quality plant							
	c1 – Ventilation	4 - Developed Design	MEP	Targeted	1	1	0	0
	c2-3–Emissions from construction products	4 - Developed Design	Architects	Not Available	0	0	0	0
	c4 – Post construction indoor air quality measurements	6- Handover	Principle Contractor	Not Available	0	0	0	0
	Exemplary Credits			Not Targeted	1	0	0	0
Hea 04 - Thermal comfort	Credit	RIBA Stage	Action By	Credit States	Available	Targeted	Potential	Achieved
					2	2	0	0
	c1 – Thermal modelling	2 - Concept Design	Architects	Targeted	1	1	0	0
	c2– Design for future thermal comfort	2 - Concept Design	Architects	Targeted	1	1	0	0
	c3 – Thermal zoning and controls	4 - Developed Design	MEP	Not Available	0	0	0	0
Hea 05 - Acoustic performance	Credit	RIBA Stage	Action By	Credit States	Available	Targeted	Potential	Achieved
					3	2	1	0
	c1-3 – Acoustic performance	4 - Developed Design	Acoustician	Targeted	3	2	1	0
	c4– Residential institution	4 - Developed Design	Acoustician	Not Available	0	0	0	0
Hea 06 – Security	Credit	RIBA Stage	Action By	Credit States	Available	Targeted	Potential	Achieved
					1	1	0	0
	c1 – Security of site and building	4 - Developed Design	Security Specialist	Targeted	1	1	0	0
	Exemplary Credits			Not Targeted	1	0	0	0
	Credit	RIBA Stage	Action By	Credit Status	Available	Targeted	Potential	Achieved

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Hea 07 – Safety and healthy surroundings					2	2	0	0
	c1 – Site access	2 - Concept Design	Architects	Targeted	1	1	0	0
	c2 – Outside space	2 - Concept Design	Architects	Targeted	1	1	0	0
Health & Wellbeing Totals:					13	9		0
% Health & Wellbeing Score Totals:						6%		0%

Energy								
Ene 01 – Reduction of energy use and carbon emissions	Credit	RIBA Stage	Action By	Credit Status	Available	Targeted	Potential	Achieved
					13	9	0	0
	c1-9 - Energy performance	2 - Concept Design	Energy consultant	Targeted	9	5	0	0
	Four credits for Excellent, Six for Outstanding							
	c10-13 - Prediction of operational energy consumption	2 - Concept Design	Energy consultant	Targeted	4	4	0	0
	Exemplary Credits			Not Targeted	5	0	0	0
Ene 02 - Energy monitoring	Credit	RIBA Stage	Action By	Credit Status	2	2	0	0
	c1 - Sub-metering of end use categories	4 - Developed Design	MEP	Targeted	1	1	0	0
	One credit for Very Good							
	c2 - Sub-metering of end use categories	4 - Developed Design	MEP	Targeted	1	1	0	0
Ene 03 - External Lighting	Credit	RIBA Stage	Action By	Credit Status	1	1	0	0
	c1 – External lighting	4 - Developed Design	MEP	Targeted	1	1	0	0
Ene 04 - Low carbon design	Credit	RIBA Stage	Action By	Credit Status	3	3	0	0
	c1 – Passive design analyses	2 - Concept Design	Architects	Targeted	1	1	0	0
	c2 – Free cooling	2 - Concept Design	Architects	Targeted	1	1	0	0
	c3 – Low and zero carbon feasibility technology	2 - Concept Design	Energy consultant	Targeted	1	1	0	0
Ene 05 – Energy efficient cold storage	Credit	RIBA Stage	Action By	Credit Status	0	0	0	0
	c1 – Refrigeration energy consumption	4 - Developed Design	MEP	Not Available	0	0	0	0
	c2 – Indirect gas emissions	4 - Developed Design	MEP	Not Available	0	0	0	0
Ene 06 – Energy efficient transportation systems	Credit	RIBA Stage	Action By	Credit Status	3	2	0	0
	c1 – Energy consumption	4 - Developed Design	MEP	Targeted	1	1	0	0

	c2-3 – Energy efficiency features	4 - Developed Design	MEP	Targeted	2	1	0	0
Ene 07 – Energy efficient laboratory	Credit	RIBA Stage	Action By	Credit Status	0	0	0	0
	c1 – Design specification	4 - Developed Design	MEP	Not Available	0	0	0	0
	c2-5 – Best practice energy efficient measures	4 - Developed Design	MEP	Not Available	0	0	0	0
Ene08 – Energy efficient equipment	Credit	RIBA Stage	Action By	Credit Status	0	0	2	0
	c1-2 – Energy efficient equipment	4 - Developed Design	MEP	Not Available	0	0	2	0
Energy Totals:					22	17		0
% Energy Score Totals:					0.14	11%		0%

Transport								
Tra 01 – Transport assessment and travel plan	Credits	RIBA Stage	Action By	Credit Status	Available	Targeted	Potential	Achieved
					2	2	0	0
Tra 01 – Transport assessment and travel plan	c1-2 – Transport assessment and travel plan	2 - Concept Design	Transport consultant	Targeted	2	2	0	0
Tra02 – Sustainable transport measure	Credits	RIBA Stage	Action By	Credit Status	Available	Targeted	Potential	Achieved
					10	7	0	0
Tra02 – Sustainable transport measure	c1-10 – Transport options implementations	2 - Concept Design	Transport consultant	Targeted	10	7	0	0
Transport Totals:					12	9		0
% Transport Score Totals:						8%		0%

Water								
Wat 01 - Water consumption	Credits	RIBA Stage	Action By	Credit Status	Available	Targeted	Potential	Achieved
					1	1	0	0
	c1-5 – Water consumption	4 - Developed Design	MEP	Targeted	1	1	0	0
	One credit for Good, two credits for Outstanding							
	Exemplary Credits			Not Targeted	1	0	0	0
Wat 02 - Water monitoring	Credits	RIBA Stage	Action By	Credit Status	Available	Targeted	Potential	Achieved
					1	1	0	0
	c1 – Water monitoring	4 - Developed Design	MEP	Targeted	1	1	0	0
	Criterion 1 only for Good							
Wat 03 - Water leak detection	Credits	RIBA Stage	Action By	Credit Status	Available	Targeted	Potential	Achieved
					1	1	0	0
	c1 – Leak detection system	4 - Developed Design	MEP	Targeted	1	1	0	0
	c2– Flow control devices	4 - Developed Design	MEP	Not Available	0	0	0	0
Wat 04 – Water efficient equipment	Credits	RIBA Stage	Action By	Credit Status	Available	Targeted	Potential	Achieved
					1	1	0	0
Wat 04 – Water efficient equipment	c1 – Water efficient equipment (non-domestic)	4 - Developed Design	MEP	Targeted	1	1	0	0
Water Totals:					4	4		0
% Water Score Totals:					0.07	7%		0%

Materials								
Mat 01 – Building life cycle assessment (LCA)	Credits	RIBA Stage	Action By	Credit Status	Available	Targeted	Potential	Achieved
					7	6	1	0
	c1-6 – Superstructure	2 - Concept Design	Architect	Targeted	6	6	0	0
	c6-1 – Substructure and hard landscaping	2 - Concept Design	Architect	Potential	1	0	1	0
	Exemplary Credits			Not Targeted	3	0	0	0
Mat 02 -Environmental product declaration	Credits	RIBA Stage	Action By	Credit Status	Available	Targeted	Potential	Achieved
					1	1	0	0
	c1 – Specification of products with EPD	4 - Developed Design	Architect	Targeted	1	1	0	0
Mat 03 - Responsible sourcing of materials	Credits	RIBA Stage	Action By	Credit Status	Available	Targeted	Potential	Achieved
					4	3	0	0
<i>Prerequisite for responsible sourcing of materials</i>	<i>100% of timber to be legal and sustainable</i>							
	c1 – Enabling sustainable procurement	2 - Concept Design	Architects	Targeted	1	1	0	0
	Criterion 1 only for all						0	
	c2-4 – Measuring responsible sourcing	4 - Developed Design	Architects	Targeted	3	2	0	0
	Exemplary Credits			Not Targeted	1	0	0	0
Mat04 – Not in use	Credits	RIBA Stage	Action By	Credit Status	Available	Targeted	Potential	Achieved
					n/a	n/a	n/a	n/a
Mat 05 - Designing for durability and resilience	Credits	RIBA Stage	Action By	Credit Status	Available	Targeted	Potential	Achieved
					1	1	0	0
	c1 – Protecting vulnerable/exposed parts of the building	4 - Developed Design	Architects	Targeted	1	1	0	0

Mat 06 - Material efficiency	Credits	RIBA Stage	Action By	Credit Status	Available	Targeted	Potential	Achieved
					1	1	0	0
	c1 -Material efficiency	2 - Concept Design	Architects	Targeted	1	1	0	0
Materials Totals:					14	12		0
% Materials Score Totals:						86%		0%

Waste								
Wst 01 - Construction waste management	Credits	RIBA Stage	Action By	Credit Status	Available	Targeted	Potential	Achieved
	One Credit for Outstanding				5	4	0	0
	c1 – Pre-demolition audit	4 - Developed Design	Principle Contractor	Targeted	1	1	0	0
	c2-4 – Construction resource efficiency	4 - Developed Design	Principle Contractor	Targeted	3	2	0	0
	c5– diversion of resource from landfill	5 – Manufacturing and Construction	Principle Contractor	Targeted	1	1	0	0
	Exemplary Credits			Not Targeted	1	0	0	0
Wst 02 – Recycled aggregates	Credits	RIBA Stage	Action By	Credit Status	Available	Targeted	Potential	Achieved
					1	0	0	0
Prerequisite for Wst 02	<i>Encourage the use of site won materials</i>							
	c1 – Project sustainable aggregate points	5 – Manufacturing and Construction	Principle Contractor	Not Targeted	1	0	0	0
	Exemplary Credits			Not Targeted	1	0	0	0
Wst 03 - Operational waste	Credits	RIBA Stage	Action By	Credit Status	Available	Targeted	Potential	Achieved
					1	1	1	0
	c1 – Operation waste	5 – Manufacturing and Construction		Targeted	1	1	0	0
	One Credit for Excellent							
Wst 04 – Speculative finishes (Office only)	Credits	RIBA Stage	Action By	Credit Status	Available	Targeted	Potential	Achieved
					0	0	0	0
	c1 – Speculative floor and ceiling finishes	4 - Developed Design	Architects	Not Available	0	0	0	0
Wst 05 - Adaptation to climate change	Credits	RIBA Stage	Action By	Credit Status	Available	Targeted	Potential	Achieved
					1	1	0	0
	c1 – Resilience of structure to climate change	2 - Concept Design	Architects	Targeted	1	1	0	0
		4 - Developed Design						

	Exemplary Credits			Not Targeted	1	0	0	0
Wst 06 – Functional adaptability	Credits	RIBA Stage	Action By	Credit Status	Available	Targeted	Potential	Achieved
					2	2	0	0
	C1 – Design for disassembly and adaptability – recommendations	2 - Concept Design	Architects	Targeted	1	1	0	0
	C2 - Design for disassembly and adaptability – implementation	4 - Developed Design	Architects	Targeted	1	1	0	0
Waste Totals:					10	8		0
% Waste Score Totals:					0.06	5%		0%

Land Use & Ecology								
LE 01 - Site selection	Credits	RIBA Stage	Action By	Credit Status	Available	Targeted	Potential	Achieved
					2	1	0	0
	c1 – Previously occupied land	2 - Concept Design	Client	Targeted	1	1	0	0
	c2– Contaminated land	2 - Concept Design	Client	Not Targeted	1	0	0	0
LE 02 – Ecological risk and opportunity	Credits	RIBA Stage	Action By	Credit Status	Available	Targeted	Potential	Achieved
					2	2	0	0
Prerequisite for LE02	Client to confirm compliance is monitored against all relevant UK or international legislation							
	c1 – Survey and evaluations	2 - Concept Design	Ecologist	Targeted	1	1	0	0
	c2 – Determining ecological outcomes	2 - Concept Design	Ecologist	Targeted	1	1	0	0
	Exemplary Credits			Not Targeted	1	0	0	0
LE 03 – Managing impacts on ecology	Credits	RIBA Stage	Action By	Credit Status	Available	Targeted	Potential	Achieved
					3	2	0	0
	c1 – Planning and measures on-site	5 – Manufacturing and Construction	Ecologist	Targeted	1	1	0	0
	c2-3– Managing negative impacts	5 – Manufacturing and Construction	Ecologist	Targeted	2	1	0	0
LE 04 – Ecological change and enhancement	Credits	RIBA Stage	Action By	Credit Status	Available	Targeted	Potential	Achieved
					4	2	0	0
Prerequisite for LE04	Client to confirm compliance is monitored against all relevant UK or international legislation							
	c1 – Ecological enhancement	5 – Manufacturing and Construction	Ecologist	Targeted	1	1	0	0
	c2-4 – change and enhancement of ecological	5 – Manufacturing and Construction	Ecologist	Targeted	3	1	0	0
	Exemplary Credits			Not Targeted	1	0	0	0
LE 05 – Long term ecological managements and maintenance	Credits	RIBA Stage	Action By	Credit Status	Available	Targeted	Potential	Achieved
					2	2	0	0
Prerequisite for LE05	Client to confirm compliance is monitored against all relevant UK or international legislation							
	c1-Management and maintenance throughout the project	4 - Developed Design	Landscape	Targeted	1	1	0	0

	C2-Landscape and ecology management plan	4 - Developed Design	Landscape	Targeted	1	1	0	0
Land Use & Ecology Totals:					13	9		0
% Land Use & Ecology Score Totals:						9%		0%

Pollution								
Pol 01 - Impact of refrigerants	Credits	RIBA Stage	Action By	Credit Status	Available	Targeted	Potential	Achieved
					3	2	0	0
Prerequisite for Pol 01	All electric compressors comply with BS EN 378:2016							
	c1- Impact of refrigerants	4 - Developed Design	MEP	Targeted	2	1	0	0
	c2-3 – Leak detections	4 - Developed Design	MEP	Targeted	1	1	0	0
Pol 02 - Local air quality	Credits	RIBA Stage	Action By	Credit Status	Available	Targeted	Potential	Achieved
					2	2	0	0
	c1-2 – Local air quality	4 - Developed Design	MEP	Targeted	2	2	0	0
Pol 03 - Flood and surface water management	Credits	RIBA Stage	Action By	Credit Status	Available	Targeted	Potential	Achieved
					5	4	0	0
	c1-2 – Flood resilience	2 - Concept Design	Hydrologist	Targeted	2	2	0	0
	c3-4 – Surface water run-off	4 - Developed Design	Hydrologist	Targeted	2	2	0	0
	c5 – Minimizing watercourse pollution	4 - Developed Design	Hydrologist	Not Targeted	1	0	0	0
	Exemplary Credits			Not Available	0	0	0	0
Pol 04 - Reduction of night time light pollution	Credits	RIBA Stage	Action By	Credit Status	Available	Targeted	Potential	Achieved
					1	1	0	0
	c1 – External light pollution	4 - Developed Design	Architect	Targeted	1	1	0	0
Pol 05 - Reduction of noise pollution	Credits	RIBA Stage	Action By	Credit Status	Available	Targeted	Potential	Achieved
					1	1	0	0
	c1 – External noise pollution	4 - Developed Design	Acoustician	Targeted	1	1	0	0
Pollution Totals:					12	10		0
% Pollution Score Totals:						7%		0%

Innovation							
AI - Approved Innovation	Credits	RIBA Stage	Action By	Credit Status	Available	Targeted	Achieved
					10	0	0
	Innovation	2 - Concept Design	Architect	Not Targeted	10	0	0
Innovation Totals:					10	0	0
% Innovation Score Totals:						0%	0%

8. Detailed Assessment

Management							
Category	Credit	Action By	Targeted	Achieved	Comments	Pro forma	Calculator
Man 01	c 1 - Project delivery planning	Project Manager	1	0	Prior to completion of the Concept Design, the project delivery stakeholders (see Definitions) meet to identify and define for each key phase of project delivery.	Yes	
Man 01	c2 - Stakeholder consultation (interested Parties)	Project Manager	1	0	Prior to completion of the Concept Design, the design team consult with all interested parties (see Definitions) on matters that cover the minimum consultation content (see Methodology). Demonstrate how the stakeholder contributions and consultation exercise outcomes influence the Initial Project Brief and Concept Design. Prior to completion of the detailed design (RIBA Stage 4, Technical Design or equivalent), all interested parties (see Definitions) give and receive consultation feedback.	Yes	
Man 01	c3 – BREEAM Advisory Professional	Project Manager	1	0	Involve a BREEAM AP in the project at an appropriate time and level.	Yes	
Man 01	c4 – BREEAM Advisory Professional	Project Manager	1	0	Involve a BREEAM AP in the project at an appropriate time and level.	Yes	
Man 02	c3 – Capital cost reporting	Cost consultant	1	0	Report the capital cost for the building in pounds per square metre of gross internal floor area (£k/m ²) as part of the submission to BRE.		
Man 03	c 1 - Environmental Management	Principle Contractor	1	0	All parties who at any stage manage the construction site (e.g. the principal contractor, the demolition contractor) operate an EMS covering their main operations.		
Man 03	c2 - BREEAM AP (Site)	Principle Contractor	1	0	Work with the project team, including the client, to consider the links between BREEAM issues and assist them in achieving and if possible going beyond the design intent, to maximise the project's performance against the agreed performance targets throughout the Construction, Handover and Close Out stages.		
Man 03	c3-4 – Responsible construction management	Principle Contractor	2	0	The principal contractor evaluates the risks (on site and off site), plans and implements actions to minimise the identified risks.		

Man 03	C5 - Monitoring of construction site impacts - Utility	Principle Contractor	1	0	Set targets for the site energy consumption in kWh (and where relevant, litres of fuel used) as a result of the use of construction plant, equipment (mobile and fixed) and site accommodation. Monitor and record data for the energy consumption. Set targets for the potable water consumption (m³) arising from the use of construction plant, equipment (mobile and fixed) and site accommodation. Monitor and record data for the potable water consumption		
Man 04	c1 – Commissioning – testing schedule and responsibilities	MEP	1	0	Prepare a schedule of commissioning and testing. The schedule identifies and includes a suitable timescale for commissioning and re-commissioning of all complex and non-complex building services and control systems and for testing and inspecting building fabric.		
Man 04	c2– Commissioning – design and preparation	MEP	1	0	During the design stage, the client or the principal contractor appoints an appropriate project team member (see criterion 4), provided they are not involved in the general installation works for the building services systems		
Man 04	c3– testing and inspecting building fabric	Principle Contractor	1	0	Complete post-construction testing and inspection to quality-assure the integrity of the building fabric, including continuity of insulation, avoidance of thermal bridging and air leakage paths (this is through airtightness testing and a thermographic survey). A suitably qualified professional (see Definitions) undertakes the survey and testing in accordance with the appropriate standard.		
Man 04	c4– Handover	Client	1	0	Prior to handover, develop two building user guides (see Methodology) for the following users: 11.a: A non-technical user guide for distribution to the building occupiers. 11.b: A technical user guide for the premises facilities managers		

Health & Wellbeing							
Category	Credit	Action By	Targeted	Achieved	Comments	Pro forma	Calculator
Hea 01	c5 – Internal and external lighting	Architects	1	0	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 20121 and any other relevant industry standard. Internal lighting should be appropriate to the tasks undertaken, accounting for building user concentration and comfort levels.		
Hea 02	c1 – Ventilation	MEP	1	0	The building has been designed to minimise the indoor concentration and recirculation of pollutants in the building as follows: a: Provide fresh air into the building in accordance with the criteria of the relevant standard for ventilation b: Ventilation pathways are designed to minimise the ingress and build-up of air pollutants inside the building (see Methodology) c: Where present, HVAC systems must incorporate suitable filtration to minimise external air pollution, as defined in BS EN 16798-3:20171. The specified filters should achieve supply air classification of at least SUP 2. d: Areas of the building subject to large and unpredictable or variable occupancy patterns have carbon dioxide (CO₂) or air quality sensors specified and: i In mechanically ventilated buildings or spaces: sensors are linked to the mechanical ventilation system and provide demand-controlled ventilation to the space ii In naturally ventilated buildings or spaces: sensors either have the ability to alert the building owner or manager when CO₂ levels exceed the recommended set point, or are linked to controls with the ability to adjust the quantity of fresh air, i.e. automatic opening windows or roof vents e: For naturally ventilated or mixed mode buildings, the design demonstrates that the ventilation strategy provides adequate cross flow of air to maintain the required thermal comfort conditions and ventilation rates in accordance with CIBSE AM102.		

Hea 04	c1 – Thermal modelling	Architects	1	0	Thermal modelling has been carried out using software in accordance with CIBSE AM11 Building Energy and Performance Modelling. The software used to carry out the simulation at the detailed design stage provides full dynamic thermal analysis. For smaller and more basic building designs with less complex heating or cooling systems, an alternative less complex means of analysis may be appropriate (such methodologies must still be in accordance with CIBSE AM11).		
Hea 04	c2– Design for future thermal comfort	Architects	1	0	The thermal modelling demonstrates that the relevant requirements set out in criterion 3 are achieved for a projected climate change environment.		
Hea 05	c1-3 – Acoustic performance	Acoustician	2	0	The building meets the appropriate acoustic performance standards and testing requirements defined in the relevant table below. These tables define criteria for the acoustic principles of: a: Sound insulation b: Indoor ambient noise level c: Room acoustics.		
Hea 06	c1 – Security of site and building	Security Specialist	1	0	A Suitably Qualified Security Specialist (SQSS) conducts an evidence-based Security needs assessment (SNA) during or prior to Concept Design. The purpose of the SNA will be to identify attributes of the proposal, site and surroundings which may influence the approach to security for the development.		

Hea 07	c1 – Site access	Architects	1	0	Where external site areas form part of the assessed development the following apply: Dedicated and safe cycle paths are provided from the site entrance to any cycle storage, and connect to off-site cycle paths where applicable. Dedicated and safe footpaths are provided on and around the site providing suitable links for the following: a: The site entrance to the building entrance b: Car parks (where present) to the building entrance c: The building to outdoor space d: Connecting to off-site paths where applicable. Pedestrian drop-off areas are designed off, or adjoining to, the access road and should provide direct access to other footpaths. Where vehicle delivery access and drop-off areas form part of the assessed development, the following apply: Delivery areas are not accessed through general parking areas and do not cross or share the following: a: pedestrian and cyclist paths b: outside amenity areas accessible to building users and general public. 5 There is a dedicated parking or waiting area for goods vehicles with appropriate separation from the manoeuvring area and staff and visitor car parking. 6 Parking and turning areas are designed for simple manoeuvring according to the type of delivery vehicle likely to access the site, thus avoiding the need for repeated shunting.		
Hea 07	c2 – Outside space	Architects	1	0	There is an outside space providing building users with an external amenity area.		

Energy							
Category	Credit	Action By	Targeted	Achieved	Comments	Pro forma	Calculator
Ene 01	c1-9 - Energy performance	Energy consultant	5	0	Calculate an Energy Performance Ratio for New Construction (EPR NC). Compare the EPR NC achieved with the benchmarks in Table 6.1 and award the corresponding number of BREEAM credits.		Yes
Ene 01	c10-13 - Prediction of operational energy consumption	Energy consultant	4	0	Involve relevant members of the design team in an energy design workshop focusing on operational energy performance (see Methodology). Undertake additional energy modelling during the design and post-construction stage to generate predicted operational energy consumption figures (see Prediction of operational energy consumption). Report predicted energy consumption targets by end use, design assumptions and input data (with justifications). Carry out a risk assessment to highlight any significant design, technical, and process risks that should be monitored and managed throughout the construction and commissioning process.		
Ene 02	c1 - Sub-metering of end use categories	MEP	1	0	Install energy metering systems so that at least 90% of the estimated annual energy consumption of each fuel is assigned to the end-use categories		
Ene 02	c2 - Sub-metering of end use categories	MEP	1	0	Monitor a significant majority of the energy supply with: a: An accessible energy monitoring and management system for: i tenanted areas or ii relevant function areas or departments in single occupancy buildings.		
Ene 03	c1 – External lighting	MEP	1	0	No external lighting (which includes lighting on the building, at entrances and signs). OR External light fittings within the construction zone with: a: Average initial luminous efficacy of not less than 70 luminaire lumens per circuit Watt b: Automatic control to prevent operation during daylight hours c: Presence detection in areas of intermittent pedestrian traffic.		

Ene 04	c1 – Passive design analyses	Architects	1	0	Achieve the first credit Hea 04 Thermal comfort: One credit - Thermal modelling to demonstrate that the building design delivers appropriate thermal comfort levels in occupied spaces. The project team analyses the proposed building design and development during Concept Design to identify opportunities for the implementation of passive design measures (see Passive design analysis). Implement passive design measures to reduce the total heating, cooling, mechanical ventilation, lighting loads and energy consumption in line with the passive design analysis findings. Quantify the reduced total energy demand and carbon dioxide (CO₂-eq) emissions resulting from the passive design measures.		
Ene 04	c2 – Free cooling	Architects	1	0	Achieve the passive design analysis credit. Include a free cooling analysis (see Free cooling analysis) in the passive design analysis carried out under criterion 2. Identify opportunities for the implementation of free cooling solutions. The building is naturally ventilated or uses any combination of the free cooling strategies listed in Free cooling analysis.		
Ene 04	c3 – Low and zero carbon feasibility technology	Energy consultant	1	0	An energy specialist (see Definitions) completes a feasibility study (see Low and zero carbon feasibility study) by the end of Concept Design.		

Transport							
Category	Credit	Action By	Targeted	Achieved	Comments	Pro forma	Calculator
Tra 01	c1-2 – Transport assessment and travel plan	Transport consultant	2	0	No later than Concept Design stage, undertake a site-specific transport assessment (or develop a travel statement) and draft travel plan, which can demonstrably be used to influence the site layout and built form; see Methodology.		Yes
Tra02	c1-10 – Transport options implementations	Transport consultant	7	0	Identify the sustainable transport measures, see Table 7.4. Award credits according to the existing Accessible Index (AI) of the project, and the total number of points achieved for the options implemented, see Table 7.3.	Yes	

Water							
Category	Credit	Action By	Targeted	Achieved	Comments	Pro forma	Calculator
Wat 01	c1-5 – Water consumption	MEP	1	0	Use the BREEAM Wat 01 calculator to assess the efficiency of the domestic water-consuming components. Use the standard Wat 01 method (see Methodology) to compare the water consumption (litres/person/day) for the assessed building against a baseline performance. Award BREEAM credits based upon Table 8.1.	Yes	Yes
Wat 01	c1 – Water monitoring	MEP	1	0	Specify a water meter on the mains water supply to each building. This includes instances where water is supplied via a borehole or other private source. For water-consuming plant or building areas consuming 10% or more of the building's total water demand: a: Fit easily accessible sub-meters OR b: Install water monitoring equipment integral to the plant or area. 3 For each meter (main and sub): a: Install a pulsed or other open protocol communication output AND b: Connect it to an appropriate utility monitoring and management system, e.g. a building management system (BMS), for the monitoring of water consumption. If there is no BMS system in operation at Post-Construction stage, award credits provided that the system used enables connection when the BMS becomes operational.		
Wat 03	c1 – Leak detection system	MEP	1	0	Install a leak detection system capable of detecting a major water leak		
Wat 04	c1 – Water efficient equipment (non-domestic)	MEP	1	0	Identify all water demands from uses other than those listed under Wat 01 Water consumption: Calculation of water efficiency performance that could be realistically mitigated or reduced. Where there is no water demand from uses other than domestic-scale, sanitary use components in the building, this issue is not applicable. 2 Identify systems or processes to reduce the relevant water demand (criterion 1), and establish, through either good practice design or specification, a demonstrable reduction in the total water demand of the building.		

Materials							
Category	Credit	Action By	Targeted	Achieved	Comments	Pro forma	Calculator
Mat 01	c1-6 – Superstructure	Architect	6	0	Superstructure (office, industrial and retail buildings (except for Simple Buildings and where Notes 1.1 and 1.2 apply)) During the Concept Design, demonstrate the environmental performance of the building as follows: a: Carry out a building LCA on of the superstructure design using either the BREEAM Simplified Building LCA tool or an IMPACT Compliant LCA tool according to the methodology (see Methodology). b: Submit the Mat 01/02 Results Submission Tool to BRE at the end of Concept Design, and before planning permission is applied for (that includes external material or product specifications).		Yes
Mat 02	c1 – Specification of products with EPD	Architect	1	0	Specify construction products with EPD that achieve a total EPD points score of at least 20, according to the Methodology below. Enter the details of each EPD into the Mat 01/02 Results Submission Tool, including the material category classification. The Mat 01/02 Results Submission Tool will verify the EPD points score and credit award.	Yes	Yes
Mat 03	c1 – Enabling sustainable procurement	Architects	1	0	A sustainable procurement plan must be used by the design team to guide specification towards sustainable construction products. The plan must be in place before Concept Design.	Yes	
Mat 03	c2-4 – Measuring responsible sourcing	Architects	2	0	Use the Mat 03 calculator tool and methodology to determine the number of credits achieved for the construction products specified or procured. Credits are awarded in proportion to the scope of the assessment and the number of points achieved, as set out in Table 9.10.	Yes	Yes
Mat 05	c1 – Protecting vulnerable/exposed parts of the building	Architects	1	0	Protection measures are incorporated into the building's design and construction to reduce damage to the building's fabric or materials in case of accidental or malicious damage occurring.		
Mat 06	c1 -Material efficiency	Architects	1	0	At the Preparation and Brief and Concept Design stages, set targets and report on opportunities and methods to optimise the use of materials. These must be done for each of the following stages. See Table 9.15:		

Waste							
Category	Credit	Action By	Targeted	Achieved	Comments	Pro forma	Calculator
Wst 01	c1 – Pre-demolition audit	Principle Contractor	1	0	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.	Yes	
Wst 01	c2-4 – Construction resource efficiency	Principle Contractor	2	0	Prepare a compliant Resource Management Plan (RMP).	Yes	
Wst 01	c5– diversion of resource from landfill	Principle Contractor	1	0	Meet, where applicable, the diversion from landfill benchmarks in Table 10.2 for non-hazardous construction waste and demolition and excavation waste generated. Sort waste materials into separate key waste groups as per Table 10.3, either on-site or through a licensed contractor for recovery.	Yes	
Wst 03	c1 – Operation waste	0	1	0	Provide a dedicated space for the segregation and storage of operational recyclable waste generated. The space is: a: Clearly labelled, to assist with segregation, storage and collection of the recyclable waste streams b: Accessible to building occupants or facilities operators for the deposit of materials and collections by waste management contractors c: Of a capacity appropriate to the building type, size, number of units (if relevant) and predicted volumes of waste that will arise from daily or weekly operational activities and occupancy rates.		

Wst 05	c1 – Resilience of structure to climate change	Architects	1	0	Conduct a climate change adaptation strategy appraisal using: a: A systematic risk assessment to identify the impact of expected extreme weather conditions arising from climate change on the building over its projected life cycle. The assessment covers the installation of building services and renewable systems, as well as structural and fabric resilience aspects and includes (see Methodology): - i Hazard identification - ii Hazard assessment - iii Risk estimation - iv Risk evaluation - v Risk management. Develop recommendations or solutions based on the climate change adaptation strategy appraisal, before or during Concept Design, that aim to mitigate the identified impact. Provide an update during Technical Design demonstrating how the recommendations or solutions proposed at Concept Design have been implemented where practical and cost effective. Omissions have been justified in writing by the assessor.		
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Land Use & Ecology							
Category	Credit	Action By	Targeted	Achieved	Comments	Pro forma	Calculator
LE 01	c1 – Previously occupied land	Client	1	0	At least 75% of the proposed development is on previously occupied land		
LE 02	c1 – Survey and evaluations	Ecologist	1	0	A Suitably Qualified Ecologist (SQE) carries out a survey and evaluation (see Methodology) for the site early enough to influence site preparation works, layout and, where necessary, strategic planning decisions (typically Preparation and brief stage) (see Definitions).		
LE 02	c2 – Determining ecological outcomes	Ecologist	1	0	The project team liaise and collaborate with representative stakeholders (see Methodology) early enough to influence key planning decisions (typically Concept Design stage), to: a: Identify the optimal ecological outcomes for the site. b: Identify, appraise and select measures to meet the optimal ecological outcomes for the site (criterion 7.a), in line with the mitigation hierarchy of action, according to the route being used (see Definitions):		
LE 03	c1 – Planning and measures on-site	Ecologist	1	0	Further planning to avoid and manage negative ecological impacts on-site is carried out (see Methodology) early enough to influence the concept design and design brief as well as site preparation planning (typically Concept Design stage). On-site measures for managing negative ecological impacts during site preparation and construction are implemented in-practice (e.g. mitigation measures to protect existing ecological features) (see Methodology). Criteria 2-3 are based on input from the project team in collaboration with representative stakeholders and data collated as part of the 'Determining ecological outcomes' in LE 02 Ecological risks and opportunities (see Methodology).		
LE 03	c2-3– Managing negative impacts	Ecologist	1	0	Negative impacts from site preparation and construction works have been managed according to the mitigation hierarchy, in line with the SQE's recommendations		
LE 04	c1 – Ecological enhancement	Ecologist	1	0	Measures have been implemented that enhance ecological value, which are based on input from the project team and SQE in collaboration with representative stakeholders and data collated as part of the 'Determining ecological outcomes' in LE 02 (see Methodology).		

BREEAM Pre Assessment

Moorlands Farm

LE 04	c2-4 – change and enhancement of ecological	Ecologist	1	0	Up to three credits are awarded based on the change in ecological value occurring as a result of the project. This must be calculated in accordance with the process set out in GN36 - BREEAM, CEEQUAL and HQM Ecology Calculation Methodology – Route 2. Credits are awarded in line with the Reward Scale table in GN36 where there are no residual impacts on protected sites or irreplaceable habitats.		Yes
LE 05	c1-Management and maintenance throughout the project	Landscape	1	0	Measures have been implemented to manage and maintain ecology throughout the project. These measures are based on input from the project team in collaboration with representative stakeholders and data collated as part of the 'Determining ecological outcomes' in LE 02 (see Methodology). To ensure the optimal ecological outcomes agreed in LE 02 are met in-practice, these measures must monitor and review the effectiveness of the mitigation and enhancement measures in place for LE 03 & LE 04 to ensure they are implemented.		
LE 05	C2-Landscape and ecology management plan	Landscape	1	0	A Landscape and Ecology Management Plan, or equivalent, has been developed in accordance with BS 42020:2013 Section 11.11 covering at least the first five years after project completion as a minimum		

Pollution							
Category	Credit	Action By	Targeted	Achieved	Comments	Pro forma	Calculator
Pol 01	c1- Impact of refrigerants	MEP	1	0	The direct effect life cycle CO ₂ equivalent emissions (DELC) of ≤1000 CO ₂ -eq/kW. For systems which provide cooling and heating, the worst performing output based on the lower of kW cooling output and kW heating output is used to complete the calculation. To calculate the DELC, refer to the relevant definitions in Methodology and Additional information.		Yes
Pol 01	c2-3 – Leak detections	MEP	1	0	All systems are hermetically sealed or only use environmentally benign refrigerants (see Leak detection and Hermetically sealed systems).		
Pol 02	c1-2 – Local air quality	MEP	2	0	All heating and hot water is supplied by non-combustion systems. For example, only powered by electricity. OR alternatively; Emissions from all installed combustion plant that provide space heating and domestic hot water do not exceed the levels set in Table 12.4 and Table 12.5.		
Pol 03	c1-2 – Flood resilience	Hydrologist	2	0	A site-specific flood risk assessment (FRA)		
Pol 03	c3-4 – Surface water run-off	Hydrologist	2	0	Surface water run-off design solutions must be bespoke, i.e. they must take account of the specific site requirements and natural or man-made environment of and surrounding the site. The priority levels detailed in the Methodology must be followed, with justification given by the appropriate consultant where water is allowed to leave the site.		
Pol 03	c5 – Minimizing watercourse pollution	Hydrologist	1	0	There is no discharge from the developed site for rainfall up to 5 mm (confirmed by the appropriate consultant).		

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