

BREEAM RFO 2014

Pre-Assessment Estimate

Cooper Homewood Ltd.

FOR THE SITE AT:

Unit H

George Curl Way

Eastleigh Airport

Southampton

SO18 2RX



Version	Revision	Date	Author	Reviewer	Project Manager
1	A	28.03.2024	Miles Blagden	Grace Boatfield	Miles Blagden

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Executive Summary

SRE exists to ensure that the built environment enhances life without costing the earth. This BREEAM¹ Pre-Assessment has been prepared by SRE Ltd on behalf of Cooper Homewood Ltd (the Client) in support of the proposed fit-out at Unit H, George Curl Way, Eastleigh, and to demonstrate the likely BREEAM score of the works.

This pre-assessment is based on details supplied by the Client and Design Team in the BREEAM pre-assessment workshop held on 21/03/2024, along with the initial drawings and project brief, in addition to further desk-based study, best practise and historical data. SRE 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.

The BREEAM pre-assessment has shown that the Proposed Development can currently achieve a ‘Very Good’ rating under BREEAM RFO 2014 based on the assumptions and information agreed to-date.

Project Name	George Curl Way			
BREEAM Version	BREEAM Non-Domestic Refurbishment & Fit-Out 2014 (RFO 2014)			
Assessment Stage	Pre-Assessment Stage			
Lead Assessor	Adam Tucker			
RFO Criteria applicable	Part 1	Part 2	Part 3	Part 4
Target Rating	Very Good (55%)			
Assessment Type	Fully Fitted			

Scoring Scenario	Score	BREEAM Rating
SRE Proposed Target	60.40%	‘Very Good’

The following sections of this report provide an indication of how the desired rating can be achieved. Modifications to the outline specification may result in changes to the final BREEAM score and rating achieved.



Figure 1 – BREEAM Score Chart

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Development Overview

The Proposed Development consists of the refurbishment of an existing industrial building to cater for Hampshire and Isle of Wight Air Ambulance (HIOWAA). An internal partition has been proposed to house two air ambulance helicopters along with internal office areas and supporting amenities.

The footprint of the development will remain the same, with external works consisting of the replacement and installation of roller and shutter doors along with soft landscaping, and the installation of a helipad to the rear of the site.

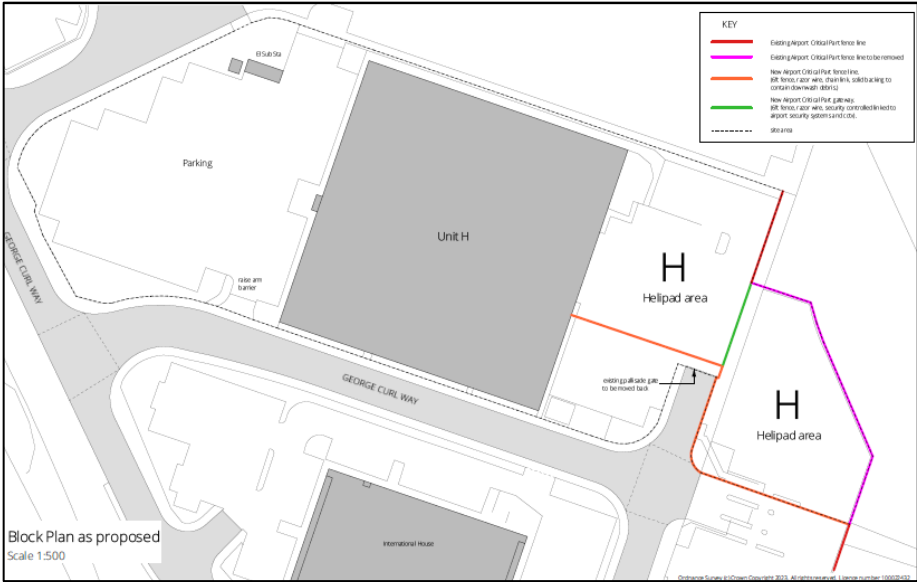


Figure 2 – Current block plan for the Proposed Development.

The overall target score for the project is currently 60.40%, assessed under RFO Parts 1, 2, 3 and 4, which will deliver a ‘Very Good’ rating. The credits targeted are considered by SRE and the design team to be realistic and deliverable on-site. BREEAM standards can be challenging to achieve, and the pre-assessment report should be carefully reviewed by the design and

construction teams to ensure all targeted credits are delivered as the project is progressed.

BREEAM 2014 RFO Scope of Works

This section provides a summary overview of BREEAM RFO 2014 technical guide and covers:

- scope of the methodology associated to the proposed works on site
- mandatory credits/standards to be achieved
- key assumptions/assessments that have taken place to inform the BREEAM RFO 2014 Pre-Assessment Estimate.

Applicable Assessment Parts

The BREEAM RFO assessment has four ‘parts’ that are applicable depending upon the type of refurbishment or fit-out project being undertaken.

Project Type		Assessment parts (BREEAM Table 3)			
		Part 1 – Fabric & Structure	Part 2 – Core Services	Part 3 – Local Services	Part 4 – Internal Design
1	Major Refurbishment	✓	✓	✓	✓
2	First Fit-Out		✓~	✓	✓
3	Secondary Fit-out		✓~	✓	✓
4	Shell only	✓			
5	Shell & Core	✓	✓		
6	Upgrade of Central M&E Plant		✓		
7	Change of Use	✓	✓	✓~	✓~
8	Listed Building Refurbishment	✓~	✓	✓	✓
9	Internal refresh / remodelling				✓

Table 1 – Assessment Part Applicable to Scope of Work (~ dependent on project scope)

Part 1: Fabric and Structure (Applicable)

A Part 1 assessment is where a refurbishment project includes one or more of the following alterations to the building fabric and where the area to be renovated is greater than 50% of the surface of the individual element or 25% of the total building envelope:

- Building façade: where the external façade of the buildings is being upgraded/refurbished such as new cladding, rendering, façade system, internal dry lining etc.
- Roof: where a new roof is being installed or where significant changes are being made to the roof structure or the replacement/refurbishment of roof coverings.
- Windows: where changes are being made to the windows such as replacement, upgrade/refurbishment of existing windows with new glazing or the specification of secondary glazing.

A minor change to the building fabric (e.g. local upgrading of an external wall) below the above thresholds would not require a Part 1 assessment to be included, although it may be carried out in order to assess the overall performance of the building fabric.

Part 2: Core Services¹ (Applicable)

A Part 2 assessment is where at least two of the following are being installed or upgraded to a level that requires compliance with the Building Regulations Compliance Guide:

- Central air handling unit
- Heating boiler
- > 50% of heat distribution

- Chiller plant
- > 50% of chiller distribution
- Water services (sanitary fittings in core)
- Building management system
- Community heating system (e.g. CCHP)
- Low and zero carbon technologies.

Where works comprise of 'like for like' component replacements e.g. a fan motor of an air handling unit a Part 2 assessment may not be appropriate although it may still be carried out in order to assess the performance of the core services.

Category A Fit-out: A Part 2 assessment does not include the full scope of a Category A fit-out, due to the fact that the specification of items such as ceiling finishes, raised floors and the zoning of local services above the lettable floor area and other Category A works are not typically finalised until the space undergoes final fit-out (often referred to as Category B fit-out) according to the tenant's specification and are liable to change.

These items are therefore excluded from a Part 2 assessment with local services assessed under Part 3 and interior finishes assessed under Part 4, which covers the typical scope of a Category B fit-out. Therefore, where category A works include local service provision (e.g. lighting) it may be appropriate to also assess the project against Part 3: Local services.

¹ BREEAM defines core services as: 'Core services are defined as services that supply multiple areas and/or tenants and will generally be centralised plant. The services will be deemed core where the services supply multiple tenancy areas and are not focused on the needs of the individual tenants. In such instances these services will normally be owned, operated and

maintained by the landlord or their agent. In single tenancy occupancy buildings, the systems services will be considered as core where they supply the whole of the building. The services will normally be owned, operated and maintained by the building owner or their agent.'

Part 3: Local Services ²(Applicable)

A Part 3 assessment may be appropriate where at least two of the following fixed local building services are being installed or upgraded e.g. a replacement or new installation of local heating/cooling units.

- Replacement of > 50% of light fittings, system and controls
- Upgrade of zone controls
- Local ventilation
- Local heating units (including sources not connected to core services)
- Local cooling units (including sources not connected to core services)
- Point of use water heaters.

If there is a requirement to replace a component of a local service as part of the refurbishment or fit-out and that component is a direct replacement then a Part 3 assessment may not be appropriate, though may still be carried out in order to assess the performance of local services. Examples of component replacements include new lamps within existing fittings, circulation pumps or individual heat emitters and valves.

Part 4: Interior Design (Applicable)

A Part 4 assessment may be appropriate where the refurbishment or fit-out works involve changes to the layout and/or redecoration of the refurbishment or fit-out area including:

- Remodelling/changes to interior spaces including two or more of the following: Wall coverings (alterations to ≥50% by area)
- Floor coverings (alterations to ≥50% by area)

- Ceiling covering or systems (alterations to ≥50% by area)
- Partitions (alterations to ≥50% by area)
- Raised floor system (alterations to ≥50% by area)
- Furniture and fittings e.g. office furniture, retail display furniture and fittings etc. (alterations to ≥50% by area)
- AND at least one of the following: Sanitary fittings e.g. tea/coffee points, kitchenette and washrooms (alterations to ≥50% of fittings)
- Equipment e.g. Office equipment, display lighting, display chillers/freezers (alterations to ≥50% of equipment)
- Local electrical installations e.g. sub-metering

Part 4 is broadly in line with a Category B fit-out and where the fit-out works also include changes or additions to local services, a Part 3 assessment may also be relevant.

² Local services are defined as services that supply a specific area and may connect into the distribution systems from the core services within the tenanted area.

BREEAM Minimum Standards

In addition, performance against the minimum standards (required for the specified target rating of Very Good) under each scenario is summarised below. If the required minimum standards are not met, then the target rating will not be achieved regardless of the overall score.

Issue	Planning Target	SRE Target
Ene 02 - Energy monitoring	Yes	Yes
Wat 01 - Water consumption	Yes	Yes
Wat 02 - Water monitoring	Yes	Yes
Mat 03 - Responsible sourcing of construction products	Yes	Yes

Table 2 – BREEAM Minimum Standards to achieve ‘Very Good’

Potential and unachievable credits

The following are credits which have been identified as those that are *potentially achievable* if high benchmarks and/or third-party reports are undertaken:

BREEAM Credit		Potential Credits	% Score	Summary of the credit requirements
Man 03	Sustainability Champion	1	0.66%	Requires the appointment of a Sustainability Champion (BREEAM AP) to monitor compliance during the Construction, Handover and Close Out Stages – a costly credit so it is unlikely an AP will be appointed.
Hea 01	Visual Comfort	Up to 2 Credits	1.58%	A glare control strategy has not been devised at this stage therefore credit marked as potential. Project team unsure if External lighting will comply due to the nature of the building housing Helicopters and being in close proximity to Southampton Airport.
Hea 02	Indoor air quality	Up to 2 Credits	1.58%	An indoor quality has not been produced at this stage, this may be reviewed post planning. Project Team confirmed VOC emission levels (products) had not been discussed as not within current scope of works.
Hea 06	Safety Security	1	0.79%	Project team confirmed a security assessment of sort is being carried out, however it couldn't be confirmed if this would be in accordance with BREEAM criteria – security report will be reviewed for BREEAM compliance.
Ene 02	Energy Monitoring	Up to 2 Credits	1.34%	M&E consultant confirmed that monitoring of energy consumption is not within the scope of works – upon discussion regarding end user benefits, monitoring energy consumption may be incorporated into the development.
Tra 04	Maximum Car Parking Capacity	1	0.77%	Car parking spaces are provided – spaces may exceed the minimum requirements 1 per 4 users to gain the second credit car parking spaces will not be removed to satisfy the criteria due to the increase in site waste.

Wat 03	Leak Detection	Up to 2	1.54%	As this build is an extension to an older building, BREEAM compliant flow control devices are unlikely to be installed.
Mat 01	Life Cycle Impacts	Up to 7 Credits	7.77%	It is thought that the project team would like to measure the impact of the refurbishment works however, due to the associated costs with the undertaking of a life cycle impact assessment, at this stage these credits have been moved to potential.
Mat 03	Responsible sourcing of materials	1		The high benchmarks are considered challenging for this credit along with the requirement for extensive data collection by the Main Contractor/Project team.

Table 3 - Potential credits

The following credits have been identified as *not being* achievable. An explanation has been given for each, but the majority of these are undeliverable due to the physical constraints of the site:

BREEAM Credit		Credits NOT possible	% Score	Summary of the credit requirements
Man 01	Project brief and design	2	1.32%	Sustainability champion design and monitoring progress require input from early RIBA stages 1 + 2, therefore these credits are not possible.
Man 02	Life cycle cost and service life planning	2	1.32%	Requires an elemental LCC which is expensive to achieve and is not within the present project scope.
Man 04	Commissioning and Handover	1	0.66%	Requires a Thermographic Survey and Air Test to be completed on site. The Air Test will be completed in support of the SBEM and EPC but the thermographic survey is expensive to undertake and is not within the present project scope.
Hea 01	Visual Comfort	Up to 2 Credits	1.58%	Dynamic modeling is required to confirm this - Maximum Credits are unlikely to be achieved due to daylighting requirements not being achievable.

				Project team confirmed 'View out' credit is not achievable due to large indoor areas.
Hea 02	Indoor Air Quality	Up to 2 Credits	1.58%	VOC emission levels will not be tested post construction due to the associated costs. Potential for natural ventilation has not been targeted due to the ventilation strategy/design revolving around new plant installation.
Ene 04	Low Carbon Design	1	0.67%	An analysis of free cooling solutions for the development will not be included in the passive design analysis as the development does not sought free cooling strategies.
Tra 05	Travel Plan	1	0.77%	Design Team confirmed a Travel Plan will not be produced – the site is well connected to public transport with sufficient direction.
Wat 01	Water Consumption	Up to 2 Credits	1.54%	The benchmarks for these credits are particularly difficult to achieve and therefore deemed unachievable.
Pol02	NOx emissions	2	1.78%	The building type (Hotel) and proposed heating/cooling strategy will result in a high NO _x emission rate, therefore it is unlikely that these credits will be achievable. It is currently thought that this will be delivered via an electric system which CN9 presumes an emission rate of 617mg/kWh.
Pol 03	Surface water run off	1	0.89%	Project team have confirmed that there will be no increase in the impermeable area as a result of works and therefore a strategy to reduce run off is deemed unnecessary.

Table 4 - Unachievable credits

Summary score sheet

A summary of available, targeted and potential credits is given below:

		Available	Achieved	Targeted	Potential
Management					
Man 01	Project brief and design	4	0	2	2
Man 02	Life cycle cost and service life planning	4	0	1	1
Man 03	Responsible construction practices	6	0	5	6
Man 03 – Exemplary (1)	Responsible construction practices	1	0	0	0
Man 04	Commissioning and handover	4	0	3	3
Man 05	Aftercare	3	0	3	3
Man 05 – Exemplary (1)	Aftercare	1	0	0	0
Standard Management Credit Total:		21	0	14	15
Exemplary Management Credit Total:		2	0	0	0
% Management Total (Standard + Exemplary):		15.86	0	9.24	9.90
Health & Wellbeing					
Hea 01	Visual Comfort	7	0	0	2
Hea 02	Indoor Air Quality	5	0	1	3
Hea 02 – Exemplary (1)	Indoor Air Quality	2	0	0	0
Hea 04	Thermal comfort	3	0	3	3
Hea 05	Acoustic Performance	3	0	3	3
Hea 06	Safety and Security	1	0	0	1
Standard Health & Wellbeing Credit Total:		19	0	7	12
Exemplary Health & Wellbeing Credit Total:		2	0	0	0
% Health & Wellbeing Total (Standard + Exemplary):		17.01	0	5.53	9.48
Energy					
Ene 01	Reduction of energy use and carbon emissions	15	0	8	8
Ene 01 – Exemplary (1)	Reduction of energy use and carbon emissions	5	0	0	0
Ene 02	Energy Monitoring	2	0	1	2

		Available	Achieved	Targeted	Potential
Ene 03	External Lighting	1	0	1	1
Ene 04	Low carbon design	3	0	2	2
Ene 08	Energy Efficient Equipment	2	0	2	2
Standard Energy Credit Total:		23	0	14	15
Exemplary Energy Credit Total:		5	0	0	0
% Energy Total (Standard + Exemplary):		20.41	0	9.38	10.05
Transport					
Tra 01	Sustainable transport solutions	3	0	3	3
Tra 02	Proximity to amenities	1	0	1	1
Tra 03	Cyclist facilities	2	0	2	2
Tra 04	Maximum Car Parking Capacity	2	0	1	2
Tra 05	Travel Plan	1	0	0	0
Standard Transport Credit Total:		9	0	7	8
Exemplary Transport Credit Total:		0	0	0	0
% Transport Total (Standard + Exemplary):		6.93	0	5.39	6.16
Water					
Wat 01	Water Consumption	5	0	3	3
Wat 01 – Exemplary (1)	Water Consumption	1	0	0	0
Wat 02	Water Monitoring	1	0	1	1
Wat 03	Leak Detection	2	0	0	2
Standard Water Credit Total:		8	0	4	6
Exemplary Water Credit Total:		1	0	0	0
% Water Total (Standard + Exemplary):		7.16	0	3.08	4.62
Materials					
Mat 01	Life Cycle Impacts	6	0	0	6
Mat 01 – Exemplary (1)	Life Cycle Impacts	1	0	0	1
Mat 03	Responsible Sourcing of Materials	4	0	2	3
Mat 03 – Exemplary (1)	Responsible Sourcing of Materials	1	0	0	0
Mat 04	Insulation	1	0	1	1

		Available	Achieved	Targeted	Potential
Mat 05	Designing for durability and resilience	1	0	1	1
Mat 06	Material efficiency	1	0	1	1
Standard Materials Credit Total:		13	0	5	12
Exemplary Materials Credit Total:		2	0	0	1
% Materials Total (Standard + Exemplary):		16.43	0	5.55	14.32
Waste					
Wst 01	Construction Waste Management	7	0	5	5
Wst 01 – Exemplary (1)	Construction Waste Management	1	0	0	0
Wst 03	Operational Waste	1	0	1	1
Wst 05	Adaptation to climate change	1	0	1	1
Wst 05 – Exemplary (1)	Adaptation to climate change	1	0	0	0
Wst 06	Functional adaptability	1	0	1	1
Standard Waste Credit Total:		10	0	8	8
Exemplary Waste Credit Total:		2	0	0	0
% Waste Total (Standard + Exemplary):		9.20	0	5.76	5.76
Land Use & Ecology					
LE 02	Protection of Ecological Features	1	0	1	1
LE 04	Enhancing site ecology	1	0	1	1
LE 05	Long Term Impact on Biodiversity	2	0	2	2
Standard Land Use & Ecology Credit Total:		4	0	4	4
Exemplary Land Use & Ecology Credit Total:		0	0	0	0
% Land Use & Ecology Total (Standard + Exemplary):		9.28	0	9.28	9.28
Pollution					
Pol 01	Impact of Refrigerants	3	0	2	2
Pol 02	NOx emissions	3	0	0	0
Pol 03	Surface Water Run Off	5	0	4	4
Pol 03 – Exemplary (1)	Surface Water Run Off	1	0	0	0
Pol 04	Reduction of Night Time Light Pollution	1	0	1	1
Pol 05	Noise Attenuation	1	0	1	1

		Available	Achieved	Targeted	Potential
Standard Pollution Credit Total:		13	0	8	8
Exemplary Pollution Credit Total:		1	0	0	0
% Pollution Total (Standard + Exemplary):		12.57	0	7.12	7.12
Innovation					
AI	Approved Innovation				
AI - Innovation Credit Total:		1	0	0	0
% Innovation Total (Standard + Exemplary):		1	0	0	0
OVERALL TOTALS			0	71	89
% OVERALL SCORE TOTALS			0	60.40	76.80

Detailed Pre-Assessment

A detailed overview of available, targeted and potential credits and their requirements is given below:

Management					
Man 01 - Project brief and design					
	Credit	Available	Targeted	Potential	Comments
1	Stakeholder consultation (project delivery)	1	1	1	Stakeholder Consultation (project delivery) Targeted - Yes (1 credit) Input from all the major stakeholders is required from the earliest stage (prior to RIBA stage 2), key roles and responsibilities are to be identified and defined for each key phase. The design team must demonstrate how stakeholder consultation has influenced the Initial Project Brief including, where relevant, the project execution plan, communication strategy and the concept design. Documentation such as meeting minutes, project brief and project plan will be required (this must be prior to RIBA Stage 2). Actions: Design Team to provide evidence of meetings between major stakeholders and how the outcomes of the meetings have influenced the Project Brief and early design options 21.03.2024 (SRE) – Project team confirmed consultation had been carried out via various mediums.
2	Stakeholder consultation (third party)	1	1	1	Stakeholder Consultation (third party) Targeted - Yes (1 credit) All relevant third-party stakeholders should be fully consulted by the design team. It must be demonstrated how the consultation exercise has influenced the project brief and concept design. Consultation feedback must also be provided to all relevant parties. Actions: Design Team to provide evidence of meetings between third-party stakeholders and how the outcomes of the meetings have influenced the Project Brief and early design options. 21.03.2024 (SRE) – Project team confirmed consultation had been carried out via various mediums.
3	Sustainability Champion (design)	1	0	0	Sustainability Champion - design Targeted - No A Sustainability Champion should be appointed at RIBA Stage 1 (feasibility) to set and facilitate the BREEAM performance targets for

					the project. These targets must be formally agreed with the client by Concept Design Stage with the BREEAM Design Stage report showing compliance with the performance targets. Actions: Sustainability Champion (AP role) to be appointed. AP will need to be reappointed in the Design stage to confirm. 21.03.2024 (SRE) – Project team confirmed Sustainability Champion would not be brought on board during the early design stages.
4	Sustainability Champion (monitoring progress)	1	0	0	Sustainability Champion - monitoring Targeted - No Sustainability Champion (Design) criteria have to be met to enable this additional credit to be achieved. Sustainability Champion to be appointed to monitor progress against the agreed BREEAM performance targets. Actions: Sustainability champion to be appointed (AP role). AP will need to be reappointed in the Design stage to confirm. 21.03.2024 (SRE) – Project team confirmed Sustainability Champion would not be brought on board during the early design stages.
Man 02 - Life cycle cost and service life planning					
		Available	Targeted	Potential	Comments
1	Elemental life cycle cost (LCC)	2	0	0	Elemental life cycle cost (LCC) Targeted - No An Elemental Life Cycle Cost (ELCC) analysis is to be carried out at Process Stage 2 (equivalent to Concept Design - RIBA Stage 2) together with any design option appraisals in line with the 'Standardised method of life cycle costing for construction procurement' PD 156865:2008. The ELCC analysis must demonstrate how the following has been developed: - An outline LCC Plan undertaken for the building's basic structure & envelope, appraising a range of options and based on the life expectancy of the refurbished building. (20, 30, 50+ years). - The servicing strategy for the project outlining services components over a 15-year period, in the form of an 'elemental LCC plan'. - A fit-out strategy outlining fit-out options over a 10-year period

					Actions: Costly credit – not targeted.
2	Component level LCC option appraisal	1	0	0	Component level LCC option appraisal Targeted - No A Component Level LCC (CLCC) Plan is to be carried out at Process Stage 4 (equivalent to Technical Design - RIBA Stage 4) in line with PD 156865:2008: 'Standardised method of life cycle costing for construction procurement'. The report must demonstrate how the LCC plan has influenced building systems design/specification to minimise LCC and maximise critical value. This includes where present: - Part 1: Envelope (cladding, windows, roofing) Part 2 & 3: New local & core services equipment (boiler, A/C, air handling, controls etc.) Part 1-4: Finishes (walls, partitions, floors, ceilings etc.) External space: If included (hard landscaping, boundary protection) Actions: - Costly credit - not targeted.
3	Capital cost reporting	1	1	1	Capital cost reporting Targeted - Yes (1 credit) The capital cost for the refurbishment/fit-out works is to be reported in pounds per square metre (£k/m ²) via the BREEAM Assessment Scoring and Reporting tool. This is to be formally stated in the BREEAM assessment and written confirmation is to be provided during the Design Stage. Actions: - Report the capital cost for the refurbishment/fit-out works in £k/m². - Costs relating to land procurement, clearance, design, statutory approvals and post occupancy aftercare should not be included. 21.03.2024 – Project team confirmed data keeping will be carried out to meet this credit.
Man 03 - Responsible construction practices					
	Credit	Available	Targeted	Potential	Comments
Pre-req 1	Pre-Requisite		✓	✓	All timber and timber-based products used on the project to be ' Legally harvested and traded timber ' - MANDATORY

1	Environmental management	1	1	1	Environmental Management System (ISO 14001/EMAS) Targeted - Yes (1 credit) The principal contractor (and demolition contractor) must have a certified Environmental Management System (ISO 14001/EMAS) covering their main operations. This must be either: • Third party certified, to ISO 14001/EMAS or equivalent standard; or • Have a structure that is in compliance with BS 8555: 2003 and has reached phase four of the implementation stage, 'implementation and operation of the environmental management system', and has completed phase audits 1 to 4, as defined in BS 8555:2003. The principle contractor implements best practice pollution prevention policies and procedures on-site in accordance with Pollution Prevention Guidelines, Working at construction and demolition sites : PPG6. Actions: • <i>Main Contractor appointed must have an EMS or equivalent certification.</i>
2	Sustainability Champion (construction)	1	0	1	Site based Sustainability Champion Targeted - No A Sustainability Champion must be appointed to monitor the project to ensure ongoing compliance with the relevant sustainability performance/process criteria, and therefore BREEAM target(s), during the Construction, Handover and Close Out stages (as defined by the RIBA Plan of Works 2013, Stages 5 and 6). Actions: • <i>Main Contractor to provide a written commitment (or Contractor prelims) to appoint and consult a site based BREEAM AP. Evidence of certification will be required and their progress reports will be required.</i>
3	Considerate construction	2	2	2	Considerate Constructors Scheme Targeted - Yes (2 credits) The principal contractor must use a 'compliant' organisational, local or national considerate construction scheme (e.g., Considerate Constructor Scheme - CCS) and their performance against the scheme must be confirmed by independent assessment and verification. Actions: • <i>Main Contractor to register the scheme under CCS and provide evidence of this registration.</i> <i>21.03.2024 (SRE) – Project confirmed they will require the principal contractor to register under CCS.</i>
4	Monitoring of construction site impacts - Utility consumption	1	1	1	Monitoring of refurbishment or fit-out-site impacts - Utility consumption Targeted - Yes (1 credit) An individual(s) must be assigned responsibility for monitoring, recording and reporting energy use and water consumption resulting from all on-site refurbishment or fit-out processes (and dedicated off-site monitoring) throughout the refurbishment or fit-out programme.

					Actions: • Main Contractor to assign an individual with the appropriate authority to monitor and report data. • Construction energy consumption, CO₂ emissions and construction water consumption data are to be monitored and reported throughout construction. 21.03.2024 – Project team confirmed data keeping will be carried out by principal contractor/individual to meet this credit.
5	Monitoring of construction site impacts - Transport of construction materials & waste	1	1	1	Site monitoring of utilities and transport of construction and waste materials Targeted - Yes (1 credit) This collated data will be used to report the total fuel consumption (litres) and/or total carbon dioxide emissions (kgCO ₂ eq), plus the total distance travelled (km). Actions: • Main Contractor to assign an individual with the appropriate authority to monitor and report data. total fuel consumption (litres) and/or total carbon dioxide emissions (kgCO₂ eq), plus the total distance travelled (km). 21.03.2024 – Project team confirmed data keeping will be carried out by principal contractor/individual to meet this credit.
e1	Considerate Construction: Exemplary performance	1	0	0	Exemplary Level Criteria Targeted – No The following outlines the exemplary level criteria to achieve one innovation credit for this BREEAM issue: - With reference to the considerate construction criteria 8 and 9, in addition to meeting the criteria for two credits; the contractor achieves compliance with the criteria of the compliant scheme to an exemplary level of practice
Man 04 - Commissioning and handover					
	Credit	Available	Targeted	Potential	Comments
Pre-req	Pre-Requisite (Excellent & Outstanding only)		✓	✓	
1	Commissioning and testing schedule and responsibilities	1	1	1	Commissioning and testing schedule Targeted - Yes (1 credit) An appropriate project team member(s) must be appointed to monitor and programme pre-commissioning, commissioning, testing and, where necessary, re-commissioning activities on behalf of the client. A full commissioning and testing schedule must be compiled, with responsibilities set out for all complex and non-complex systems and services, building control systems and changes to the building fabric that will affect thermal performance. Actions:

					• Main Contractor to assign an individual with the appropriate authority to monitor and report commissioning data. • Main Contractor to provide written specification to confirm the above. • Evidence of testing and commissioning will be required at the PCR stage.
2	Commissioning building services	1	1	1	Commissioning building services Targeted - Yes (1 credit) The 'Commissioning and testing schedule and responsibilities' credit must be achieved (above). For projects where work is being undertaken to upgrade, renovate or install new building services and systems, an appropriate project team member must be appointed to undertake the work For complex building services and systems, this role must be carried out by a specialist commissioning manager who is appointed during the design stage (by either client or contractor) with responsibility for: • Undertaking design reviews and giving advice on suitability for ease of commissioning • Providing commissioning management input to construction programming and during installation stages • Management of commissioning, performance testing and handover/post-handover stages. For simple building services, this role can be carried out by an appropriate project team member (see criterion 3), provided they are not involved in the general installation works for the building services system(s) Actions: • Main Contractor is to appoint an appropriate team member/specialist commissioning manager during the Design Stage to undertake the above.
3	Testing and inspecting building fabric	1	0	0	Testing and inspecting building fabric Targeted – No Projects where the fabric of the building is being upgraded, the integrity of the building fabric, including continuity of insulation, avoidance of thermal bridging and air leakage paths is quality assured through completion of a thermographic survey as well as airtightness testing and visual inspection at appropriate times during the refurbishment. The survey/testing is undertaken by a Suitably Qualified Professional in accordance with the appropriate standard, with visual inspection conducted by a representative of the main contractor or by an independent inspector such as a clerk of works. Any defects identified in the site inspection, thermographic survey and the airtightness testing reports are rectified prior to building handover and close out. Any remedial work must meet the required performance characteristics for the building/element. Actions:

					Client to ensure Complete thermographic survey as well as airtightness testing and visual inspection at appropriate times during the refurbishment is included in the overall budget.
4	Handover	1	1	1	Handover Targeted - Yes (1 credit) A Building User Guide (BUG) is developed or (where present) an existing Building User Guide is updated, prior to handover for distribution to the building occupiers and premises managers, with a draft copy developed and discussed with users first (where the building occupants are known) to ensure the guide is most appropriate and useful to potential users. A training schedule is prepared for building occupiers/premises managers, timed appropriately around handover and proposed occupation plans, which includes the following content as a minimum: - The design intent of refurbishment/fit-out works - The available aftercare provision and aftercare team main contact(s), including any scheduled seasonal commissioning and post occupancy evaluation - Introduction to, and demonstration of, installed systems and key features, particularly building management systems, controls and their interfaces, to ensure they are fully conversant with the detailed operation of the building - Introduction to the Building User Guide and other relevant building documentation, e.g. design data, technical guides, maintenance strategy, operations and maintenance (O&M) manual, commissioning records, log book etc. - Maintenance requirements, including any maintenance contracts and regimes in place Actions: - Draft copy of the. Building User Guide is to be produced, circulated to building users, and updated prior to handover. - Training schedule to be prepared.
Man 05 - Aftercare					
	Credit	Available	Targeted	Potential	Comments
1	Aftercare support	1	1	1	Aftercare support Targeted - Yes (1 credit) Operational infrastructure and resources must be put in place to provide aftercare support to the building occupier(s), including: A meeting programmed to occur between the aftercare team/individual and the building occupier/management (prior to initial occupation, or as soon as possible thereafter) to:

					- Introduce the aftercare team or individual to the aftercare support available, including the Building User Guide (where existing) and training schedule/content. - Present key information about features of the refurbished building including the design intent and how to use the building to ensure it operates as efficiently and effectively as possible (including the use of local services and controls and central services, as applicable). - On-site facilities management training, to include a walkabout of the refurbished area of the building and introduction to, and familiarisation with the building systems, their controls and how to operate them in accordance with the design intent and operational demands. - Initial aftercare support provision for at least the first month of building occupation, e.g. on-site attendance on a weekly basis to support building users/and management and to conduct a walk-around to examine how the refurbished area of the building is being used/operated to identify any issues that need to be communicated to building users/facilities managers (this could be more or less frequent depending on the complexity of the building and building operations). - Longer term aftercare support provision for occupants for at least the first 12 months from occupation, e.g. a helpline, nominated individual or other appropriate system to support building users/management. Operational infrastructure and resources must be put in place to coordinate the collection and monitoring of energy and water consumption data for a minimum of 12 months (for Part 4, where local metering is available and accessible), once the building is occupied. Discrepancies between actual and predicted performance should be identified, with a commitment to identify actions required to address any discrepancies such as adjusting systems and/or to develop/review operational policies to influence user behaviours accordingly. Actions: <i>Client to ensure Aftercare provision is scheduled into the Main Contractor's scope of works - commit to aftercare support for at least 12 months after occupation.</i> - Introduce to building user guide - on site facility management training
2	Seasonal commissioning	1	1	1	Seasonal commissioning Targeted - Yes (1 credit) The following seasonal commissioning activities must be completed over a minimum 12-month period, once the building becomes substantially occupied: <u>Complex systems - Specialist Commissioning Manager:</u> Testing of all building services under full load conditions, i.e. heating equipment in mid-winter, cooling/ventilation equipment in mid-summer, and under part load conditions (spring/autumn).

					- Where applicable, testing is carried out during periods of extreme (high or low) occupancy. - Interviews with building occupants (where they are affected by the complex services) to identify problems or concerns regarding the effectiveness of the systems. - Re-commissioning of systems (following any work needed to serve revised loads) and incorporating any revisions in operating procedures into the operations and maintenance (O&M) manuals. <u>Simple systems (naturally ventilated) - external consultant/aftercare team/facilities manager:</u> - Review thermal comfort, ventilation, and lighting, at three, six- and nine-month intervals after initial occupation, either by measurement or occupant feedback. - Take all reasonable steps to re-commission systems following the review to take account of deficiencies identified and incorporate any relevant revisions in operating procedures into the O&M manuals. Actions: <i>Client to ensure seasonal commissioning activities over a minimum 12-month period, once the building becomes substantially occupied are scoped into the overall budget.</i>
3	Post occupancy evaluation	1	1	1	Post Occupancy Evaluation Targeted - Yes (1 credit) The client or building occupier must make a commitment to carry out a Post Occupancy Evaluation (POE) exercise 1 year after the initial building occupation. The POE is to be undertaken by an independent party and should cover: - A review of the design intent and construction process (review of design, procurement, construction and handover processes). - Feedback from a wide range of building users including facilities management on the design and environmental conditions of the building covering: - Internal environmental conditions (light, noise, temperature, air quality) - Control, operation and maintenance - Facilities and amenities - Access and layout, other relevant issues. - Sustainability performance (energy/water consumption, performance of any sustainable features or technologies, e.g. materials, renewable energy, rainwater harvesting etc.). The client or building owner must carry out the appropriate dissemination of information on the building's post-occupancy performance to share lessons learned and inform changes in user behaviour, building operational processes and procedures, and system controls.

					Information to be disseminated includes: • A basic description of the project and building • BREEAM rating and score • The key innovative and low-impact design features of the building • Project cost • Project size: floor area, site area • Facilities available for community use (where relevant) • Any steps taken during the construction process to reduce environmental impacts, i.e. innovative construction management techniques • Predicted and actual carbon dioxide emissions and/or Energy Performance Certificate rating (where this is available) • Outcomes of the post occupancy evaluation study, to share lessons learned from the project including: ○ Occupant feedback ○ Energy and water consumption including renewable energy generation, level of rainwater/grey water provision, as applicable. Actions: • <i>Commit to a third party carrying out Post Occupancy Evaluation activities 12 months after initial building occupation.</i> <i>21.03.2024 (SRE) – Project team confirmed POE exercise will be carried out to gain feedback from building users.</i>
e1	Aftercare / monitoring: 3 years	1	0	0	Exemplary Level Criteria Targeted – No The following outlines the exemplary level criteria to achieve one innovation credit for this BREEAM issue: • There are, or will be, operational infrastructure and resources in place to coordinate the following activities at quarterly intervals for the first three years of building occupation: • Collection of occupant satisfaction, energy consumption and (where available) water consumption data. • Analysis of the data to check the building is performing as expected and make any necessary adjustments to systems controls or to inform building user behaviours. • Setting targets and/or appropriate actions for reducing water and energy consumption and monitor progress towards these. • Feedback any ‘lessons learned’ to the design team and developer for use in future projects. • Provision of the actual annual building energy, water consumption (where available and accessible) and occupant satisfaction data to BRE for the purpose of future BREEAM performance benchmarking.

	21	14	15	Standard Management Credit Total	
	2	0	0	Exemplary Management Credit Total	
	15.86	9.24	9.90	% Management Total (Standard + Exemplary)	
Health & Wellbeing					
Hea 01 - Visual Comfort					
	Credit	Available	Targeted	Potential	Comments
1	Glare control	1	0	1	Glare control Targeted - Potential A glare control strategy will be implemented, through measures such as building form/ layout, brise soleil, blinds etc. This will only be necessary in the relevant building areas where glare control would be problematic for users, from initial drawings this is within the flexible working areas and potential reception areas. Curtains (where used without other forms of shading) do not provide sufficient control to optimise daylight into the space, and therefore do not meet the criteria and cannot be considered an appropriate glare control measure. Glare control must provide shading from both high-level summer and low-level winter sun. Where using fixed systems, design studies can be used to demonstrate that sunlight is prevented from reaching building occupants during occupied hours. The glare control strategy chosen must avoid increasing light energy consumption by ensuring that: 1. The glare control system is designed to maximise daylight levels under all conditions while avoiding disabling glare in the workplace or other sensitive areas. The system should not inhibit daylight from entering the space under cloudy conditions, or when sunlight is not on the façade: AND 2. The use or location of shading does not conflict with the operation of lighting control systems. Actions: • Architect to provide the glare control strategy and specifications/datasheets of measures to be put in place.
2	Daylighting	3	0	0	Daylighting Targeted – No

					Up to three credits are awarded on a sliding scale depending on the percentage of relevant building areas that comply with one of the following daylighting criteria: • The relevant building areas meet good practice daylight factor(s) • The relevant building areas meet good practice average and minimum point daylight illuminance criteria Two credits where daylighting provision, averaged over all relevant spaces, has improved after refurbishment or fit-out by 30% or more and there is a minimum glazing to floor area ratio of either: • 5% glass to floor area ratio for side windows; OR • 2.5% glass to floor area ratio for roof lights; One credit where daylighting provision, averaged over all relevant spaces, has improved after refurbishment or fit-out by 15% or more and there is a minimum glazing to floor area ratio of either: • 5% glass to floor area ratio for side windows; OR • 2.5% glass to floor area ratio for roof lights Actions: • <i>Daylighting modelling will be required to confirm credits. - not targeted.</i>
3	View out	2	0	0	View out (2 credits) Targeted - No Two credits: 95% of the floor area in each relevant building area must be within 7m of a wall which has a window or permanent opening that provides an adequate view out. One credit: 80% of the floor area in each relevant building area must be within 7m of a wall which has a window or permanent opening that provides an adequate view out. The window/opening must be $\geq 20\%$ of the surrounding wall area. Where the room depth is greater than 7m, compliance is only possible where the percentage of window/opening is the same as, or greater than, the values in Table 1.0 of BS 8206. Adequate view out: A view of a landscape or buildings (rather than just the sky) at seated eye level (1.2 - 1.3m) within the relevant building areas and

					should ideally be through an external window. A view into an internal courtyard or atrium will comply provided the distance from the opening to the back wall of the courtyard/atrium is at least 10m (therefore allowing enough distance for the eyes to refocus). The view cannot be an internal view across the room, as this is likely to become obstructed by partitions, filing cabinets etc. Actions: • <i>View out credits are currently assumed unachievable..</i>
4	Internal and external lighting levels, zoning and control	1	0	1	Internal and external lighting, zoning and controls Targeted – Potential <u>Internal lighting:</u> All internal fluorescent and compact fluorescent lamps must be fitted with high-frequency ballasts. Internal lighting in all relevant areas of the building must be designed to provide illuminance levels in accordance with the SLL Code for Lighting 2012 and any other relevant industry standard. For areas where computer screens are regularly used, the lighting design must comply with CIBSE Lighting Guide 7 2 sections 2.4, 2.20 and 6.10 to 6.20. This gives recommendations highlighting: • Limits to the luminance of the luminaires to avoid screen reflections. (Manufacturers" data for the luminaires should be sought to confirm this.) • For uplighting, the recommendations refer to the luminance of the lit ceiling rather than the luminaire; a design team calculation is usually required to demonstrate this. • Recommendations for direct lighting, ceiling illuminance, and average wall illuminance. <u>External lighting:</u> All external lighting located within the refurbishment or fit-out zone is designed to provide illuminance levels in accordance with BS 5489-1:2013 and BS EN 12464-2:2014. <u>Zoning occupant control:</u> Internal lighting is zoned to allow for occupant control in accordance with the criteria. <i>Occupant control: Light switches or controls for a particular area/zone of the building that can be accessed and operated by the individual(s) occupying that area or zone. Such controls will be located within, or within the vicinity of, the zone or area they control.</i> Actions: • An internal lighting design strategy that provides illuminance levels in accordance with the SLL Code for Lighting 2012 • External lighting design external lighting provided is specified in accordance with BS 5489-1:2013 Lighting of roads and public amenity areas³ and BS EN 12464-2:2014 Light and lighting - Lighting of work places - Part 2: Outdoor work places • <i>M&E consultant to confirm the development's lighting requirements via specifications and lighting designs.</i>

					21.03.2024 (SRE) – Due to the Helipad and Helicopter related activity, project team uncertain if required external lighting will meet the criteria.
Hea 02 - Indoor Air Quality					
	Credit	Available	Targeted	Potential	Comments
1	Indoor air quality (IAQ) plan	1	0	1	Indoor air quality plan Targeted – Potential An indoor air quality plan must be produced and implemented, with the objective of facilitating a process that leads to design, specification and installation decisions and actions that minimise indoor air pollution during the design, construction and occupation of the building. The indoor air quality plan must consider the following: • Removal of contaminant sources • Dilution and control of contaminant sources • Procedures for pre-occupancy flush out • Protection of Heating Ventilation and Air Conditioning (HVAC) systems from sources of pollution during refurbishment/fit-out works e.g. dust • Procedures for protecting the indoor air quality of areas outside of the refurbishment or fit-out zone that may be affected by the refurbishment/fit-out works • Procedures for identifying and implementing third party testing and analysis required to ascertain that the contaminant sources have been removed effectively before occupancy • Commitments for maintaining indoor air quality in-use, e.g. maintenance and cleaning of the HVAC system, ductwork and filters. Actions: • A BREEAM-compliant IAQP is to be produced.
2	Ventilation	1	1	1	Ventilation Targeted - Yes (1 credit) For 1 credit: • In air-conditioned/mixed-mode buildings, the air intakes and exhausts must be over 10m apart and 20m from external sources of pollution (roads, car parks etc) - or the intakes and exhausts must be designed in accordance with BS EN 13779:2007 Annex A2. • HVAC systems must have suitable filtration to minimise external pollution. This is unlikely given the site's central location.

					- Areas of the building subject to large and unpredictable or variable occupancy patterns have carbon dioxide (CO₂) or air quality sensors specified and, in mechanical ventilated buildings/spaces, sensor(s) are linked to the mechanical ventilation system and provide demand-controlled ventilation to the space. Actions: - M&E to confirm the ventilation strategy/specifications of ventilation that are to be installed to confirm this credit can be achieved.
3	Volatile organic compound (VOC) emission levels (products)	1	0	1	Volatile organic compound (VOC) emission levels (products) Targeted - Potential Decorative paints and varnishes, wood panels, floor coverings, floor adhesives, ceiling tiles and wall coverings to be specified to meet the VOC emission levels as set out in BREEAM RFO 2014 Table-20. Main Contractor to collate product data sheets during construction to confirm that all relevant products meet the required emission standards. Actions: Architect to produce a VOC schedule and compile datasheets of all products used.
4	Volatile organic compound (VOC) emission levels (post construction)	1	0	0	Volatile organic compound (VOC) emission levels (post-construction) Targeted - No 1 credit can be awarded for: - The testing of the formaldehyde concentration levels pre-occupancy, achieving - Total VOC concentration levels must be measured and found to be - Where VOC and formaldehyde levels are found to exceed the limits above, the project team must confirm the measures that have, or will be taken, in accordance with the IAQ plan, to reduce the levels to within these limits, including re-measurement. The IAQ Plan should outline what remedial measures are appropriate depending on the severity and type of the non-compliance with prescribed limits. Such measures may include re-testing as a matter of 'best practice'. - The testing and measurement of formaldehyde and TVOCs must be in accordance with the following standards, where relevant: - BS ISO 16000-4: 2011 Diffusive sampling of formaldehyde in air - BS ISO 16000-6: 2011 VOCs in air by active sampling - BS EN ISO 16017-2: 2003 VOCs - Indoor, ambient and workplace air by diffusive sampling

					○ BS ISO 16000-3: 2011 Formaldehyde and other carbonyls in air by active sampling
5	Potential for natural ventilation	1	0	0	Potential for natural ventilation Targeted - No In order to achieve the credit, the building ventilation strategy is designed to be flexible and adaptable to potential building occupant needs and climatic scenarios. This can be demonstrated as follows: - Where occupied spaces of the building are designed to be capable of providing fresh air entirely via a natural ventilation strategy. Achieved where room depths are designed in accordance with CIBSE AM10 (section 2.4). The openable window area in each occupied space is equivalent to 5% of the gross internal floor area of that room/floor plate; OR - Where the design demonstrates that the natural ventilation strategy provides adequate cross-flow of air to maintain the required thermal comfort conditions and ventilation rates, assessed using ventilation design tool types recommended by CIBSE AM107. For fit-out projects (Part 3 assessments), local services are to be designed to provide fresh air via a natural ventilation strategy and are appropriately designed according to the room depth in accordance with CIBSE AM10 Actions: - M&E to confirm the potential for natural ventilation within the development. 21.03.2024 (SRE) – Project team confirmed that a natural ventilation strategy will not be produced.
e1	VOC emissions (post construction): Exemplary levels	2	0	0	Exemplary level criteria Targeted – No The following outlines the exemplary level criteria to achieve innovation credits for this BREEAM issue: One Credit: - Criterion 6 has been achieved. - All seven remaining product categories listed meet the testing requirements and emission levels criteria for Volatile Organic Compound (VOC) emissions (listed in the table).

					- For products B – F listed the formaldehyde emission levels have been measured and found to be less than or equal to 0.06mg/m³ air in accordance with the approved testing standards. Two Credits: - Criterion 6 has been achieved. - All seven remaining products categories listed meet the testing requirements and emission levels criteria for Volatile Organic Compound (VOC) emissions (listed in the table). - For products B to F listed, the formaldehyde emission levels have been measured and found to be less than or equal to 0.01mg/m³ air, in accordance with the approved testing standards.
Hea 04 - Thermal comfort					
	Credit	Available	Targeted	Potential	Comments
1	Thermal modelling	1	1	1	Thermal modelling Targeted - Yes 1 credit. Modelling would be required to be undertaken using compliant software in accordance with CIBSE AM11 Building Energy and Environmental Modelling. The simulation must provide full dynamic thermal analysis. The modelling must demonstrate that: - For air-conditioned buildings, summer and winter operative temperature ranges in occupied spaces are in accordance with the criteria set out in CIBSE Guide A Environmental design2, Table 1.5; or other appropriate industry standard (where this sets a higher or more appropriate requirement/level for the building type). Where undertaking a Part 4 assessment, a competent person (e.g. chartered building services engineer) must assess the suitability of existing building services and controls to identify any changes that may be required as a result of fit-out works (e.g. as a result of changes to internal layout, occupant density, additional equipment that may increase cooling loads etc.). Actions: - Undertake thermal modelling in accordance with CIBSE AM11. 21.03.2024 (SRE) – Cooper Homewood confirmed Thermal modelling would be carried out.
2	Adaptability - for a projected climate change scenario	1	1	1	Adaptability - for a projected climate change scenario Targeted - Yes The thermal modelling credit (above) must be achieved to enable the adaptability credit to be achieved. Ultimately, thermal modelling is required to demonstrate that for different types of building services the standards are achieved for

					a projected climate change environment. Projected climate change environment: Dynamic thermal simulation software packages currently provide the facility for building designs to be assessed under external climatic conditions specific to geographic location. Industry-standard weather data for the UK is available in the form of Test Reference Years (TRYs) and Design Summer Years (DSYs) provided by CIBSE. This weather data enables thermal analysis of building designs under current climatic conditions, yet no account is taken of the projected variations in weather data that will occur during the building's life cycle as a result of climate change. For BREEAM, the fiftieth percentile DSY weather file should be used. Where thermal comfort criteria are not met for the projected climate change environment, the project team must demonstrate how the building has been adapted, or designed to be easily adapted in the future using passive design solutions in order to subsequently meet the requirements for this credit. For air-conditioned buildings, the PMV and PPD indices based on the above modelling are reported via the BREEAM assessment scoring and reporting tool. Actions: • Undertake thermal modelling in accordance with CIBSE AM11. <i>21.03.2024 (SRE) – Cooper Homewood confirmed Thermal modelling would be carried out.</i>
3	Thermal zoning and controls	1	1	1	Thermal zoning and controls Targeted - Yes The thermal modelling criteria must be achieved. Thermal modelling should inform the temperature control strategy for the building and its users. The control strategy is to be based on appropriate zoning, occupant control based on discussion with the end-user, and system interaction. The strategy for the proposed heating/cooling system(s) must demonstrate that it has addressed the following: • Zones within the building and how the building services could efficiently and appropriately heat or cool these areas. • Where specified, any new local cooling or heating services (or changes to existing services) are designed to ensure they do not conflict with core services (e.g. conflicts between two separate cooling systems, conflicts between core heating and locally provided cooling systems). • The degree of occupant control required for these zones, based on discussions with the end-user (or alternatively building type or use specific design guidance, case studies, feedback) Actions:

					Temperature control strategy to be confirmed and completed by M&E. Control strategy informed by thermal modelling. 21.03.2024 (SRE) – Cooper Homewood confirmed Thermal modelling would be carried out to inform the temperature control strategy.
Hea 05 - Acoustic Performance					
	Credit	Available	Targeted	Potential	Comments
1	Acoustic performance	3	3	3	Acoustic performance Targeted – Yes (3 Credits) Up to three credits are available for Industrial, Retail, Prisons and "Other" building types Up to two credits - Where the building meets the acoustic performance standards and testing requirements detailed in Table 25 (see Checklists and tables) for all relevant functional areas. - Where undertaking a partial refurbishment or fit-out, the performance standards and testing requirements detailed in Table 25 for the following principles are applicable to each assessment part: - Part 1: criteria for sound insulation and indoor ambient noise levels - Part 2: criteria for indoor ambient noise levels only - Part 3: criteria for sound insulation and indoor ambient noise levels - Part 4: sound insulation and reverberation control OR Up to three credits - Where a Suitably Qualified Acoustician (see relevant definitions) is appointed to define a bespoke set of performance requirements for all function areas in the building using the three acoustic principles defined in criterion 1, setting out the performance requirements for each and the testing regime required. Actions: - Acoustician conducts the required testing and defines a bespoke set of performance requirements for all function areas in the building using the three acoustic principles
Hea 06 - Safety and Security					
	Credit	Available	Targeted	Potential	Comments
1	Security of site and building	1	0	1	Security of site and building Targeted - Potential A Suitably Qualified Security Specialist (SQSS) must conduct an evidence-based Security Needs Assessment (SNA) during or prior to Concept Design (RIBA Stage 2 or equivalent).

					The SQSS must develop a set of recommendations or solutions during or prior to Concept Design (RIBA Stage 2 or equivalent). These recommendations or solutions should aim to ensure that the design of buildings, public and private car parks and public or amenity space are planned, designed and specified to address the issues identified in the preceding SNA. The recommendations or solutions proposed by the SQSS must be implemented. Any deviation from those recommendations or solutions will need to be justified, documented and agreed in advance with a suitably qualified security specialist. Where the refurbishment or fit-out zone comprises part of a larger building: For Part 4, where an organisation is refurbishing or fitting-out a space that is part of a larger building, with access controls and security features already in place, compliance can be demonstrated where the suitability of existing security is reviewed and any adaptations that may be required are implemented. The review should be conducted by an SQSS which, in this situation, could be an independent specialist or a person with sector-specific security expertise within the occupying organisation or from a company approved by the NSI (National Security Inspectorate). Actions: Evidence that recommendations provided within the Security Needs Assessment have been implemented into the design. 21.03.2024 (SRE) – Project team confirmed a security assessment of sort is being carried out, SRE to review for compliance with criteria.
		19	7	12	Standard Health & Wellbeing Credit Total
		2	0	0	Exemplary Health & Wellbeing Credit Total
		17.01	5.53	9.48	% Health & Wellbeing Total (Standard + Exemplary)
Energy					
Ene 01 - Reduction of energy use and carbon emissions					
	Credit	Available	Targeted	Potential	Comments
1	Energy performance	15	8	8	Reduction of energy use and carbon emission Targeted - Yes (8 Credits) <u>OPTION 1</u> A standard whole building energy model (e.g. BRUKL document in SBEM) and the Energy Performance Ratio must be completed and for refurbishment (EPR) it is compared to benchmarks in the BREEAM software. Using this approach ties in with Building Regulations requirements and Part L2A being applicable for the scheme. In essence, the potential existing building performance is compared to the average performance of the existing building stock to determine how much improvement can be achieved. This approach recognises whether the building is better or worse than the average and weights the scoring accordingly.

					The EPR compares "actual" and "notional" data on heating & cooling demand, primary energy consumption and CO₂ emissions. This data is listed on the existing and proposed building's BRUKL reports. Actions: Complete Energy modelling to confirm the number of achievable credits - 8 assumed at this stage based on similar building types.
e1	Zero regulated carbon / carbon negative	5	0	0	Exemplary level criteria Targeted – No Two credits – Zero unregulated carbon - The building achieves an EPRNDR>0.9 and zero net regulated CO₂ emissions Up to four credits – Zero regulated carbon and carbon neutral unregulated energy - Criterion 8 has been achieved - An equivalent percentage of the buildings modelled regulated operational delivered energy consumption, is generated by carbon neutral on-site or near sources and used - to meet energy demand from unregulated building systems or processes. Five credits – Carbon negative - The building is carbon negative in terms of its total modelled operational delivered energy consumption, including regulated and unregulated energy.
Ene 02 - Energy Monitoring					
	Credit	Available	Targeted	Potential	Comments
1	Sub-metering of major energy consuming systems	1	1	1	Sub-metering of major energy-consuming systems Targeted – Yes (1 Credit) A BEMS is to be specified to monitor the energy use from major building services systems by both type of use and area of use. A BEMS is required as the building has a floor area of over 1000m². Note that sub-metering of types of use is a MANDATORY credit. Energy metering systems must cover at least 90% of the energy consumption of each fuel type, assigned to the following end-use categories: - Space heating - from the HIU and to each unit - Hot water - from the HIU and to each unit - Cooling - air handling system (TBC)

					• Ventilation - air handling system (TBC) • Pumps • Lighting • Small power • Renewable systems (TBC) • Controls • Any other major systems Actions: • <i>M&E to include metering in the scheme and produce a schematic drawing covering all relevant items and spaces.</i> 21.03.2024 (SRE) – Credit moved to targeted as Ene02 Sub-metering of major energy consuming systems is mandatory for a 'Very Good' rating.
2	Sub-metering of high energy load and tenancy areas	1	0	1	Sub-metering of high energy load and tenancy areas Targeted – Potential An accessible energy monitoring and management system or separate accessible energy sub-meters with pulsed or other open protocol communication outputs to enable future connection to an energy monitoring and management system are provided, covering a significant majority of the energy supply to tenanted areas or, in the case of single occupancy buildings, relevant function areas within the building/unit. Actions: • <i>M&E to include metering in the scheme and produce a schematic drawing covering all relevant items and spaces.</i>
Ene 03 - External Lighting					
	Credit	Available	Targeted	Potential	Comments
1	External lighting	1	1	1	Energy-efficient external lighting Targeted - Yes (1 credit) External lighting is to have a luminous efficacy of 60 lumens/watt or greater, controlled through a time-switch or daylight sensor to prevent operation during daylight hours, and presence detection in areas of intermittent pedestrian traffic. Note: this also includes advertisements, see notes within Pol 04.

					Actions: • M&E to confirm external lighting compliance and provide datasheets and drawings. • External light fittings within the construction zone is not less than 60 luminaire lumens per circuit Watt. • All external light fittings are automatically controlled to prevent operation during daylight hours and have presence detection in areas of intermittent pedestrian traffic
Ene 04 - Low carbon design					
	Credit	Available	Targeted	Potential	Comments
1	Passive design - Passive design analysis	1	1	1	Passive design - Passive design analysis Targeted – Yes (1 Credit) To achieve this credit, the first credit within Hea 04 must be achieved in order to demonstrate the building design can deliver appropriate thermal comfort levels in occupied spaces. The project team should carry out an analysis of the existing building fabric, form, site location and outline scheme design to influence decisions made during the Concept Design stage (RIBA Stage 2 or equivalent) and identify opportunities for the implementation of passive design solutions and retrofit measures that reduce demands for energy-consuming building services. The building should use passive design measures to reduce the total heating, cooling, mechanical ventilation and lighting loads and energy consumption in line with the findings of the passive design analysis and the analysis demonstrates a meaningful reduction in the total energy demand as a result. Meaningful reduction: The amount of energy or CO₂ emissions reduction is not specified in the criteria in this issue. However, it should not be a trivial amount. As a guide, the installation should contribute at least 5% of overall building energy demand and/or CO₂ emissions. Actions: • Passive design analysis modelling to be carried out during RIBA Stage 2.
2	Passive design - Free cooling	1	0	0	Passive design - Free cooling Targeted - No The Passive design credit above must be achieved. The passive design analysis must include an analysis of free cooling and identifies opportunities for the implementation of free cooling solutions. The building is naturally ventilated or uses any combination of free cooling strategies. Actions: • Passive design analysis to include free cooling analysis

					21.03.2024 (SRE) – Project team confirmed the proposed development will not be naturally ventilated and free cooling analysis won't be carried out.
3	Low and zero carbon technologies - LZC feasibility study	1	1	1	Low and zero carbon technologies - LZC feasibility study Targeted – Yes (1 credit) A feasibility study must be carried out by the completion of the Concept Design stage (RIBA Stage 2 or equivalent) by an energy specialist to establish the most appropriate recognised local (on-site or near-site) low and zero carbon (LZC) energy source(s) for the building/development. A local LZC technology/technologies must be specified for the building/development in line with the recommendations of this feasibility study and this method of supply results in a meaningful reduction in regulated carbon dioxide (CO₂) emissions. Meaningful reduction: The amount of energy or CO₂ emissions reduction is not specified in the criteria in this issue. However, it should not be a trivial amount. As a guide, the installation should contribute at least 5% of overall building energy demand and/or CO₂ emissions. Actions: LZC feasibility study to be completed during RIBA Stage 2 – the development to then specify LZC technology as a result of the study. 21.03.2024 (SRE) – Cooper Homewood confirmed LZC study can be carried out.
Ene 08 - Energy Efficient Equipment					
	Credit	Available	Targeted	Potential	Comments
1	Energy efficient equipment	2	2	2	Energy efficient equipment Targeted - Yes (2 credits) The building's unregulated energy consuming loads must be identified their contribution to the total annual unregulated energy consumption of the building must be estimated, assuming a typical/standard specification. The systems and/or processes that use a significant proportion of the total annual unregulated energy consumption of the development and its operation must be identified. A meaningful reduction in the total annual unregulated energy consumption must be demonstrated. Examples of solutions deemed to comply with the criteria for the reduction of unregulated energy load from significantly contributing systems include: - Small power/plug-in equipment: Energy Star rating OR has been procured in accordance with the Government Buying Standards. - The project has incorporated at least two-thirds of the energy efficiency measures outlined in the section summaries of each of the following sections of CIBSE Guide TM50

					- Domestic scale appliances have the following ratings (or better) under the EU Energy Efficiency Labelling Scheme (March 2021), where provided: - Fridges, freezers, fridge-freezers: E - Washing Machines: B - Dishwashers: D - Washer-dryers: D-D Actions: - Datasheets of products/systems with a significant proportion of the total annual unregulated energy consumption of the development and its operation must be provided.
		23	14	15	Standard Energy Credit Total
		5	0	0	Exemplary Energy Credit Total
		20.41	9.38	10.05	% Energy Total (Standard + Exemplary)
Transport					
Tra 01 - Sustainable transport solutions					
	Credit	Available	Targeted	Potential	Comments
1	Sustainable transport solutions	3	3	3	Accessibility Index Targeted - Yes (2 credits) The site must have access to suitable transport nodes that provide regular services to the city centre or transport depots/stations. The nodes must be accessible via a "safe walking route" (i.e. lit pavements with crossing points) and within 650m (bus stops) and 1000m (train stations). The development is located in close proximity to numerous transport services and achieves an Accessibility Index (AI) of 6.60. Alternative transport measures Targeted - Yes (1 credit) <u>A</u> - For buildings with a fixed shift pattern, i.e. where building users will predominantly arrive/depart at set times, this measure is achieved where the building occupier provides, or commits to providing a dedicated bus service to and from the building at the beginning and end of each shift/day. Unlikely <u>B</u> - Where two credits under BREEAM issue Tra 03 have been achieved and the number of compliant cycle storage spaces provided is 10% greater than is required within 'Tra 03 Cyclist facilities', thus providing extra capacity for future growth and allowing more building users to cycle as a result.- Assumed <u>C</u> - Where two credits under BREEAM issue Tra 03 have been achieved and three or more types of compliant cycle facilities that are

					required within Tra 03 Cyclist facilities are to be provided, which includes the following facilities: showers, changing facilities, lockers and drying spaces. - Potential <u>D</u> - Where at least 5% of the car parking spaces provided for the building users include electrical charging points, with a minimum of two spaces being provided. - Potential <u>E</u> - Where priority spaces for car sharers are provided for at least 5% of the total car parking capacity for the building, with a minimum of two spaces being provided. - Potential <u>F</u> - Where the building has digital information points providing details on alternative transport options; this could include bus times, car-sharing and cycle routes. These information points must be well positioned and accessible to all building users. - Unlikely <u>G</u> - Where on-site facilities have been provided that reduce the need to travel (taking into account the activities being undertaken in the building), for example, the specification of video conferencing systems or where the appropriate amenities are available on-site. - Assumed Actions: - As a maximum of three credits are available overall. - Public transport nodes located in and around the site, <i>21.03.2024 (SRE) – Tra01 calculator completed using located transport nodes and assuming 2 alternative Transport Measures from the BREEAM Criteria above (B & G Assumed)</i>
Tra 02 - Proximity to amenities					
	Credit	Available	Targeted	Potential	Comments
1	Proximity to local amenities	1	1	1	Proximity to amenities Targeted - Yes (1 credit) Where a building is located within close proximity of, and accessible to, local amenities which are likely to be frequently required and used by building occupants. - Appropriate food outlet - Access to cash - Access to an outdoor open space (public or private, provided suitably sized and accessible to building users) - Access to a recreation/leisure facility for fitness/sports Actions: - Complete an amenity study confirming the building is located within 600m of <u>2</u> amenities. <i>21.03.2024 (SRE) - A desktop study undertaken by SRE has confirmed the following amenities are on-site and within safe walking distance: Wide lane sports ground & Hotel restaurant. Project team confirmed a food truck visits site.</i>
Tra 03 - Cyclist facilities					

	Credit	Available	Targeted	Potential	Comments
1	Cycle storage	1	1	1	Cycle storage Targeted – Yes (1 Credit) Compliant cycle storage spaces that meet the minimum levels set out below must be installed: Compliant cycle storage spaces Compliant cycle storage spaces are defined as those that meet the following: • Cycles can be secured within spaces in rack(s). They are covered overhead and the cycle racks are set in or fixed to a permanent structure (building or hardstanding). Alternatively, the cycle storage may be located in a locked structure fixed to, or part of, a permanent structure with appropriate surveillance. • The distance between each cycle rack, and cycle racks and other obstructions, e.g. a wall, allows for appropriate access to the cycle storage space to enable bikes to be easily stored and accessed. • The storage facility or entrance to the facility is in a prominent site location that is viewable or overlooked from either an occupied building or a main access to a building. In the scenario where cycle storage spaces are within the building, prominent signage should be provided to advertise their location to building users and cyclists. • The cycle storage facility has adequate lighting; this could be demonstrated with the lighting criteria defined in BREEAM issue Hea 01 Visual comfort. The lighting must be controlled to avoid out-of-hours use and operation during daylight hours, where there is sufficient daylight in or around the facility. Actions: • <i>Client to confirm if any cycle storage or facilities are possible - based on the initial drawings received no cycle storage present.</i> <i>21.03.2024 (SRE) – Project team confirmed Cycle storage is desired – 1 compliant storage space per 10 staff will be required.</i>
2	Cyclist facilities	1	1	1	Cyclist Facilities Targeted - Yes Two of the following should be provided: lockers, changing facilities, showers, and drying space. • Showers: 1 shower for 10 spaces, minimum of 1 male and 1 female. • Changing Facilities: Separate male and female areas with hooks/benches - can be co-located with the shower if adequate space is provided. • Lockers: These must be equal to the number of cycle spaces. The number of cyclist facilities is compliant based on the number of users on site who would be able to use these facilities. Cyclist facilities may be located anywhere on site. However, the path that cyclists must take to access the nearest cycle storage,

					cyclist facilities and building entrance(s) must be no greater than 500m via a safe and convenient route, as measured from the first to the last point on the route. Where possible, different types of cyclist facilities should be grouped together in designated areas for ease of access and use. All new and existing facilities may be included provided they are BREEAM compliant and conform to the 500m requirement above. Actions: Client to confirm if any cycle facilities are possible 21.03.2024 (SRE) – Project team confirmed Showers and changing areas to be installed.
Tra 04 - Maximum Car Parking Capacity					
	Credit	Available	Targeted	Potential	Comments
1	Maximum car parking capacity	2	1	2	Maximum car parking capacity Targeted – Yes (1 credit) The building's car parking capacity is compared to the maximum car parking capacity benchmarks in Table 39 and the relevant number of BREEAM credits awarded. For most building types, except those where stated, the benchmarks vary according to the building's public transport Accessibility Index (AI determined in accordance with BREEAM issue Tra 01 Sustainable transport solutions). Therefore, for these building types the AI must be determined prior to assessing this issue. This is required to ensure that the building's car parking capacity is relative to the building's accessibility to the public transport network. Buildings AI has been determined as 6.60. 1 space per 4 building users = 1 credit 1 space per 5 building users = 2 credits Actions: - Project team to confirm number of car parking spaces and number of building users. 21.03.24 (SRE) – It is assumed from aerial photos that 1 space per 4 building users is achievable. Project team to confirm necessary figures.
Tra 05 - Travel Plan					
	Credit	Available	Targeted	Potential	Comments
1	Travel plan	1	0	0	Travel plan Targeted – No

					A travel plan is to be developed as part of the feasibility & design stages and this is to be based on the site-specific travel assessment and to cover the following as a minimum: - Where relevant, existing travel patterns and opinions of existing building or site users towards cycling and walking so that constraints and opportunities can be identified. - Travel patterns and transport impact of future building users. - Current local environment for walkers and cyclists (accounting for visitors who may be accompanied by young children). - Disabled access (accounting for varying levels of disability and visual impairment). - Public transport links serving the site. - Current facilities for cyclists. The travel plan must include a package of measures to encourage the use of sustainable modes of transport and the movement of people and goods during the building's operation and use. If the occupier is known, they must be involved in the development of the travel plan and they must confirm that the travel plan will be implemented post refurbishment or fit-out and be supported by the building's management in operation. Actions: - The developer must provide the Transport Assessment and Travel Plan completed in support of the initial development in order to enable the credit to be awarded 21.03.2024 (SRE) – Project team confirmed a travel plan will not be produced.
•		9	7	8	Standard Transport Credit Total
		0	0	0	Exemplary Transport Credit Total
		6.93	5.39	6.16	% Transport Total (Standard + Exemplary)
Water					
Wat 01 - Water Consumption					
	Credit	Available	Targeted	Potential	Comments
1	Water consumption	5	3	3	Water consumption Targeted - Yes (3 credits) Level 3 performance has been targeted. A typical specification should be as follows, based on the current drawings: - WC - 4 litres effective flush volume; - Wash hand basin taps - 4.5 litres per min; - Showers - 6 litres per min

					- Baths - 140 litres - Kitchenette Taps - 5 litres per min - Domestic-sized dishwashers - 12 litres/cycle - Domestic-sized washing machines - 40 litres/use - Commercial-sized dishwashers - 5 litres/rack - Commercial or industrial-sized washing machines - 7.5 litres/kg The above information is fed into the Wat 01 calculator by the Assessor to determine the anticipated water consumption of the development when operational and thus indicate the credits achieved. Actions: - M&E to confirm the above in DS letter, drawings and relevant data sheets.
e1	Water consumption: Exemplary levels	1	0	0	Exemplary Level Criteria Targeted – No Achieved a 65% improvement over baseline building water consumption; OR Exemplary credit for recycled non-potable water
Wat 02 - Water Monitoring					
	Credit	Available	Targeted	Potential	Comments
Pre-req	Pre-requisite (Good to Outstanding ONLY)		✓	✓	
1	Water monitoring	1	1	1	Water monitoring Targeted - Yes (1 credit) The following elements have been assumed and should be reflected in the specification: - Mains water meter to be supplied to the building (with a pulsed output) - this is a mandatory element and must be achieved for a "Very Good" rating. - In addition, water-consuming plant or building areas consuming 10% or more of the building's total water demand should also be fitted with sub-meters or have water monitoring equipment integral to the plant or area. As the water demands are small for the staff kitchen and WC facilities, it could be considered that there would be no additional benefit from the installation of sub-meters - this is to be confirmed by the M&E consultant. Actions:

					- M&E consultant to confirm water metering/monitoring strategy and specify water metering within the design and schematics. - Mains water meters to be confirmed as having pulsed outputs to support BREEAM - M&E to confirm with drawings and data sheets.
Wat 03 - Leak Detection					
	Credit	Available	Targeted	Potential	Comments
1	Leak detection system	1	0	1	Leak detection system Targeted - Yes (1 credit) A leak detection system which is capable of detecting a major water leak on the mains water supply within the building and between the building and the utilities water meter must be installed. If a break tank is installed, then the leak detection system would only cover from the utility water meter to the check meter in the plant room. The leak detection system must be: - A permanent automated water leak detection system that alerts the building occupants to the leak OR an inbuilt automated diagnostic procedure for detecting leaks is installed. - Activated when the flow of water passing through the water meter/data logger is at a flow rate above a pre-set maximum for a pre-set period of time. - Able to identify different flow and therefore leakage rates, e.g. continuous, high and/or low level, over set time periods. - Programmable to suit the owner/occupiers' water consumption criteria. - Where applicable, designed to avoid false alarms caused by normal operation of large water-consuming plant such as chillers. Actions: - Leak detection system to be detailed within the M&E specification.
2	Flow control devices	1	0	1	Flow control devices Targeted - Yes (1 credit) Flow control devices should be installed to each WC area/facility to avoid leaks and wastage. These can be in the form of: - A time controller or programmed time controller - A volume controller - A presence detector and controller - A central control unit (utilising all or some of the above) The control device must be installed in communal WC areas. Actions: - Flow control devices to be detailed within the M&E specification.

•	8	4	6	Standard Water Credit Total	
	1	0	0	Exemplary Water Credit Total	
	7.16	3.08	4.62	% Water Total (Standard + Exemplary)	
Materials					
Mat 01 - Life Cycle Impacts					
	Credit	Available	Targeted	Potential	Comments
1	Life cycle impacts	6	0	6	Environmental impact of materials. Project lifecycle assessment study. Targeted - Yes (1 Credit) - The project uses a life cycle assessment (LCA) tool or undertakes a building information model life cycle assessment (BIM LCA) to measure the life cycle environmental impact of the refurbishment or fit-out works. - The LCA covers new materials as relevant to the assessment parts listed in CN7 and indicated in the 'Materials assessment scope' section of the BREEAM Refurbishment and Fit-out Mat 01 calculator (Part B of the tool). - The mandatory requirements identified in the 'Materials assessment tool, method and data' section of the BREEAM Refurbishment and Fit-out Mat 01 calculator have been met. - A member of the project team completes the BREEAM Refurbishment and Fit-out Mat 01 calculator using parts A and B and determines a score based on the robustness of the LCA tool used (left side of the tool) and the scope of the assessment in terms of the materials specified that have been considered (right side of the tool) - Where the design team can demonstrate how the LCA has benefited the building in terms of measuring and reducing its environmental impact. See CN14 - Where the design team submit the LCA tool output (e.g. Building Information Model (BIM)) for assessing the building to BRE Global Limited (via the project's appointed BREEAM assessor) to inform future potential LCA benchmarking for BREEAM - Credits are awarded in accordance with Table 46 . Actions: - Undertake a Lifecycle assessment study <i>21.03.24 (SRE) – SRE issued fee for LCA works, credits moved to potential.</i>
e1	Green Guide to Specification -	1	0	1	Exemplary Level Criteria Targeted – Potential Achieve 85% Mat 01 calculator points

	Exemplary performance				
Mat 03 - Responsible Sourcing of Materials					
	Credit	Available	Targeted	Potential	Comments
Pre-req	Pre-requisite		✓	✓	Pre-requisite for all assessments: All timber used on the project is to be legally harvested and traded. Supporting statement to this effect and supporting chain of custody certification.
1	Sustainable Procurement Plan	1	1	1	Sustainable Procurement Plan Targeted - Yes (1 credit) The contractor is required to provide a Sustainable Procurement Plan which sets out a clear framework for the responsible sourcing of materials to guide procurement throughout the project. The plan can be adopted at an organisational level or, alternatively, it can be site specific. For the purposes of the BREEAM assessment, the plan must cover as a minimum: • Risks and opportunities identified against a broad range of social, environmental and economic issues • Aims, objectives and targets to guide sustainable procurement activities • The strategic assessment of sustainably sourced materials available locally and nationally. There should be a policy to procure materials locally where possible • Procedures in place to check and verify that the sustainable procurement plan is being implemented/adhered to on individual projects. Actions: • <i>The Principal contractor sources materials in line with the sustainable procurement plan.</i>
2	Responsible sourcing of materials (RSM)	3	1	2	Responsible sourcing of materials (RSM) Targeted - Yes (1 credit) All relevant building materials including (but not limited to) concrete, steel, blocks, insulation, plasterboard etc. are to be sourced from suppliers holding ISO14001 / BES6001 product certification, with all timber to be FSC/PEFC certified and from a legal source. An RSM score of 18%+ will, therefore, be targeted. Actions: • <i>Key materials (timber, metal stud, insulation and plasterboard) to be sourced from suppliers with ISO 14001/BES 6001 or have EPDs.</i> • <i>Project Team to supply all key materials schedule including datasheets and certificates.</i>
e1	Exemplary performance: Responsible sourcing	1	0	0	Exemplary Level Criteria Targeted – No The following outlines the exemplary level criteria to achieve one innovation credit for this BREEAM issue: • Where at least 70% of the available RSM points are achieved.

Mat 04 - Insulation					
	Credit	Available	Targeted	Potential	Comments
1	Embodied impact	1	1	1	Embodied impact Targeted - Yes (1 credit) An insulation index of >2.5 must be achieved for the embodied environmental impact of the insulation. Insulation within the following elements is to be assessed: • External walls • Ground floor • Roof • Building services The embodied impact is calculated based on the Green Guide rating of the insulation and its thermal conductivity. Where possible, products will be specified with the manufacturer's Environmental Product Declarations (EPDs) as these will enhance the Green Guide ratings. Actions: • Architect to complete the Mat 04 schedule - and high-quality (performance) insulation to be installed (high performing green guide rating).
Mat 05 - Designing for durability and resilience					
	Credit	Available	Targeted	Potential	Comments
1	Protecting vulnerable parts of the building from damage & protecting exposed parts of the building from material degradation	1	1	1	Protecting vulnerable parts of the building from damage Targeted - Yes (1 credit) Areas to be identified which are subject to vehicular, trolley and pedestrian movement, and suitable design measures to be included for protection and prevent damage. • Protection from the effects of high pedestrian traffic in main entrances, public areas and thoroughfares (corridors, lifts, stairs, doors etc.). • Protection against any internal vehicular/trolley movement within 1m of the internal building fabric in storage, delivery, corridor and kitchen areas. • Protection against, or prevention from, any potential vehicular collision where vehicular parking and manoeuvring occurs within 1m of the external building façade for all car parking areas and within 2m for all delivery areas. Material degradation:

					(e.g. corrosion, discolouration) due to environmental factors (e.g. moisture, solar radiation) must be limited through appropriate design and specification measures. (only as applicable to the works included in the fit-out) Suitable durability and protection measures to vulnerable parts of the building can include: • Bollards/barriers/raised kerbs to delivery and vehicle drop-off areas • Robust external wall construction, up to 2m high • Corridor walls specified to Severe Duty (SD) as per BS 5234-21 • Protection rails to walls of corridors • Kick plates/impact protection (from trolleys etc.) on doors • Hard-wearing and easily washable floor finishes in heavily used circulation areas (i.e. main entrance, corridors, public areas etc.) • Designing out the risk without the need for additional materials specification to protect vulnerable areas. Actions: • Architect to ensure protection measures are specified for vulnerable and exposed parts of the building. This is to be evidenced through annotated drawings and a material schedule detailing the proposed protection measures..
Mat 06 - Material efficiency					
	Credit	Available	Targeted	Potential	Comments
1	Material efficiency	1	1	1	Material efficiency Targeted - Yes (1 credit) Opportunities should be identified, and appropriate measures investigated and implemented within the scope of refurbishment or fit-out works, to optimise the use of materials through building design, procurement, refurbishment, maintenance and end of life. The above should be carried out by the design/construction team in consultation with the relevant parties at each of the following RIBA stages: Preparation and Brief, Concept Design, Developed Design, Technical Design, and Construction. Actions: • The Architect needs to produce Material efficiency reports to optimise the use of materials through building design, procurement, refurbishment, maintenance and end of life at each of the following stages: ○ Preparation and Brief ○ Concept Design ○ Developed Design ○ Technical Design

					- The main contractor needs to produce a Material efficiency report update during: - Construction
	•	13	6	12	Standard Materials Credit Total
		2	0	1	Exemplary Materials Credit Total
		16.43	6.66	14.32	% Materials Total (Standard + Exemplary)
Waste					
Wst 01 - Construction Waste Management					
	Credit	Available	Targeted	Potential	Comments
1	Pre-refurbishment audit	1	1	1	Pre-refurbishment audit Targeted – Yes (1 Credit) A pre-refurbishment waste audit must be undertaken at Concept Design (RIBA Stage 2) prior to demolition of existing buildings/structures, even if there are no demolition works being undertaken. The audit should be carried out by a competent person has appropriate knowledge of buildings, waste and options for the reuse and recycling of different waste streams. Actual waste arisings and waste management routes used should be compared with those forecast from the audit and barriers to achieving targets should be investigated. The audit must be referenced in the Resource Management Plan (RMP) and cover: - Identification and quantification of the key materials where present on the project. - Potential applications and any related issues for the reuse and recycling of the key materials in accordance with the waste hierarchy. - Identification of local reprocessors or recyclers for recycling of materials. - Identification of overall recycling rate for all key materials. - Identification of reuse targets where appropriate. - Identification of overall landfill diversion rate for all key materials. Actions:

					Pre-refurbishment audit to be completed and made reference to within the Resource Waste Management Plan (RMP).
2	Reuse and direct recycling of materials	2	1	1	Reuse and direct recycling of materials Targeted - Yes (1 credit) Where, from the waste generated by the refurbishment and fit-out works, the following waste material types are either directly re-used on-site or off-site or are sent back to the manufacturer for closed-loop recycling: - Inert materials (excluding soil) - New and used metal materials - Composite materials (materials which include more than one material type often bonded together) - New and used plasterboard (offcuts/unused/undamaged boards) - Furniture - Timber products (All sawn soft/hard wood only - no board products e.g. MDF/chipboard, etc) - New and used mineral fibre ceiling panels and tiles - Vinyl floor coverings (uplifted vinyl flooring and post-installation offcuts) - Used carpet tiles (good reusable condition) - Packaging materials (all timber, cardboard and plastic) - New and unused insulation board (foam board only e.g. EPS, XPS, ISO, COMP. not mineral fibre) - Fixtures and fittings <u>One credit</u> is achieved where 50% of the total available points for the waste material types listed above that are present on the project have been achieved (using the Wst 01 calculator tool). <u>Two credits</u> are achieved where 75% of the total available points for the waste material types listed above that are present on the project have been achieved (using the Wst 01 calculator tool). Actions: - Waste material are either directly re-used on-site or off-site or are sent back to the manufacturer for closed loop recycling. e.g Closed-loop Gypsum recycling
3	Construction resource efficiency	3	2	2	Resource efficiency Targeted - Yes (2 credits) A Resource Management Plan (Site Waste Management Plan) covering non-hazardous waste relating to construction (including dedicated off-site manufacture), demolition and excavation must be developed and implemented. A nominated person should be identified to take responsibility for the plan and collection of data to confirm that the following targets have been met: One credit: Construction waste generated should be less than 11.3m³ or 3.5 tonnes of waste per 100m² (GIFA).

					Two credits: Construction waste generated should be less than the target benchmarks <u>which are assumed for this project at 4.5m³ or 1.2 tonnes of waste per 100m² (GIFA).</u> Three credits: Construction waste generated should be less than 2.1m³ or 0.4 tonnes of waste per 100m² (GIFA). - This should be targeted where possible. Note - Volume (m³) is actual volume of waste (not bulk volume). Actions: - Waste figures from works to be quantified. less than 1.2 tonnes of waste per 100m² for 2 credits - Resource Waste Management Plan (RMP) to be produced.
4	Diversion of resources from landfill	1	1	1	Diversion of resources from landfill; Targeted - Yes (1 credit) The following percentages of non-hazardous construction and demolition waste (where applicable) generated have been diverted from landfill: Refurbishment/fit-out: 85% (Volume), 90% (Tonnage) Demolition: 90% (Volume), 95% (Tonnage) Actions: - Waste figures diverted from landfill to be targeted - Refurbishment/fit-out: 85% (Volume), 90% (Tonnage) Demolition: 90% (Volume), 95% (Tonnage) - Waste figures diverted from landfill to be quantified.
e1	Resource efficiency / Diversion of waste from landfill: Exemplary performance	1	0	0	Exemplary Level Criteria Targeted – No Non-hazardous construction waste generated by the building's design and refurbishment or fit-out is no greater than the exemplary level resource efficiency benchmark. The percentage of non-hazardous construction and demolition (if relevant) waste diverted from landfill meets or exceeds the exemplary level percentage benchmark. Waste materials will be sorted into separate key waste groups (according to the waste streams generated by the scope of the works; the List of Wastes/European Waste Catalogue code should be referenced) either on-site or off-site through a licensed contractor for recovery. 75% of waste materials have been reused on or off-site rather than recycled.
Wst 03 - Operational Waste					

	Credit	Available	Targeted	Potential	Comments
1	Operational waste	1	1	1	Operational waste Targeted - Yes (1 credit) The design team needs to identify the typical volumes of recyclable waste that will be generated and show that there is sufficient space for the storage of recyclables. Where volumes cannot be predicted, at least 2m² area should be allowed per 1000m² floor area for storage of recyclable waste and this should be clearly identified on the Site Plan. Dedicated waste storage space will also need to be clearly labelled and accessible to all building occupants. If large volumes of bulky packaging are anticipated then a waste compactor or baler will also be required. Actions: • Specify the area of waste storage provision, supporting labelling on walls and label clearly on drawings, • At least 2m² per 1000m² of net floor area for buildings < 5000m. (Note – the same area must also be provided for recycling).

Wst 05 - Adaptation to climate change					
	Credit	Available	Targeted	Potential	Comments
1	Adaptation to climate change - structural and fabric resilience	1	1	1	Adaptation to climate change – Structural and fabric resilience Targeted – Yes (1 Credit) Conduct a climate change adaptation strategy appraisal for structural and fabric resilience by the end of Concept Design (RIBA Stage 2 or equivalent), in accordance with the following approach: Carry out a systematic (structural and fabric resilience specific) risk assessment to identify and evaluate the impact on the building over its projected life cycle from expected extreme weather conditions arising from climate change and, where feasible, mitigate against these impacts. The assessment should cover the following stages: • Hazard identification • Hazard assessment • Risk estimation • Risk evaluation • Risk management. Actions: • Project team to carry out climate adaptation strategy appraisal by the end of Concept Design RIBA Stage 2
e1	Responding to adaptation to climate change	1	0	0	Exemplary Level Criteria – Responding to climate change Targeted – No A holistic approach to the design and refurbishment fit-out of the current building's life cycle, to mitigate against the impacts of climate change, is represented by the achievement of these criteria.
Wst 06 - Functional adaptability					
	Credit	Available	Targeted	Potential	Comments
1	Functional adaptability	1	1	1	Functional adaptability Targeted - Yes (1 credit) A building-specific functional adaptation strategy study is required to be undertaken by the client and design team by Concept

					Design (RIBA Stage 2) of the fit-out, which should include recommendations for measures to be incorporated to facilitate future adaptation. The study should cover: • The potential for major refurbishment, including replacing the façade. • Design aspects that facilitate the replacement of all major plant within the life of the building, e.g. panels in floors/walls that can be removed without affecting the structure, providing lifting beams and hoists. • The degree of adaptability of the internal environment to accommodate changes in working practices. • The degree of adaptability of the internal physical space and external shell to accommodate change in-use. • The extent of accessibility to local services, such as local power, data infrastructure etc. The adaptation measures should be adopted into the scheme by RIBA Stage 4 to enable the credit to be awarded. Actions: • <i>Functional adaptability study to be undertaken and recommendations produced by the Architect prior to the end of Stage 2. - Design aspects that facilitate replacement of plant, facilitate change of use, facilitate change in working practice.</i>
•		10	8	8	Standard Waste Credit Total
		2	0	0	Exemplary Waste Credit Total
		9.20	5.76	5.76	% Waste Total (Standard + Exemplary)
Land Use & Ecology					
LE 02 - Protection of Ecological Features					
	Credit	Available	Targeted	Potential	Comments
1	Protection of ecological features	1	1	1	Protection of ecological features Targeted - Yes All existing features of ecological value within and surrounding the refurbishment or fit-out zone and site boundary area must be adequately protected from damage during clearance, site preparation and refurbishment or fit-out activities in line with BS42020: 2013. In all cases, the principal contractor is required to construct ecological protection recommended by the Suitably Qualified Ecologist (SQE), prior to any preliminary site refurbishment or fit-out or preparation works (e.g. erection of temporary site facilities). Features of ecological value: • Trees determined to be of value using one of the following measures: ○ More than 10 years old (or where age is unknown where the trunk diameter is over 100mm).

					○ Tree of significant ecological value (as defined by BS 5837: 20122 and confirmed by the Suitably Qualified Ecologist or qualified arboriculturist). • Hedges and natural areas requiring protection. • Watercourses and wetland areas. • Nesting or roosting opportunities for birds or bats within the building. Actions: • A Suitable Qualified Ecologist (SQE) will be required to visit the site prior to any work taking place to provide appropriate ecological protection. <i>21.03.2024 (SRE) – Project team confirmed Initial Ecology Appraisal has been carried out – limited ecology present on pre-developed site.</i>
LE 04 - Enhancing site ecology					
	Credit	Available	Targeted	Potential	Comments
1	Ecologist's report and recommendations	1	1	1	Ecologist's report and recommendations Targeted – Yes (1 Credit) A suitably qualified ecologist (SQE) must be appointed by the client or their project representative by the end of the Preparation and Brief stage (RIBA Stage 1 or equivalent) to advise on enhancing the ecology of the site at an early stage. The SQE must provide an Ecology Report with appropriate recommendations for the enhancement of the site's ecology at Concept Design stage (RIBA Stage 2 or equivalent). The report is based on a site visit/survey by the SQE (see also <u>CN6</u>). The early stage advice and recommendations of the Ecology Report for the enhancement of site ecology must be implemented in the refurbishment or fit-out. Actions: • A Suitable Qualified Ecologist (SQE) will be required to visit the site prior to any work taking place. • Project Team to confirm Ecologist's recommendations have been/will be implemented into the design <i>21.03.2024 (SRE) - Project team confirmed Initial Ecology Appraisal has been carried out – limited ecology present on pre-developed site.</i>
LE 05 - Long Term Impact on Biodiversity					
	Credit	Available	Targeted	Potential	Comments

1	Long term impact on biodiversity	2	2	2	Long term impact on biodiversity; Targeted - Yes (1 credit) This issue is only applicable where works to external soft landscaping are within the scope of the refurbishment or fit-out zone, or where the occupier of the refurbishment or fit-out zone will have responsibility for ongoing management of soft landscaped areas. It has been assumed that this issue will apply to the project and therefore one credit is targeted here. A Suitably Qualified Ecologist (SQE) is to be appointed prior to commencement of activities on-site and they confirm that all relevant UK and EU legislation relating to the protection and enhancement of ecology has been complied with during the refurbishment or fit-out process. A landscape and habitat management plan, appropriate to the site, is to be produced covering at least the first five years after project completion in accordance with BS 42020:20131 Section 11.1. This is to be handed over to the building owner/occupants for use by the grounds maintenance staff. Additional measures to improve the assessed site's long term biodiversity should be adopted, according to Table 70 in the BREEAM RFO 2014 manual. Where the Suitably Qualified Ecologist confirms that none of the additional measures are applicable (due to the nature of the site and its surroundings) full credits can be awarded for demonstrating compliance with criteria 1 and 2. Actions: • <i>To be confirmed by SQE report.</i> • <i>Early stage recommendations for protection and ecological enhancement are to be implemented through construction and incorporated into the final design.</i> 21.03.2024 (SRE) – Project team confirmed there is a proposed biodiversity net gain due to the minimal levels of present Ecology on the pre developed site.
•		4	4	4	Standard Land Use & Ecology Credit Total
		0	0	0	Exemplary Land Use & Ecology Credit Total
		9.28	9.28	9.28	% Land Use & Ecology Total (Standard + Exemplary)
Pollution					
Pol 01 - Impact of Refrigerants					
	Credit	Available	Targeted	Potential	Comments

1	Impact of refrigerants	3	2	2	Impact of refrigerants Targeted - Yes (1 credit) Three credits can be achieved where there are <u>no refrigerants used</u>. However, if refrigerants are used and the below is achieved, up to two credits can be achieved: Pre-requisite: All systems (with electric compressors) must comply with the requirements of EN 378:2016 and EN 378-2:20161 and where refrigeration systems containing ammonia are installed, the Institute of Refrigeration Ammonia Refrigeration Systems Code of Practice. Two credits - Impact of refrigerant: Where the systems using refrigerants have Direct Effect Life Cycle CO₂ equivalent emissions (DELCO_{2e}) of <= 100 kgCO_{2e}/kW cooling/heating capacity, OR: Where air-conditioning or refrigeration systems are installed the refrigerants used have a Global Warming Potential (GWP) <= 10. OR One credit - Impact of refrigerant: Where the systems using refrigerants have Direct Effect Life Cycle CO₂ equivalent emissions (DELCO_{2e}) of <= 1000 kgCO_{2e}/kW cooling/heating capacity. - <u>This one credit is currently targeted.</u> Leak detection Targeted - Yes (1 credit) If refrigerants are used on-site, the systems will be specified with a permanent automated refrigerant leak detection system and must be capable of automatically isolating and containing the remaining refrigerant(s) charge. Actions: • M&E to confirm what refrigerants are to be used within the building – datasheets design stage drawings confirming locations
Pol 02 - NOx emissions					
	Credit	Available	Targeted	Potential	Comments
1	NOx emission levels for heating and hot water	3	0	0	NO_x emission levels for heating and hot water Targeted - No For credits to be awarded emissions level will need to be: • <= 100 mg/kWh (1 credit) • <= 70 mg/kWh (2 credits) • <= 40 mg/kWh (3 Credits).

					As the heating and hot water are being provided by the centralised network, which is powered by gas boilers and CHP, the NO_x emissions are likely to be in excess of 100mg/kWh. Therefore, only 1 credit is assumed here, at present. Actions: Where grid electricity is used to supply a heating system, the NO_x emissions should be assumed to be 617 mg/kWh (0 credits) <i>21.03.2024 (SRE) – Grid electricity to supply heating system meaning 0 credits are available.</i>
Pol 03 - Surface Water Run Off					
	Credit	Available	Targeted	Potential	Comments
1	Flood resilience	2	2	2	Flood resilience; Targeted – Yes (2 credits) Where flood maps from the appropriate statutory body (see Relevant definitions) confirm the refurbishment or fit-out is situated in a flood zone that is defined as having a low annual probability of flooding; OR The project meets the requirements for avoidance of flooding in accordance with Checklist 1, e.g. where the refurbishment or fit-out zone is of a floor level that is 0.3m higher than the obtained/estimated flood level and safe access/escape routes are available/present A desk-based Flood Risk Assessment has been completed on the GOV.UK website that confirms the site is within flood zone 1 - Low Flood risk, and therefore two credits can be awarded. Actions: <i>Based on Environmental Agencies flood risk maps the site is within zone 1 and there is a very low risk of flooding, two credits can be awarded.</i>
2	Surface water run-off	2	1	1	Surface water run-off Targeted – Yes (1 Credit) '1 credit can be achieved where there is no increase in the area of impermeable surfaces as a result of the refurbishment works. 2 credits can be achieved where an appropriate consultant has been appointed to design an appropriate drainage strategy for the site that: Decreases the impermeable area of the site by 50% or more; OR

					- Run-off as a result of the refurbishment is managed on-site using source control. The peak rate for the 1 in 100 year event must be reduced by 50% or more from the existing site, the total volume of run-off for the 1 in 100 year event of 6 hour duration must be reduced by 50%, and for both calculations an allowance for climate change must be included.' Actions - Project team to confirm there has been no increase in impermeable surface as a result of the refurbishment works <i>21.03.2024 (SRE) – Assumed the one credit will be targeted due to no drainage strategy included in the scope for the development.</i>
3	Minimising watercourse pollution	1	1	1	Minimising water course pollution Targeted – Yes (1 Credit) There is no discharge from the developed site (includes new and existing hard landscaping and buildings) for rainfall up to 5mm (confirmed by the Appropriate Consultant). Where suitable pollution prevention measures are put in place (or already exist) for the different sources of pollution present on the assessed site. A comprehensive and up to date drainage plan of the site will be made available for the building/site occupiers. Relevant agreements for the ownership, long term operation and maintenance of all installed Sustainable Drainage Systems (SuDS) are in place, or for speculative projects, made available for the future occupier. Actions Drainage consultant to confirm there will be no discharge from the developed site for rainfall up to 5mm.
e1	Exemplary performance - Surface water run-off	1	0	0	Exemplary level requirements Targeted – No The following outlines the exemplary level requirements to achieve an innovation credit for surface water run-off: - Where all run-off from the developed site is managed on-site using source control, the following must be achieved to confirm compliance: - The peak rate of run-off as a result of the refurbishment for the 1 in 1 year event is reduced to zero. - The peak rate of run-off as a result of the refurbishment for the 1 in 100 year event is reduced to zero. - There is no volume of run-off discharged into the watercourses and sewers as a result of the refurbishment, for a 1 in 100 year event of 6 hour duration. - An allowance for climate change must be included for all of the above calculations, in accordance with current best practice national planning guidance.

					Where an appropriately qualified professional has been employed to provide the above calculations and design an appropriate drainage strategy for the site, ensuring all above criteria are achieved.
Pol 04 - Reduction of Night Time Light Pollution					
	Credit	Available	Targeted	Potential	Comments
1	Reduction of night time light pollution	1	1	1	Reduction of night time light pollution Targeted - Yes (1 credit) As initial drawings show external lighting is being installed as part of the fit-out works, this credit is applicable. This external lighting is to be designed in compliance with the ILE Guidance Note for the reduction of obtrusive light, 2011 in order to minimise unnecessary light pollution. All external lighting (excluding security and safety lighting but INCLUDING advertisements) is to be switched off between 2300hrs and 0700hrs. Security/safety lighting used between these times must comply with the lower levels of light as in the ILP's guidance. Illuminated advertisements, where specified, must be compliant with ILE Technical Report 5 - The Brightness of Illuminated Advertisements. Actions: - M&E to confirm external lighting compliance and provide datasheets and drawings. - External light fittings within the construction zone is not less than 60 luminaire lumens per circuit Watt. - All external light fittings are automatically controlled to prevent operation during daylight hours and have presence detection in areas of intermittent pedestrian traffic
Pol 05 - Noise Attenuation					
	Credit	Available	Targeted	Potential	Comments
1	Reduction of noise pollution	1	1	1	Reduction of noise pollution Targeted - Yes (1 credit) There are, or will be, no noise-sensitive areas or buildings within 800m radius of the assessed site. OR

					Where the building does have noise-sensitive areas or buildings within 800m radius of the site, a noise impact assessment in compliance with BS 74451 must be carried out by a suitably qualified acoustic consultant holding a recognised acoustic qualification and membership of an appropriate professional body and the following noise levels measured/determined: - Existing background noise levels at the nearest or most exposed noise-sensitive development to the proposed development or at a location where background conditions can be argued to be similar. The existing background noise levels shall not include existing plant associated with the assessed building. - The rating noise level resulting from the new noise source. The noise level from the proposed site/building, as measured in the locality of the nearest or most exposed noise-sensitive development, must be a difference no greater than +5dB during the day (07:00 to 23:00) and +3dB at night (23:00 to 07:00) compared to the background noise level. Where the noise source(s) from the proposed site/building is greater than the levels described in criterion 4, measures must be installed to attenuate the noise at its source to a level where it will comply with criterion 4. Action: • Targeted - No nearby noise sensitive areas. located near Southampton Airport and the M27 21.03.2024 (SRE) – Desk study has confirmed that there are no noise sensitive areas nearby – the frequent helicopter and nearby airport activity will outweigh any noise from externally fitted plant equipment.
•		13	8	8	Standard Pollution Credit Total
		1	0	0	Exemplary Pollution Credit Total
		12.57	7.12	7.12	% Pollution Total (Standard + Exemplary)
Innovation					
AI - Approved Innovation					
	Credit	Available	Targeted	Potential	Comments
1	Innovation application approved by BRE Global	1	0	0	Exemplar Credit Targeted – No Operational infrastructure and resources will be provided by the client to coordinate the following activities at quarterly intervals for the first three years of building occupation:

					1. Collection of occupant satisfaction, energy consumption and (where available) water consumption data. 2. Analysis of the data to check the building is performing as expected and make any necessary adjustments to systems controls or to inform building user behaviours. 3. Setting targets and/or appropriate actions for reducing water and energy consumption and monitor progress towards these. 4. Feedback any "lessons learned" to the design team and developer for use in future projects. 5. Provision of the actual annual building energy, water consumption (where available and accessible) and occupant satisfaction data to BRE for the purpose of future BREEAM performance benchmarking.
		0	0	0	Standard Innovation Credit Total
		1	0	0	Exemplary Innovation Credit Total
		1	0	0	% Innovation Total (Standard + Exemplary)



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