



sre

BREEAM Pre-Assessment

BREEAM UK New Construction V6.1

PNH Properties Group

Emsworth Business Park
Interbridges
New Brighton Road
Emsworth

Version	Revision	Date	Author	Reviewer	Project Manager
1	A	02.08.2024	Miles Blagden	Lamya Salem	Adam Tucker
1	B	29.11.2024	Miles Blagden	Adam Tucker	Adam Tucker

© Copyright SRE Ltd 2024

All rights reserved. No part of this publication may be reproduced, distributed, or transmitted in any form or by any means, including photocopying, recording, or other electronic or mechanical methods, without the prior written permission of the author, except in the case of brief quotations embodied in critical reviews and certain other non-commercial uses permitted by copyright law. For permission requests, write to the author, at the address below:

SRE Main Office
3 London Square | Cross Lanes
Guildford | Surrey | GU1 1UJ
T: +44 (0)1730 710044
E: info@sre.co.uk
W: www.sre.co.uk

Contents

Executive Summary 5

1.0 Assessment Overview 7

1.1. Development Overview..... 7

1.2. Assessment Criteria..... 7

1.3. BREEAM Score 7

1.4. BREEAM Minimum Standards..... 9

2.0 Credit Summary.....11

2.1. Potential & Unachievable Credits 11

2.2. Summary score sheet..... 16

3.0 Detailed Pre-Assessment 21

The background of the slide features a microscopic view of plant tissue, likely an onion skin. It shows a grid of cells with thick, brownish cell walls. On the left side, the cells are elongated and arranged in vertical rows. On the right side, the cells are more rounded and form a honeycomb-like pattern.

Executive Summary

Executive Summary

SRE exists to ensure that the built environment enhances life without costing the earth. This BREEAM¹ Pre-Assessment has been developed by SRE on behalf of PNH Properties (the Client) to demonstrate the likely BREEAM score of Units 1-14 Emsworth Business Park, Interbridges (the Proposed Development).

This pre-assessment has been based on details supplied by the client and wider design team to date, in addition to further desk-based study, best practice 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.

Project Name	Units 1-22 Emsworth Business Park
Lead Assessor	Adam Tucker
Target Rating	'Very Good' (≥ 55%)
BREEAM Version	BREEAM UK New Construction V6.1
Assessment Type	Industrial – Warehouse/Storage
BREEAM Type	Shell & Core

Scenario	Min Standards met?	Score	BREEAM Rating
RE Proposed	Yes	58.36%	Very Good

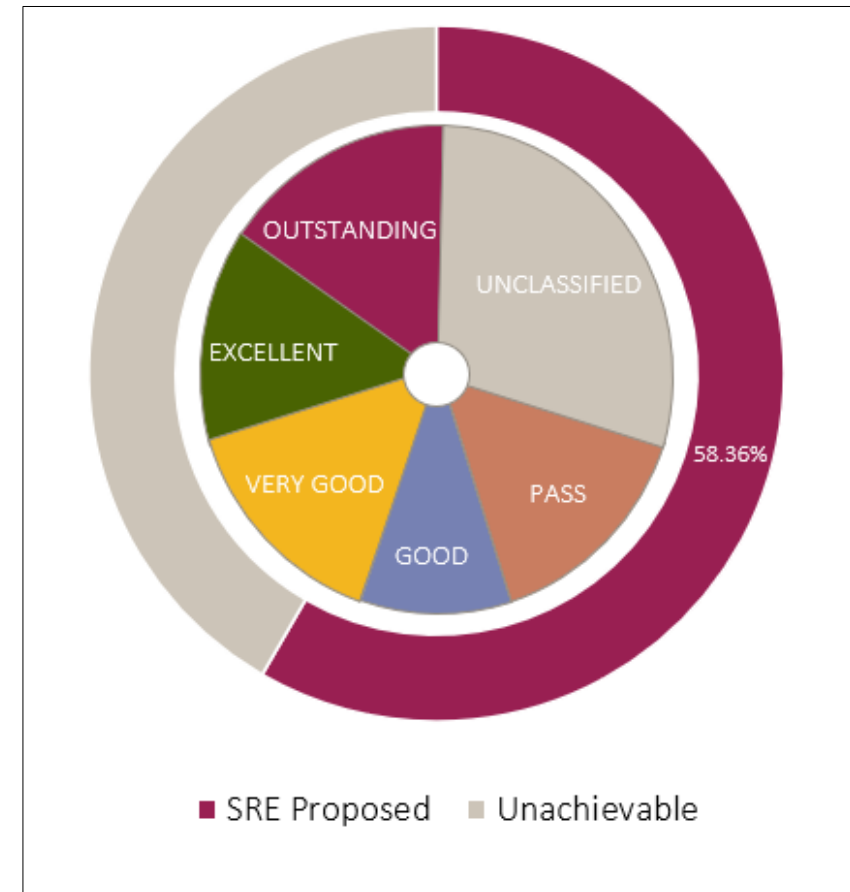
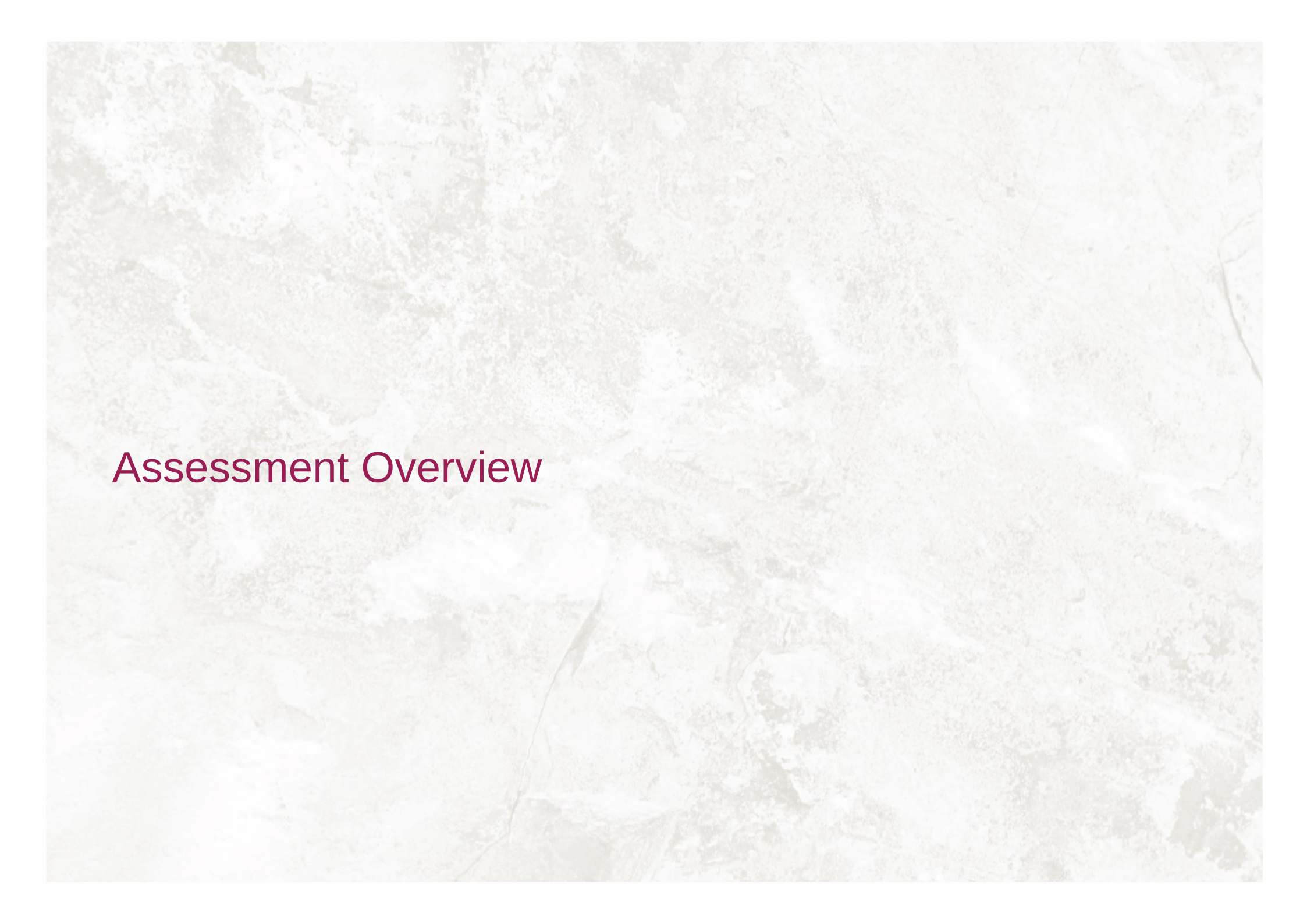


Figure 1 - BREEAM Score Chart

Copyright exists on the BREEAM and BRE Global name and logo and these are registered trademarks of BRE Global Ltd (BREG) and it may not be used or reproduced in any form for any purpose without prior written consent of BRE.

The background of the slide is a light beige or cream-colored paper with a marbled pattern. The pattern consists of irregular, swirling veins of a slightly darker, muted greenish-grey color, creating a textured, organic appearance.

Assessment Overview

1.0 Assessment Overview

1.1. Development Overview

The Proposed Development of units 1-14 at Emsworth Business Park, Interbridges consists of 14 industrial B2 units comprising 2,221.4 sqm GIA set over ground and mezzanine floors. The site proposes employment development, with associated access, parking, yards, landscaping and substation. All the units will have a similar use and will be assessed under BREEAM New Construction V6.1, Shell & Core, Industrial building.

1.2. Assessment Criteria

The BREEAM Pre-Assessment has shown that the Proposed Development can currently achieve a 'Very Good' rating under BREEAM UK NC V6.1 (SRE Proposed) based on the assumptions and information agreed to-date.

The BREEAM Assessment will be registered as a 'Shell and core' assessment to reflect the scope of the works. The credits included within the assessment are therefore those relevant to the scope of a 'Shell and Core' assessment.

This Pre-assessment highlights those credits which are likely to be achievable (SRE Proposed) and those that will require additional input (SRE Potential). The scheme is requested by Planning to achieve a BREEAM score of at least 55%, to ensure a 'Very Good' rating. It should be noted that there are fewer available credits in a Shell & Core assessment which makes higher ratings more difficult to achieve.

The Proposed Development comprises a thin shell with very minimal core services. It will contain speculative warehouse space which will be rented to different tenants. There is only minimal plant/equipment proposed and few utilities – water, heating etc. Consequently, there are limited credits available. As a result of these factors and scope discussions with the Client, we deem the maximum achievable rating for the assessment to be 'Very Good' (>55%).

1.3. BREEAM Score

The target score for the scheme is currently 58.36%, 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. Potential credits are highlighted within the following sections. We advise to closely monitor these credits through design and construction stages, to maintain a sufficient buffer above the minimum 'Very Good' threshold.

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. Sections 2.2 and 3.0 list the specific credits proposed as part of the BREEAM 'Very Good' rating.



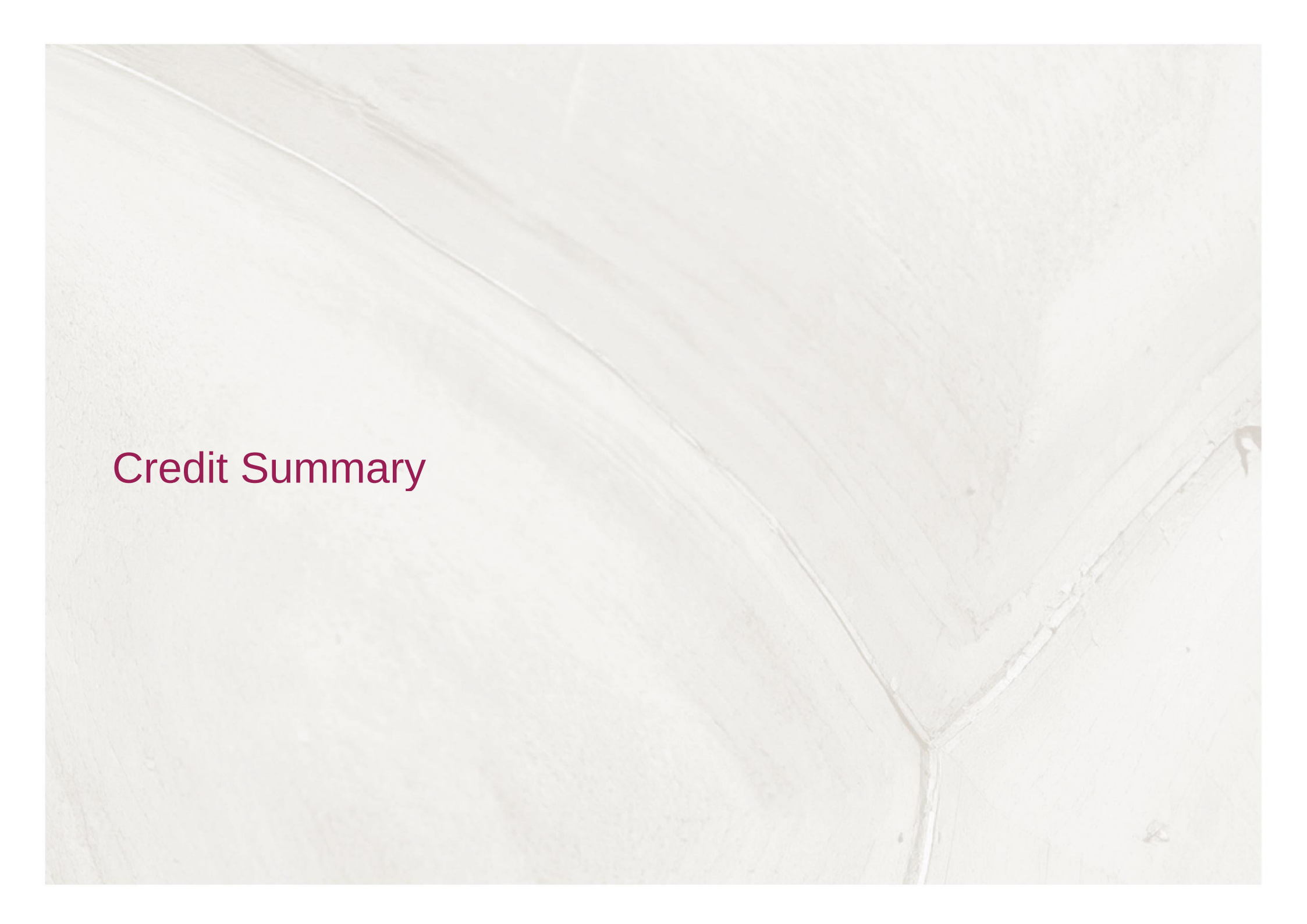
Figure 2 - Proposed Development Site

1.4. BREEAM Minimum Standards

In addition to the minimum score required, compliance with specific credits (known as minimum standards for each targeted rating) is summarised below. If the required minimum standards are not met, the targeted rating will not be achieved regardless of the overall score attained by the project.

Issue	Targeted
Man 03 - Responsible construction practices	✓
Man 04 - Commissioning and handover	✓
Man 04 - Commissioning and handover	✓
Ene 01 - Reduction of energy use and carbon emissions	✓
Ene 02 - Energy monitoring	✓
Wat 01 - Water consumption	✓
Wat 02 - Water monitoring	✓
Mat 03 - Responsible sourcing of construction products	✓
Wst 01 - Construction waste management	✓
Wst 03 - Operational waste	✓

Table 1 - BREEAM UK NC V6 minimum standards



Credit Summary

2.0 Credit Summary

2.1. Potential & Unachievable Credits

The following are credits that have been identified as **potentially achievable credits**, requiring further input from the project team.

BREEAM Credit		Potential credits	% score	Summary of credit requirements
Man 03 Responsible construction practices	Responsible construction management	2	1.21	Project team confirmed the development may pursue registration with the Considerate Constructors Scheme.
Hea 07 Safe and healthy surroundings	Safe access	1	1.14	Architect has confirmed that safe pedestrian access will be provided, upon review of final site layout this credit can be determined.
LE 01 Site Selection	Contaminated Land	1	1.15	Project Team have confirmed that Radon Gas has been identified on site (low risk), mitigation measures may be adopted in the form of ground liner.
Pol 03 Flood and surface water management	Minimising water course pollution	1	0.82	This credit has high benchmark to achieve for the proposed development.
			Total potential	4.32%

Table 2 - Potential credits

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

BREEAM Credit		Unachievable credits	% score	Summary of credit requirements
Man 01 Project brief and Design	Stakeholder consultation (interested parties)	1	0.61	Project team has confirmed that no third party consultation has been carried out due to extensive discussions with the planning authority and many previous applications for developments on the same site.
Man 02 Life cycle cost and service planning	Criteria 1 – ELCC	2	1.22	Project team confirmed optioneering studies have been carried out, but not in the formal ELCC format.
	Criteria 2 – Component level LCC	1	0.61	Project team confirmed optioneering studies have been carried out, but not in the formal LCC format.
Man 03 Responsible construction practices	Environmental management	1	0.61	Main contractor has confirmed that they do not operate under EMS certification.
	BREEAM AP (site)	1	0.61	Due to the onerous nature, BREEAM AP role will be undertaken as a desk based role.
Hea 01 Visual Comfort	Daylighting & View out	2	2.28	Project team didn't target these credits because the proposed development is designed as warehouse units where different types of activities are possible. Not every kind of activity would require daylighting and view out criteria for security purposes. Therefore these two credits are not targeted.

BREEAM Credit		Unachievable credits	% score	Summary of credit requirements
Hea 06 Security	Security of site and building	1	1.14	Project team confirmed a security assessor has not been appointed, security measures will be implemented in line with similar projects.
Ene 01 Reduction of energy use and carbon emissions	Energy performance	3	2.22	Aligned with other industrial buildings' energy performance, 6 credits are deemed achievable.
	Prediction of operational energy consumption	4	2.96	Client has confirmed future tenants are unknown so predicted energy consumption would have reduced accuracy.
Ene 04 Low carbon design	Free cooling	1	0.74	Free cooling solutions are not to be proposed, no free cooling study will be undertaken.
Tra 02 Sustainable Transport Measures	Transport options implementation	5	4.8	Due to the nearby transport links, additional transport measures are not deemed necessary.
Wat 01 Water Consumption	Water Consumption	2	1.76	High benchmarks associated with water consumption deem these additional credits unachievable.
Wat 03 Water leak detection	Leak detection system	1	0.88	Main contractor confirmed leak detection and flow control are not included in the specification due to the low level fit out and added expense.
	Flow control devices	1	0.88	

BREEAM Credit		Unachievable credits	% score	Summary of credit requirements
Mat 01 Environmental impacts from construction products	Building life cycle assessment (LCA)	7	8.75	Project team confirmed that these credits will not be sought due to the associated costs. Project team has confirmed optioneering studies have been carried out however not in the complaint format.
Mat 02 Environmental impacts from construction products - Environmental Product Declarations (EPD)	Environmental impacts from construction products	1	1.25	Due to technical difficulty with the supply chain in gaining this credit, it has been deemed unachievable.
Mat 03 Responsible sourcing of construction products	Measuring responsible sourcing	2	2.5	High benchmarks associated with responsible sourcing certificates deem these additional credits unachievable.
Wst 01 Construction waste management	Construction resource efficiency/Diversion of resources from landfill	1	0.78	High benchmarks associated with the exemplary criteria deem this additional credit unachievable.
LE 01 Site Selection	Previously occupied land	1	1.15	Credit not achievable as the site is a greenfield site.
LE 03 Managing impacts on ecology	Managing negative impacts	1	1.15	It has been assumed that there will be overall loss of ecology on site as this is a greenfield site. (loss of ecological value will be minimised).

BREEAM Credit		Unachievable credits	% score	Summary of credit requirements
Pol 03 Flood and surface water management	Surface water run-off	1	0.82	High benchmarks deem this this credit unachievable.
Total unachievable (excluding exemplary)				37.72%

Table 3 – Unachievable Credit Table

The following table summarises the potential and unachievable credits against the targeted score.

% Summary Table	
Targeted	58.37%
Potential	4.32%
Unachievable	37.72%
Total (excluding exemplary)	100.41%

Table 4 % Summary Table

(Note: the total score exceeding 100% is a result of rounding issues within the BREEAM management tool)

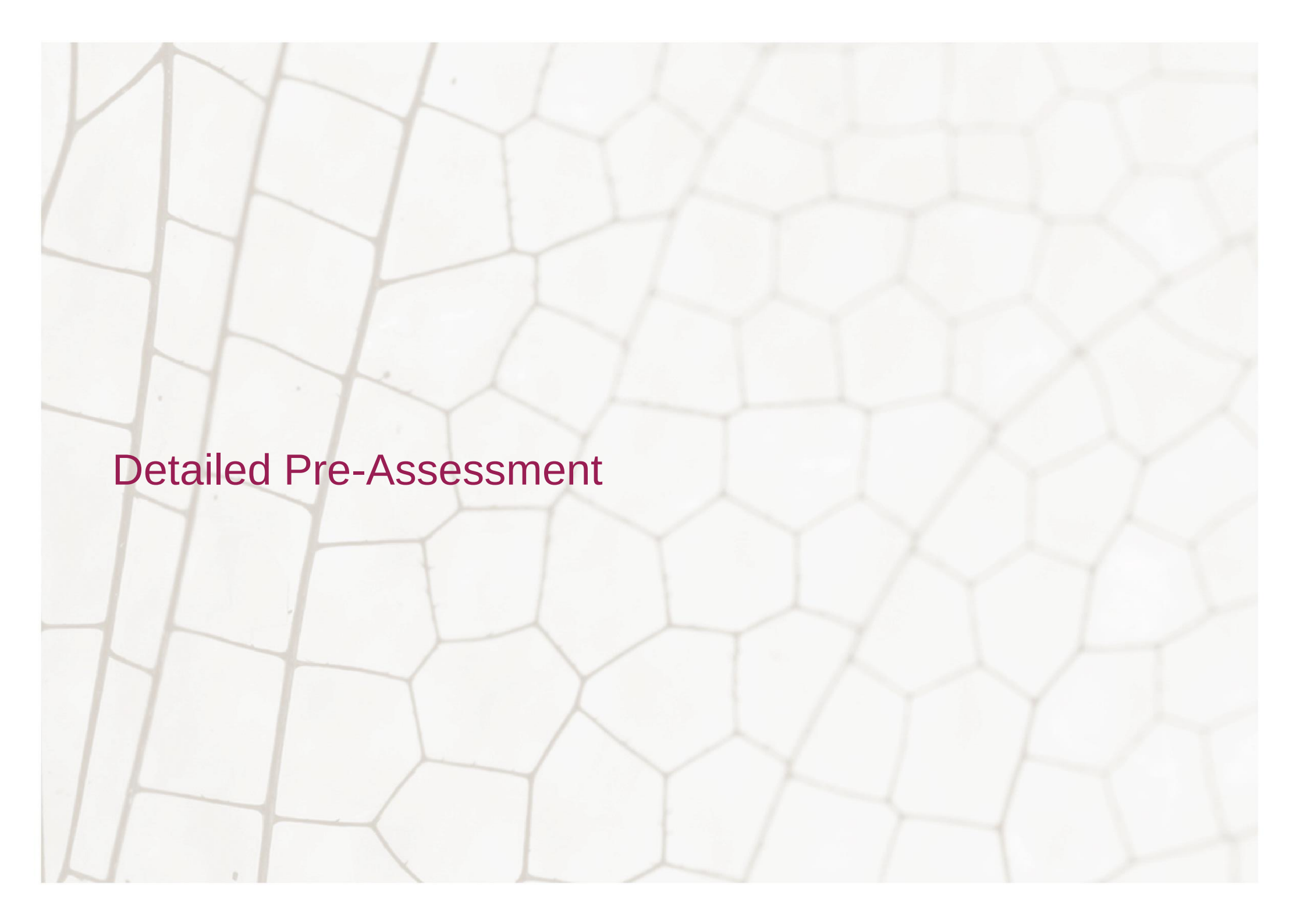
2.2. Summary score sheet

BREEAM Category		Available	Targeted	Potential
Management				
Man 01	Project brief and design	4	3	0
Man 02	Life cycle cost and service planning	4	1	0
Man 03	Responsible construction practices	6	2	2
Man 03 - Exemplary(1)	Responsible construction practices	1	0	0
Man 04	Commissioning and handover	4	3	0
Standard Management Credit Total:		18	9	2
Exemplary Management Credit Total:		1	0	0
% Management Total (Standard + Exemplary):		11.98	5.49	1.22
Health & Wellbeing				
Hea 01	Visual comfort	3	1	0
Hea 01 - Exemplary(1)	Visual comfort	1	0	0
Hea 05	Acoustic performance	1	1	0
Hea 06	Security	1	0	0
Hea 06 - Exemplary(1)	Security	1	0	0
Hea 07	Safe and healthy surroundings	2	1	1
Standard Health & Wellbeing Credit Total:		7	3	1
Exemplary Health & Wellbeing Credit Total:		2	0	0
% Health & Wellbeing Total (Standard + Exemplary):		9.98	3.42	1.14
Energy				
Ene 01	Reduction of energy use and carbon emissions	13	6	0
Ene 01 - Exemplary(1)	Reduction of energy use and carbon emissions	3	0	0
Ene 01 - Exemplary(2)	Reduction of energy use and carbon emissions	2	0	0
Ene 02	Energy monitoring	2	2	0

BREEAM Category		Available	Targeted	Potential
Ene 03	External Lighting	1	1	0
Ene 04	Low carbon design	3	2	0
Standard Energy Credit Total:		19	11	0
Exemplary Energy Credit Total:		5	0	0
% Energy Total (Standard + Exemplary):		19.06	8.14	0
Transport				
Tra 01	Transport assessment and travel plan	2	2	0
Tra 02	Sustainable transport measures	10	5	0
Standard Transport Credit Total:		12	7	0
Exemplary Transport Credit Total:		0	0	0
% Transport Total (Standard + Exemplary):		11.52	6.72	0
Water				
Wat 01	Water consumption	5	3	0
Wat 01 - Exemplary(1)	Water consumption	1	0	0
Wat 02	Water monitoring	1	1	0
Wat 03	Water leak detection	2	0	0
Standard Water Credit Total:		8	4	0
Exemplary Water Credit Total:		1	0	0
% Water Total (Standard + Exemplary):		8.04	3.52	0
Materials				
Mat 01	Environmental impacts from construction products - Building life cycle assessment (LCA)	7	0	0
Mat 01 - Exemplary(1)	Environmental impacts from construction products - Building life cycle assessment (LCA)	1	0	0
Mat 01 - Exemplary(2)	Environmental impacts from construction products - Building life cycle assessment (LCA)	1	0	0
Mat 01 - Exemplary(3)	Environmental impacts from construction products - Building life cycle assessment (LCA)	1	0	0
Mat 02	Mat 02 Environmental impacts from construction products - Environmental Product Declarations (EPD)	1	0	0

BREEAM Category		Available	Targeted	Potential
Mat 03	Responsible sourcing of construction products	4	2	0
Mat 03 - Exemplary(1)	Responsible sourcing of construction products	1	0	0
Mat 05	Designing for durability and resilience	1	1	0
Mat 06	Material efficiency	1	1	0
Standard Materials Credit Total:		14	4	0
Exemplary Materials Credit Total:		4	0	0
% Materials Total (Standard + Exemplary):		21.50	5	0
Waste				
Wst 01	Construction waste management	4	3	0
Wst 01 - Exemplary(1)	Construction waste management	1	0	0
Wst 02	Use of recycled and sustainably sourced aggregates	1	1	0
Wst 02 - Exemplary(1)	Use of recycled and sustainably sourced aggregates	1	0	0
Wst 03	Operational waste	1	1	0
Wst 05	Adaptation to climate change	1	1	0
Wst 05 - Exemplary(1)	Adaptation to climate change	1	0	0
Wst 06	Design for disassembly and adaptability	2	2	0
Standard Waste Credit Total:		9	8	0
Exemplary Waste Credit Total:		3	0	0
% Waste Total (Standard + Exemplary):		10.02	6.24	0
Land Use & Ecology				
LE 01	Site selection	2	0	1
LE 02	Ecological risks and opportunities	2	2	0
LE 02 - Exemplary(1)	Ecological risks and opportunities	1	0	0
LE 03	Managing impacts on ecology	3	2	0
LE 04	Ecological change and enhancement	4	4	0
LE 04 - Exemplary(1)	Ecological change and enhancement	1	1	0

BREEAM Category		Available	Targeted	Potential
LE 05	Long term ecological management and maintenance	2	2	0
Standard Land Use & Ecology Credit Total:		13	10	1
Exemplary Land Use & Ecology Credit Total:		2	1	0
% Land Use & Ecology Total (Standard + Exemplary):		16.95	12.50	1.15
Pollution				
Pol 01	Impact of refrigerants	3	3	0
Pol 02	Local air quality	2	2	0
Pol 03	Flood and surface water management	5	3	1
Pol 04	Reduction of night time light pollution	1	1	0
Standard Pollution Credit Total:		11	9	1
Exemplary Pollution Credit Total:		0	0	0
% Pollution Total (Standard + Exemplary):		9.02	7.38	0.82
Innovation				
AI	Approved Innovation	1	0	0
AI - Innovation Credit Total:		0	0	0
% Innovation Total (Standard + Exemplary):		1	0	0
OVERALL TOTALS			66	5
% OVERALL SCORE TOTALS			58.36	4.33



Detailed Pre-Assessment

3.0 Detailed Pre-Assessment

Management					
Man 01 - Project brief and design					
	Credit	Available	Targeted	Potential	Comments
1	Project delivery planning	1	1	0	Project Delivery Planning Completed prior to completion of Concept Design (1 credit) Targeted - Yes Notes from stakeholders meeting which identify and define each key phase of the project delivery (including, roles, responsibilities, and contributions). The project team should also demonstrate how stakeholders contributions have influenced Initial Project Brief, Project Execution Plan, Communication Strategy and Concept Design. Evidence Required: Design team to complete SRE Man01 consultation schedule template. Project Execution Plan and Communication Strategy also required from the design team (this is included in the SRE Man 01 consultation template). 24.07.24 (SRE) - Management 01 consultation schedule issued to the project team.
2	Stakeholder consultation (interested parties)	1	0	0	Stakeholder Consultation (interested parties) (1 credit) Targeted - No Complete by end of RIBA Stage 2 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. Evidence Required: Confirmation needed for whether this credit can be targeted. If given, evidence of interested parties consultation is required to ensure it meets the criteria above. Early stage consultation meeting notes to be provided and SRE Man 01 consultation meeting schedule template, to be completed by the design team. Design team to provide early stage drawings showing how consultation feedback affected the design of the development. 24.07.24 (SRE) - Project team confirmed third party stakeholder consultation has not been carried out.

Management					
3	BREEAM AP (concept design)	1	1	0	BREEAM AP (concept design) (one credit) Targeted - Yes The project team, including the client, will formally agree strategic performance targets early in the design process. Evidence Required: SRE has been appointed as BREEAM AP and will provide BREAM AP report to achieve this credit
4	BREEAM AP (developed design)	1	1	0	BREEAM AP (developed design) (1 credit) Targeted - Yes For this credit to be achieved, the BREEAM AP (concept design) credit is required. In addition, the BREEAM AP will be involved in the project at an appropriate time. Evidence required: SRE has been appointed as BREEAM AP and will provide BREAM AP report to achieve this credit
Man 02 - Life cycle cost and service planning					
	Credit	Available	Targeted	Potential	Comments
1	Elemental LCC	2	0	0	Elemental LCC (2 credits) Targeted - No Carries out an outline, entire asset LCC plan at Process Stage 2 (equivalent to Concept Design - RIBA Stage 2) together with any design options appraisals in line with 'Standardised method of life cycle costing for construction procurement' PD 156865: 2008.
2	Component level LCC options appraisal	1	0	0	Component Level LCC options appraisal Targeted - No A competent person develops a component level LCC options appraisal by the end of Process Stage 4 (equivalent to Technical Design - RIBA Stage 4) in line with PD 156865: 2008. The component level LCC includes (where present): - Envelope, e.g. cladding, windows, or roofing - Services, e.g. heat source, cooling source, or controls - Finishes, e.g. walls, floors or ceilings - External spaces, e.g. alternative hard landscaping, boundary protection

Management					
3	Capital cost reporting	1	1	0	Capital cost reporting (1 credit) Targeted - Yes The capital cost of the project will be formally stated in the BREEAM assessment, measured in £k/m². The capital cost for the building includes the expenses related to the initial construction of the building: Costs related to land procurement, clearance, design, statutory approvals and post occupancy aftercare are not included. Written confirmation to be provided during the design stage. Evidence Required: • QS to confirm that written confirmation of the final capital cost of the project in £k/m² will be provided
Man 03 - Responsible construction practices					
	Credit	Available	Targeted	Potential	Comments
Pre-req 1	Prerequisite - Legally harvested and traded timber		✓	✓	Prerequisite - All timber and timber-based products used on the project to be 'Legally harvested and traded timber'. The requirements outlined by the UK Government Timber Procurement Policy (TPP) need to be followed, in that they must be covered by third-party independent forest certification schemes Category A (e.g. FSC or PEFC). Evidence required: • Main contractor to confirm all Timber products used on site will be 'Legally harvested and traded timber, chosen based on the above certification
1	Environmental management	1	0	0	Environmental Management (1 credit) Targeted - No The principal contractor and demolition contractor must have a certified Environmental Management System (ISO 14001/EMAS). Evidence required: • Main contractor must operate an EMS covering their main operations Be third party certified, to ISO 14001: 20151, EMAS (EU Eco-Management and Audit Scheme) or equivalent standard 24.07.24 (SRE) - Peter (Main Contractor) confirmed an EMS is not operated.
2	BREEAM AP (site)	1	0	0	BREEAM AP (site) (1 credit) Targeted - No

Management					
					Client and contractor to formally agree on performance targets. A BREEAM AP should be involved in the project at an appropriate time and level. Evidence required: Main contractor to appoint BREEAM AP for Construction, Handover and Close Out stages (site based AP role requires regular site visits by the AP) 30.07.2024 (SRE) – project team confirmed site based AP would not be appointed.
3	Responsible construction management	2	0	2	Responsible construction management Targeted - Yes (2 credits) Team members are to be assigned responsibility for reporting and monitoring the items listed within Table 4.1 of the BREEAM NC V6 manual. Credits are achieved as follows: - One credit: As a minimum, achieve 9 of the items listed in table 4.1 of the manual, namely: a, d, f, g, h, j, n, o & r - Two credits: Achieve six additional credits from table 4.1 as well as the criterion above required for one credit As per BREs GN33, The Considerate Constructors Scheme (CCS), or equivalent, can be used in support of the delivery of the above measures. However, this is in addition to the site-specific evidence detailed above. Following the BRE guidance note KBCN1500, the CCS credit requirements are as follows: - One credit requires a minimum of 9 points per section and 27 overall - Two credits require a minimum of 11 points per section and 35 overall - Exemplary credit requires a minimum of 13 points per section and 39 overall Evidence required: - Project team to confirm that the site will be registered under considerate constructors scheme and the above benchmarks will be met, or adhere to monitoring items 30.07.2024 (SRE) – project team confirmed the site won't be registering with CCS.
4	Monitoring of construction site impacts	2	2	0	Monitoring of construction site impacts (2 credits) Targeted - Yes (2 credits) Responsibility is to be assigned to an individual for monitoring, recording and reporting energy use, water consumption and transportation data (where measured) resulting from all on-site construction processes (and dedicated off-site manufacturing) throughout the build programme.

Management					
					First monitoring credit utility consumption (energy and water) The assigned individual is to: - Set targets for the site energy consumption in kWh resulted from the use of construction plant, equipment (mobile and fixed) and site accommodation. - Set targets for the potable water consumption (m) arising from the use of construction plant, equipment (mobile and fixed) and site accommodation. - Monitor and record data as described above. Second monitoring credit transportation of materials and waste The assigned individual is to: - Set targets for transportation movements and impacts resulting from the delivery of the majority of construction materials to site and construction waste from site. As a minimum, this will cover the transport from the point of supply to the building site, including any transport, intermediate storage and point of supply. Materials used in major building elements will be monitored as a minimum. Transport from the construction gate to the waste disposal processing should also be monitored, covering construction waste groups outlined in the project's resource management plan. - Monitor and record data as described above. Evidence required: - Main contractor to confirm energy and water (one credit) and transport of materials on site and transport of waste (one credit) will be monitored. Consumption targets must be set prior to work starting on site. <i>24.07.24 (SRE) - Peter (Main Contractor) confirmed energy use, water consumption and transportation data from all on-site construction processes will be monitored.</i>
e1	Responsible construction management	1	0	0	Responsible construction management Targeted - No Meet the exemplary level criteria outlined in responsible construction management.
Man 04 - Commissioning and handover					
	Credit	Available	Targeted	Potential	Comments
Pre-req	Prerequisite (Very Good to Outstanding)		✓	✓	Prerequisite Mandatory to achieve a 'Very Good' rating - One credit - Commissioning-test schedule and responsibilities - Criterion 11 - Building User Guides Evidence required:

Management					
					Main Contractor to account for a BUG and testing schedule within the projects budget and ensure they are provided during the post-construction stage
1	Commissioning - testing schedule and responsibilities	1	1	0	Commissioning - testing schedule and responsibilities (1 credit) Mandatory - This credit is required for 'Very Good' rating to be achieved Targeted - Yes A schedule of commissioning and testing must be produced which identifies and includes a suitable time scale for commissioning and re-commissioning of all complex and non-complex building services and control systems and for testing and inspecting building fabric. An appropriate project team member should be appointed to monitor and programme pre-commissioning, commissioning and testing. Where necessary, include re-commissioning activities on behalf of the client. The principal contractor accounts for the commissioning and testing programme, responsibilities and criteria within their budget and the main programme of works. Allow the required time to complete all commissioning and testing activities prior to handover. Evidence required: Main Contractor to account for a BUG and testing schedule within the projects budget and ensure they are provided during the post-construction stage.
2	Commissioning - design and preparation	1	1	0	Commissioning - design and preparation (one credit) Targeted - Yes For this credit to be achieved, the criteria within Commissioning - testing schedule and responsibilities above must be met. During the design stage, the client or the principal contractor appoints an appropriate project team member, provided they are not involved in the general installation works for the building services systems, 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 or post-handover stages. For buildings with complex building services and systems, this role needs to be carried out by a specialist commissioning manager. Evidence required:

Management					
					- Confirmation that the main contractor has appointed an appropriate project team member with the responsibility of commissioning. - Receipt of commissioning schedules and any commissioning advice/management input that will be required.
3	Testing and inspecting building fabric	1	0	0	Testing and inspecting building fabric (one credit) Targeted - No For this credit to be achieved, the criteria within Commissioning - testing schedule and responsibilities above must be met. In addition: - Complete post-construction testing and inspection to quality-assure the integrity of the building fabric, including continuity of insulation, avoidance of thermal bridging and air leakage paths (this is through airtightness testing and a thermographic survey). A suitably qualified professional (see definition below) undertakes the survey and testing in accordance with the appropriate standard. - Rectify any defects identified during post-construction testing and inspection prior to building handover and close out. Any remedial work must meet the required performance characteristics for the building or element as defined at the design stage. Suitably Qualified Professional: <u>Airtightness testing</u>: Membership of Air Tightness Testing and Measurement Association (ATTMA) or Independent Air Tightness Testing Scheme (IATS) attained at organisational level. - Thermographic survey: Professionals holding a valid Category 2 or RQF (Regulated Qualifications Framework) Level 4. Alternatively, the survey can be undertaken by a Category 1 thermographer and then the images interpreted by a Category 2 or Level 4 thermographer. <i>24.07.24 (SRE) - Peter (Main Contractor) confirmed the undertaking of both is unlikely.</i>
4	Handover	1	1	0	Handover (1 Credit) Mandatory - This credit is required for 'Very Good' rating Targeted - Yes Prior to handover, two building user guides must be developed for the following users: a: A non-technical user guide for distribution to the building occupiers b: A technical user guide for the premises facilities managers A draft copy is developed and discussed with users first (where the building occupants are known) to ensure the guide is most appropriate and useful to potential users. Additionally, two training schedules should be prepared, timed appropriately around handover

Management

					and proposed occupation plans for the following users: a: A non-technical training schedule for the building occupiers b: A technical training schedule for the premises facilities managers The guides and training schedules should include, as far as possible, all relevant sections regarding the services and fabric installed. On completion of the works, the building owner, agent or user hands it over to the fit-out contractor, who can then complete the relevant sections based on the fit-out strategy. Evidence required: Confirmation from the main contractor that 2 BUGs and training schedules will be produced at the handover stage. Copies of these items are required at PCR stage.
	18	9	2	Standard Management Credit Total	
	1	0	0	Exemplary Management Credit Total	
	11.98	5.49	1.22	% Management Total (Standard + Exemplary)	

Health & Wellbeing

Hea 01 - Visual comfort

	Credit	Available	Targeted	Potential	Comments
2	Daylighting (building type dependent)	1	0	0	Daylighting (1 credit) Targeted - No Daylighting criteria have been met using either of the following options: a: The relevant building areas meet good practice daylight factors and other criteria as outlined in Table 5.1 and Table 5.2 OR b: The relevant building areas meet good practice average and minimum point daylight illuminance criteria as outlined in Table 5.3. Additional alternative route for healthcare building types only: c: The relevant building areas meet the median daylight factors and minimum daylight factors in Table 5.4

Health & Wellbeing					
					If this credit is to be targeted, daylight modelling is required, ideally before planning (SRE can provide this service). 24.07.24 (SRE) - Architect confirmed daylighting criteria is unlikely to be met so modelling will not be carried out.
3	View out	1	0	0	View Out (1 credit) Targeted - No (Achieved by default, unless the client confirms that the reception will not be fully fitted) 95% of the floor area in 95% of spaces for each relevant building area achieves adequate view out. Building areas within 8m of an external wall which has a window/opening of 20% of the surrounding wall area and at a seated eye level, the view out should be of a landscape or buildings (rather than just the sky). If it is not possible to confirm which areas of the building will contain workstations, benches or desks. All areas of the building designed for or likely to be occupied by workstations, benches or desks must comply with the relevant criteria. Evidence required: Architect to confirm if this credit can be achieved (marked up drawings) 24.07.24 (SRE) - Architect confirmed the criteria are unlikely to be met.
4	Internal and external lighting levels, zoning and control	1	1	0	Internal/External lighting and zoning controls (1 credit) Targeted - Yes All internal lighting to 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 complies with CIBSE Lighting Guide 7 sections 2.4, 2.13 to 2.15, 2.20, and 6.10 to 6.20. This covers: - Limits to the luminance of the luminaires to avoid screen reflections. (Manufacturers' data for the luminaires should be sought to confirm this). - Any area where a surface is used to reflect light into a space, such as 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. Additionally, all internal lighting is zoned to allow for occupant control. Zoning is in accordance with the criteria below for relevant areas present within the building: - In office areas, zones of no more than four workplaces

Health & Wellbeing					
					- Workstations adjacent to windows or atria and other building areas separately zoned and controlled - Teaching space or demonstration area - Whiteboard or display screen - Dining, restaurant, café areas: separate zoning of servery and seating or dining areas External lighting to be provided in accordance with BS 5489-1:2013 and BS EN 12464-2:2014. Evidence required: - M&E consultant to confirm the lighting strategy has been designed in line with the above criteria. Justification to be included where applicable.
e1	Daylighting (building type dependent)	1	0	0	Exemplary level criteria - Daylighting Targeted - No: Daylighting criteria have been met, with exemplary average and minimum point daylight illuminance criteria in Table 5.9. <i>24.07.24 (SRE) - Architect confirmed the criteria are unlikely to be met.</i>
Hea 02 - Indoor air quality					
Credit		Available	Targeted	Potential	Comments
Pre-req	Prerequisite - Indoor air quality (IAQ) plan		✗	✗	Credit not sought.
Hea 05 - Acoustic performance					
Credit		Available	Targeted	Potential	Comments
1	Acoustic performance	1	1	0	Acoustic performance (1 credit) Targeted - Yes <u>Indoor ambient noise levels 'Other' building types</u> Achieve indoor ambient noise levels that comply with the design ranges given in Section 7 of BS8233:2014. Pre-completion testing will be carried out by a compliant test body, in accordance with Table 5.18 in the BREEAM NC V6 manual. OR: A suitably qualified acoustician (SQA) is appointed to define a bespoke set of performance requirements for all function areas in the building. The performance requirements should use the three acoustic principles outlined above, setting out the performance requirements and testing

Health & Wellbeing

regime required for each.

Evidence required:

- Project team to confirm whether a Suitably Qualified Acoustician (SQA) will be appointed to perform testing and produce an acoustic report covering the above requirements.

Hea 06 - Security

	Credit	Available	Targeted	Potential	Comments
1	Security of site and building	1	0	0	Security; Input by RIBA Stage 2 (1 credit) Targeted - Yes A Suitably Qualified Security Specialist (SQSS/ALO) must conduct an evidence-based Security Needs Assessment (SNA) prior to RIBA Stage 2 and issue recommendations during Stage 2, which will be implemented. Any deviation will be justified and agreed with the SQSS. Evidence required: • Project team to appoint SQSS to conduct SNA during or prior to the end of concept design. SQSS to develop a set of security controls and recommendations for incorporation into proposals. Design team to ensure the design follows recommendations. 24.07.24 (SRE) - Project Team confirmed a security assessor has not been brought on board.
e1	Security of site and building	1	0	0	Credit not sought.

Hea 07 - Safe and healthy surroundings

	Credit	Available	Targeted	Potential	Comments
1	Safe access	1	0	1	Safe and healthy surroundings (1 credit) Targeted - No Where external site areas form part of the assessed development the following apply: • Dedicated and safe cycle paths are provided from the site entrance to any cycle storage, and connected to off-site cycle paths, where applicable. • Dedicated and safe footpaths are provided on and around the site, providing suitable links for the following: ○ The site entrance to the building entrance ○ Car parks (where present) to the building entrance ○ The building to outdoor space

Health & Wellbeing					
					○ Connecting to off-site paths where applicable. • Pedestrian drop-off areas are designed off, or adjoining to, the access road and should provide direct access to other footpaths. Dedicated and safe footpaths: Marked-out and clearly signed routes to accommodate building users arriving on and travelling through the assessed site on foot. They must also have the following features: 1. Dedicated pedestrian crossing points are provided where needed to allow pedestrians to cross vehicle access routes. 2. Appropriate traffic calming measures are in place to slow traffic at any crossing points. 3. Developments with high numbers of visitors provide signposting to other local amenities and public transport nodes off-site, where existing. 4. Adequate external lighting in accordance with BS 5489-1:2013 Lighting of roads and public amenity areas. Where vehicle delivery access and drop-off areas form part of the assessed development, the following apply: • Delivery areas are not accessed through general parking areas and do not cross or share the following: ○ pedestrian and cyclist paths ○ outside amenity areas accessible to building users and general public. • There is a dedicated parking or waiting area for goods vehicles with appropriate separation from the manoeuvring area and staff and visitor car parking. • Parking and turning areas are designed for simple manoeuvring according to the type of delivery vehicle likely to access the site, thus avoiding the need for repeated shunting. Evidence required: • Design Team to confirm the extent of the site under the proposed development • Site plan required to confirm the dedicated safe cycle paths, footpaths, pedestrian drop off, delivery access 24.07.24 (SRE) - Architect has confirmed that due to the nature of the development this credit is unlikely. Delivery areas amongst general parking for instance.
2	Outside space	1	1	0	Outside Space - (1 credit) Targeted - Yes There is an outside space providing building users with an external amenity area. The outside space must: • be an outdoor landscaped area, for example a garden, balcony or terrace; the majority of the space should be open to the sky

Health & Wellbeing					
					- have appropriate seating areas and be non-smoking - be located ensuring accessibility to all building users and avoiding areas that will have disturbances from sources of noise (e.g. building services, car parks, busy roads, delivery areas etc.) Evidence required: - Marked up drawings confirming suitable outside space 24.07.24 (SRE) - Architect confirmed an outdoor space for staff will be implemented.
		7	3	1	Standard Health & Wellbeing Credit Total
		2	0	0	Exemplary Health & Wellbeing Credit Total
		9.98	3.42	1.14	% Health & Wellbeing Total (Standard + Exemplary)

Energy					
Ene 01 - Reduction of energy use and carbon emissions					
	Credit	Available	Targeted	Potential	Comments
1	Energy performance	9	6	0	Energy Performance (9 credits) Targeted - Yes (6 credits) Energy modelling must be undertaken to calculate an Energy Performance Ratio for New Construction (EPR NC). The EPR NC achieved is compared with the benchmarks in Table 6.1 of the BREEAM NC V6 manual and award the corresponding number of BREEAM credits. Currently, 6 credits are targeted for an EPC NC of 0.6 - minimum standard to achieve a 'Very Good' rating is 0.3. Evidence required: SBEM modelling/BRUKL needs to be provided by the project team to confirm compliance 31.07.2024 (SRE) – SRE is appointed to undertake modelling.
2	Prediction of operational energy consumption	4	0	0	Prediction of operational energy consumption (4 credits) Targeted - No Undertake detailed energy modelling to predict the building energy consumption. Undertake sensitivity analysis to determine the factors that can significantly impact building energy consumption.

Energy					
e1	Beyond zero net regulated carbon - - Exemplary level criteria	3	0	0	Beyond zero net regulated carbon (3 credits) Targeted - No The building achieves an $EPR_{NC} \geq 0.9$ and zero net regulated CO₂-eq emissions (see Definitions). Energy generation from on-site and near-site LZC sources is sufficient to offset 100% of carbon emissions from regulated energy use plus a percentage of emissions from unregulated energy use. Award the exemplary credits based on the percentage of emissions from unregulated energy use that are offset by energy generated from on-site and near-site LZC sources. 31.07.2024 (SRE) – due to building type it has been assumed exemplary credits are unattainable.
e2	Post-occupancy evaluation of operational energy consumption - Exemplary level criteria	2	0	0	Post occupancy evaluation of operational energy consumption (2 credits) Targeted - No The client or building occupier commits funds to pay for the post-occupancy evaluation. Where performance targets are set in relation to external rating schemes (e.g. a DEC, UK NABERS energy for offices, or BREEAM In-Use rating), confirm that an assessor will be appointed to report on the actual energy consumption compared with the target set in criterion 8 or 9, OR Where the energy performance target is project specific, the funds committed to pay for the post occupancy evaluation explicitly include provision for third party verification of the operational energy performance. 24.07.24 (SRE) – Project team confirmed an operational energy study will not be undertaken.
Ene 02 - Energy monitoring					
	Credit	Available	Targeted	Potential	Comments
1	Sub-metering of end use categories	1	1	0	Prerequisite - Sub-metering of types is installed (1 credit) Mandatory - This credit is required for a 'Very Good' rating to be achieved Targeted - Yes Install energy metering system so that at least 90% of the estimated annual energy consumption of each fuel is assigned to the end-use categories. Meter the energy consumption in buildings according to the total useful floor area as follows: If the area is greater than 1,000m, monitor by end-use category with an appropriate energy monitoring and management system.

Energy					
					If the area is less than 1,000m, use either an energy monitoring and management system or separate accessible energy sub-meters with pulsed or other open protocol communication outputs, for future connection to an energy monitoring and management system. Building users can identify the energy-consuming end uses, for example through labelling or data outputs. Evidence required: - Design team/MEP to confirm the above - Drawings are required to confirm the implementation of metering systems
2	Sub-metering of high energy load and tenancy areas	1	1	0	Sub-metering of high Energy load and tenancy areas (1 credit) Targeted - Yes Monitor a significant majority of the energy supply with: An accessible energy monitoring and management system for tenanted areas or relevant function areas or departments in single occupancy buildings. OR Separate accessible energy sub-meters with pulsed or other open protocol communication outputs for future connection to an energy monitoring and management system for: tenanted areas or relevant function areas or departments in single occupancy buildings. Sub-meter per floor plate in large single occupancy or single-tenancy buildings with one homogeneous function, for example hotel bedrooms, offices. Evidence required: - Design team/MEP to confirm the above - Drawings are required to confirm the implementation of metering systems
Ene 03 - External Lighting					
	Credit	Available	Targeted	Potential	Comments
1	External lighting	1	1	0	External Lighting (1 credit) Targeted - Yes To achieve the credit, either: There is no external lighting (which includes lighting on the building, at entrances and signs). OR

Energy					
					- External light fittings within the construction zone have an average initial luminous efficacy of not less than 70 luminaire lumens per circuit Watt. Automatic control to prevent operation during daylight hours and presence detection in areas of intermittent pedestrian traffic. Evidence required: - Design team/MEP to confirm compliance with the above - Design stage lighting drawings and lighting datasheets are required 24.07.24 (SRE) - Project Team confirmed the proposed external lighting consists of 1 fixed light above the roller door to each unit and emergency lighting. No street lighting proposed.
Ene 04 - Low carbon design					
	Credit	Available	Targeted	Potential	Comments
1	Passive design	2	1	0	Passive Design (2 credits) Targeted - No Passive design analysis - targeted Achieve the first credit Hea 04 Thermal comfort: One credit - Thermal modelling to demonstrate that the building design delivers appropriate thermal comfort levels in occupied spaces. (N/A - not within assessment scope). The project team analyses the proposed building design and development during Concept Design to identify opportunities for the implementation of passive design measures (see Passive design analysis). Implement passive design measures to reduce the total heating, cooling, mechanical ventilation, lighting loads and energy consumption in line with the passive design analysis findings. Quantify the reduced total energy demand and carbon dioxide (CO₂eq) emissions resulting from the passive design measures. Free cooling - not targeted (free cooling analysis not included within SREs sustainable design and construction statement). Achieve the passive design analysis credit. Include a free cooling analysis (see Free cooling analysis) in the passive design analysis carried out under criterion 2. Identify opportunities for the implementation of free cooling solutions. The building is naturally ventilated or uses any combination of the free cooling strategies listed in Free cooling analysis.

Energy					
					Evidence required: - Copy of the passive design analysis study - Evidence is required to show passive design measures have been implemented into the final design in line with the recommendations outlined the report 30.07.2024 (SRE) - SRE to undertake passive design analysis and LZC feasibility study.
2	Low and zero carbon technologies	1	1	0	LZC Feasibility Study (1 credit) Targeted - Yes Complete by the end of RIBA Stage 2 - An energy specialist must complete a feasibility study by the end of the Concept Design stage. - The most appropriate recognised local (on-site or near-site) low and zero-carbon (LZC) energy sources must be established for the building or development, based on the feasibility study. - Local LZC technologies should be specified for the building or development in line with the feasibility study recommendations. - The reduced regulated carbon dioxide (CO₂e) emissions resulting from the feasibility study are to be quantified. Evidence required: - Copy of the LZC feasibility completed prior to the end of RIBA Stage 2 study - Specify the recommendations/LZC options that have been implemented into the final design (drawings etc) as a result of the LZC study 30.07.2024 (SRE) - SRE to undertake passive design analysis and LZC feasibility study.
		19	11	0	Standard Energy Credit Total
		5	0	0	Exemplary Energy Credit Total
		19.06	8.14	0	% Energy Total (Standard + Exemplary)

Transport					
Tra 01 - Transport assessment and travel plan					
	Credit	Available	Targeted	Potential	Comments
1	Travel plan	2	2	0	Pre-requisite - Travel plan must be undertaken to achieve any credits within this section (2 credits) By the end of RIBA stage 2 Targeted - Yes At no later than <u>Concept Design stage</u>, a <u>site-specific transport assessment</u> (or a travel statement) and a <u>draft travel plan</u> must be undertaken and produced, which can demonstrably be used to influence the site layout and built form. The <u>Transport Assessment/Statement must assess the following as a minimum</u>: • If relevant, travel patterns and attitudes of existing building or site users towards cycling, walking and public transport, to identify relevant constraints and opportunities. • Predicted travel patterns and transport impact of future building or site users. • Current local environment for pedestrians and cyclists, accounting for any age-related requirements of occupants and visitors. • Reporting of the number and type of existing accessible amenities within 500m of the site. • Disabled access accounting for varying levels and types of disability, including visual impairment. • Calculation of the existing public transport Accessibility Index (AI). • Current facilities for cyclists. Following a transport assessment, a <u>site-specific travel plan must be developed</u> that provides a long term management strategy which encourages more sustainable travel. The travel plan must include measures to increase or improve more sustainable modes of transport and movement of people and goods during the building's operation. As a minimum, the following measures should be considered when developing the travel plan: • Negotiation with local bus, train or tram companies an increase in the local service provision for the development • Provision of a public transport information system in a publicly accessible area • Provision of electric recharging stations • Provision of parking priority spaces for car sharers • Consultation with the local authority on the state of the local cycling network and on improvements • Provision of dedicated and convenient cycle storage • Provision of cyclists facilities

Transport					
					• Lighting, landscaping and shelter to create pleasant pedestrian and public transport waiting areas • Restrictions or charging for car parking • Pedestrian and cyclist friendly (for all types of user regardless of the level of mobility or visual impairment) with the provision of cycle lanes, safe crossing points, direct routes, appropriate tactile surfaces, good lighting and signposting to other amenities, public transport nodes and adjoining off-site pedestrian and cycle routes • Provision of suitable taxi drop-off or waiting areas If the occupier is known, they should be involved in the development of the travel plan. It must be demonstrated that the travel plan will be implemented and supported by the building's management in operation. Evidence required: • Project Team to confirm whether a Transport Consultant has been appointed • Project Team to ensure that a site-specific transport assessment and draft travel plan covering the above requirements are provided by the Transport Consultant before the end of RIBA Stage 2 24.07.24 (SRE) - Transport Consultant confirmed the transport assessment and travel plan are underway.
Tra 02 - Sustainable transport measures					
	Credit	Available	Targeted	Potential	Comments
Pre-req	Pre-requisite		✓	✓	Pre-requisite - Tra 01 has been achieved
1	Transport options implementation	10	5	0	Transport options implementation Targeted - Yes (4 credits) Credits are awarded based upon the site's Accessibility Index (AI) and the implementation of sustainable transport measures. It has been proposed that the following are to be installed in order to target 5 credits in this section: • AI greater than 8 (1) - SRE in discussion with BRE over a bug fix but assumed an AI greater than 8 due to locality of bus and train nodes.

Transport					
					7kW electric recharging stations for at least 10% of the total car parking capacity (5 EV spaces required). - Planned BREEAM compliant cycle storage provision of secure cycle spaces (covered, lit and secure). For Other building type B, BREEAM requires 1 space per 10 staff. - Ensure a minimum of one new accessible amenity. - At least three existing accessible amenities are present (9) - Tesco ATM - 300m - Nicolino's Italian Restaurant - 300m - Brook Meadow - 320 m Evidence required: - Design stage drawings confirming the installation of EV and Cycle Storage. To be compliant the following must be met: - Cycle storage - covered, lit and secure, 1 space for every 10 staff. - EV charging - minimum of 7kw, 10% of the total car parking capacity to be EV allocated. 24.07.24 (SRE) - Project team confirmed the installation of cycle storage and electrical vehicle charging. 29.07.24 (SRE) - BREEAM Tra01/02 tool has been populated - Accessibility Index confirmed as 8.25 - existing AI credit met.
		12	7	0	Standard Transport Credit Total
		0	0	0	Exemplary Transport Credit Total
		11.52	6.72	0	% Transport Total (Standard + Exemplary)

Water					
Wat 01 - Water consumption					
	Credit	Available	Targeted	Potential	Comments
1	Water consumption	5	3	0	Water consumption (5 credits) Mandatory - This credit is required for a 'Very Good' rating to be achieved Targeted - Yes - 3 credits Level 3 performance has been targeted. A typical specification should be as follows: • WC - 3.75 litres effective flush volume • Urinal - 1.5 litres/hour (2 or more urinals) or 2 litres/hour (1 urinal only) • Showers - 6 litres/min • Wash hand basin taps 5 litres per min • Kitchenette Taps - 6 litres per min • Dishwashers - 12 litres/cycle Evidence required: • MEP consultant to provide design stage drawings and data sheets are required to confirm the number of water components and their water consumption rates 24.07.24 (SRE) - Project team confirmed water component specification will meet the required criteria for 3 credits (as above).
e1	Water consumption	1	0	0	Water consumption (exemplary credit) The water consumption (litres/person/day) for the assessed building achieves the 65% improvement described as exemplary performance. Particularly high benchmarks deem this credit unachievable.
Wat 02 - Water monitoring					
	Credit	Available	Targeted	Potential	Comments
Pre-req	Prerequisite (Good to Outstanding)		✓	✓	Minimum requirement for 'Very Good' rating Specify a water meter on the mains water supply to each building. This includes instances where water is supplied via a borehole or other private source.

Water					
1	Water monitoring	1	1	0	Water Monitoring (1 credit) Targeted - Yes Mandatory - A water meter is fitted to the mains supply on each building For water-consuming plant or building areas consuming 10% or more of the buildings total water demand it is required that easily accessible sub-metres are fitted or water monitoring equipment is installed. NOTE: Where the assessor confirms there is no additional monitoring benefit resulting from the installation of sub-meters, the requirement does not apply in the following cases: - The building has only one or two small sources of water demand (e.g. an office with sanitary fittings and a small kitchen) - The building has two sources of water demand, one significantly larger than the other, and the water consumption for the larger demand is likely to mask the smaller one Evidence required: - Design team (MEP) to confirm the above, provide water meter data sheets, schematic water drawings fit with annotations/legend to confirm the metering will be implemented 24.07.24 (SRE) - Project team made aware that specification of a water meter on the mains water supply to each building is mandatory for a 'Very Good' rating.
Wat 03 - Water leak detection					
Credit	Available	Targeted	Potential	Comments	
1	Leak detection system	1	0	0	Leak detection system (1 credit) Targeted - No A BREEAM Compliant leak detection system is to be installed on the utilities water supply within the buildings, to detect any major leaks within the buildings AND between the buildings and the utilities water supply, to detect any major leaks between the utilities supply and the buildings under assessment. Evidence required: Design team (MEP) to confirm the above, provide leak detection data sheets, schematic water drawings fit with annotations/legend to confirm leak detection will be implemented 24.07.24 (SRE) - Project team confirmed leak detection and flow control devices are not included within the scope of fit out rather future tenant preference.

Water					
2	Flow control devices	1	0	0	Flow control devices (1 credit) Targeted - No Install flow control devices that regulate the water supply to each WC area or sanitary facility according to demand, in order to minimise undetected wastage and leaks from sanitary fittings and supply pipework. Evidence required: Design team (MEP) to confirm the above, provide flow control device data sheets, schematic water drawings fit with annotations/legend to confirm flow control devices will be implemented 24.07.24 (SRE) - Project team confirmed leak detection and flow control devices are not included within the scope of fit out rather future tenant preference.
		8	4	0	Standard Water Credit Total
		1	0	0	Exemplary Water Credit Total
		8.04	3.52	0	% Water Total (Standard + Exemplary)

Materials					
Mat 01 - Environmental impacts from construction products - Building life cycle assessment (LCA)					
	Credit	Available	Targeted	Potential	Comments
1	Superstructure	6	0	0	Superstructure (6 credits) Targeted - No Carry out a building LCA on of the superstructure design using either the BREEAM Simplified Building LCA tool or an IMPACT Compliant LCA tool according to the methodology. Submit the Mat 01/02 Results Submission Tool to BRE at the end of Concept Design, and before planning permission is applied for (that includes external material or product specifications). 24.07.24 (SRE) - Project team has confirmed that Life Cycle Assessments have not been carried, however options have been explored.
2	Substructure and hard landscaping options appraisal during Concept	1	0	0	Substructure and hard landscaping options appraisal during Concept Design (all building types) (1 credit) Targeted – No During Concept Design, identify opportunities for reducing environmental impacts by undertaking a building LCA options appraisal of a combined total of at least six significantly different

Materials					
	Design (all building types)				substructure or hard landscaping design options (at least two shall be substructure and at least two shall be hard landscaping).
e1	Core building services options appraisal during Concept Design (all building types)	1	0	0	Core building services options appraisal during Concept Design (all building types) (1 credit) Targeted - No During Concept Design, identify opportunities for reducing environmental impacts by undertaking a building LCA options appraisal of at least 3 significantly different core building services design options.
e2	LCA and LCC alignment (all building types)	1	0	0	One credit - LCA and LCC alignment (all building types) (1 Credit) Targeted - No Achieve Elemental LCC plan and Component Level LCC options appraisal credits (Man 02 Life cycle cost and service life planning). Include design options appraised for criteria 3 to 4 (and 6 to 7 and 8 to 9, if pursued) during Concept Design in Man 02 Life cycle cost and service life planning during technical design.
e3	Third party verification (all building types) - Exemplary level criteria	1	0	0	Third party verification (all building types) (1 credit) Targeted - No A suitably qualified third party either carries out the building LCA work or verifies the building LCA work (if by others), and produces a report describing how they have checked the building LCA work accurately represents the designs, under consideration during Concept Design and Technical Design with reference to the requirements of criteria 1 to 7 (and 8 to 14 if pursued).
Mat 02 - Mat 02 Environmental impacts from construction products - Environmental Product Declarations (EPD)					
Credit	Available	Targeted	Potential	Comments	
1	Specification of products with a recognised environmental product declaration (EPD)	1	0	0	Specification of products with a recognised environmental product declaration (EPD) - (1 Credit) Targeted - No Specify construction products with EPD that achieve a total EPD points score of at least 20, according to the Methodology below. Enter the details of each EPD into the Mat 01/02 Results Submission Tool, including the material category classification. The Mat 01/02 Results Submission Tool will verify the EPD points score and credit award. 24.07.24 (SRE) - Project team confirmed that EPD specification is unlikely due to the onerous requirements.

Materials					
Mat 03 - Responsible sourcing of construction products					
	Credit	Available	Targeted	Potential	Comments
Pre-req	Prerequisite		✓	✓	Mandatory - This is a minimum requirement for any BREEAM rating 100% of timber and timber-based products used on the project are 'Legal' and 'Sustainable' as per the UK Government's Timber Procurement Policy (TPP). Evidence required: Main contractor to confirm all Timber products used on site will be 'Legally harvested and traded timber'
1	Enabling sustainable procurement	1	1	0	Sustainable Procurement Plan (1 credit) Targeted - Yes To be completed by the end of RIBA stage 2 A sustainable procurement plan must be used by the design team to guide specification towards sustainable construction products. The plan must: - Be in place before Concept Design. - Include sustainability aims, objectives and strategic targets to guide procurement activities. Note: targets do not need to be achieved for the credit to be awarded but justification must be provided for targets that are not achieved. - Include a requirement for assessing the potential to procure construction products locally. There must be a policy to procure construction products locally where possible. - Include details of procedures in place to check and verify the effective implementation of the sustainable procurement plan. Evidence required: - Client/Design Team to confirm whether Sustainable Procurement Plan was provided before the end of RIBA stage 2. (If required, SRE can provide this service for extra fee) 30.07.24 (SRE) - Project team confirmed Peter Hargreaves is to provide a Sustainable Procurement Plan.
2	Measuring responsible sourcing	3	1	0	Measuring Responsible sourcing (3 credits) Targeted - Yes (1 targeted) Credits are awarded in proportion to the scope of the assessment and the number of points achieved, as set out in Table 9.10 of the BREEAM NC V6 manual.

Materials					
					1 credit (Targeted): A target score of 10% of the available RSM points is achieved for the superstructure. This will require the use of the Mat03 Calculator tool and methodology to determine the number of credits. Evidence required: - Main contractor to confirm all superstructure materials used on site are sourced from suppliers with responsible sourcing certificate - SRE to supply Mat 03 template schedule to assist with the collation of RSCSs - data sheets and drawings required in support of the schedule 24.07.24 (SRE) - Main Contractor confirmed that products with responsible sourcing certificates will be specified where possible, SRE to provide Mat03 template to support with the collation of required evidence.
e1	Measuring responsible sourcing	1	0	0	Exemplary credit not targeted due to high benchmarks.
Mat 05 - Designing for durability and resilience					
Credit	Available	Targeted	Potential	Comments	
1	Protecting vulnerable parts of the building from damage/material degradation	1	1	0	Designing for durability and resilience (1 credit) Targeted - Yes Protection measures are incorporated into the building's design and construction to reduce damage to the buildings fabric or materials in case of accidental or malicious damage occurring. These measures must provide protection against: - Negative impacts of high user numbers in relevant areas of the building (e.g. corridors, lifts, stairs, doors etc.). - Damage from any vehicle or trolley movements within 1m of the internal building fabric in storage, delivery, corridor and kitchen areas. - External building fabric damage by a vehicle. Protection where parking or manoeuvring areas are within 1 metre of the building façade and where delivery areas or routes are within 2 metres of the façade, i.e. specifying bollards or protection rails. - Potential malicious damage to building materials and finishes, in public and common areas where appropriate. Key exposed building elements have been designed and specified to limit long and short term degradation due to environmental factors. This can be demonstrated through one of the following:

Materials					
					- The element or product achieving an appropriate quality or durability standard or design guide, see Table 9.14 on the next page. If none are available, use BS 7543:2015 as the default appropriate standard. - A detailed assessment of the element's resilience when exposed to the applicable material degradation and environmental factors. Include convenient access to the roof and facade for cost-effective cleaning, replacement and repair in the building's design. Design the roof and facade to prevent water damage, ingress and detrimental ponding. Evidence required: - Design team (architect) to confirm the above - Design stage drawings required to confirm the implementation of protective measures
Mat 06 - Material efficiency					
	Credit	Available	Targeted	Potential	Comments
1	Material efficiency	1	1	0	Material efficiency: Input from RIBA Stage 1 (1 credit) Targeted - Yes At the Preparation and Brief and Concept Design stages, set targets and report on opportunities and methods to optimise the use of materials. These should be carried out at each of the RIBA stages, 1, 2, 3, 4 & 5. Report the targets and actual material efficiencies achieved. Evidence required: Architect to provide material efficiency report for RIBA stages 1-3. Stage 1 and 2 reports must be completed by the end of RIBA Stage 2. 24.07.24 (SRE) - SRE have provided the architect with guidance notes and templates to support with material efficiency reporting.
		14	4	0	Standard Materials Credit Total
		4	0	0	Exemplary Materials Credit Total
		21.50	5	0	% Materials Total (Standard + Exemplary)

Waste					
Wst 01 - Construction waste management					
	Credit	Available	Targeted	Potential	Comments
2	Construction resource efficiency	3	2	0	Construction resource efficiency (3 credits) Targeted - Yes (2 credits) Prepare a compliant Resource Management Plan (RMP) covering: - Non-hazardous waste materials (from on-site construction and dedicated off-site manufacture or fabrication), including demolition and excavation waste. - Accurate data records on waste arisings and waste management routes. A nominated person should be identified to take responsibility for the plan and collection of data, confirming that the following targets have been met: Construction resource efficiency: Two credits awarded where the amount of waste generated per 100m² is < or equal to 7.5 (m3) or 6.5 (tonnes) Evidence required: - Main Contractor to provide RMP and appoint an individual responsible for monitoring and recording demolition and excavation waste 24.07.24 (SRE) - Project team confirmed waste reporting will be carried out and records will be kept. A resource management plan is also required, SRE to provide guidance notes/examples to ensure compliance.
3	Diversion of resources from landfill	1	1	0	Resource Management Plan (RMP) and Diversion of resources from landfill (1 credit) Targeted - Yes A BREEAM-compliant RMP must be developed covering non-hazardous waste relating to construction (including dedicated off-site manufacture), demolition and excavation. A nominated person should be identified to take responsibility for the plan and collection of data, confirming that the following targets have been met: Type of Waste Volume Tonnage Non-demolition 70% 80% Demolition 80% 90% Excavation N/A N/A

Waste					
					Evidence required: Main Contractor to confirm a nominated person will collect data and that the above targets will be adhered to
e1	Construction resource efficiency/Diversion of resources from landfill	1	0	0	High Benchmarks deem this exemplary credit unachievable.
Wst 02 - Use of recycled and sustainably sourced aggregates					
Credit	Available	Targeted	Potential	Comments	
Pre-req	Prerequisite		✗	✗	If demolition occurs on site, to encourage the reuse of site-won material on site, complete a pre-demolition audit of any existing buildings, structures or hard surfaces in accordance with Wst 01 Construction waste.
1	Project Sustainable Aggregate points	1	1	0	Project Sustainable Aggregate Points (1 credit) Targeted - Yes Identify all aggregate uses and types on the project (see Table 10.5 and Table 10.6). Determine the quantity in tonnes for each identified use and aggregate type. Identify the region in which the aggregate source is located. Calculate the distance in kilometres travelled by all aggregates by transport type. Enter the information into the BREEAM Wst 02 calculator to calculate the Project Sustainable Aggregate points. <i>24.07.24 (SRE) - Main contractor confirmed aggregates will be sourced locally, where possible. The above criteria must be considered when recording the distance travelled and quantities of aggregates.</i>
e1	Project Sustainable Aggregate points	1	0	0	Project Sustainable Aggregate Points exemplary credit not targeted.
Wst 03 - Operational waste					
Credit	Available	Targeted	Potential	Comments	
1	Operational waste	1	1	0	Operational Waste (1 credit) Targeted - Yes Provide a dedicated space for the segregation and storage of operational recyclable waste generated. The space should be: Clearly labelled, to assist with segregation, storage and collection of the recyclable waste streams.

Waste					
					• Accessible to building occupants or facilities operators for the deposit of materials and collections by waste management contractors. • Of a capacity appropriate to the building type, size, number of units (if relevant) and predicted volumes of waste that will arise from daily or weekly operational activities and occupancy rates. As a NIFA of 2,221.4m² is currently assumed for the Proposed Development, operational waste storage space equating to 6m² should be provided for general waste and 6m² for recycling. Additionally, for consistent and large amounts of operational waste generated, the following should be provided: • Static waste compactors or balers; situated in a service area or dedicated waste management space • Vessels for composting suitable organic waste OR adequate spaces for storing segregated food waste and compostable organic material for collection and delivery to an alternative composting facility • A water outlet provided adjacent to or within the facility for cleaning and hygiene purposes where organic waste is to be stored or composted on site Evidence required: • Confirmation the bin storage proposed complies with the above 24.07.24 (SRE) - Architect confirmed refuse area will exceed the minimum requirements as listed above.
Wst 05 - Adaptation to climate change					
	Credit	Available	Targeted	Potential	Comments
1	Resilience of structure, fabric, building services and renewables installation	1	1	0	Resilience of Structure (1 credit) Targeted - Yes Input required from RIBA stage 2 Conduct a climate change adaptation strategy appraisal using a systematic risk assessment to identify the impact of expected extreme weather conditions arising from climate change on the building over its projected life cycle. The assessment covers the installation of building services and renewable systems, as well as structural and fabric resilience aspects and includes hazard identification, hazard assessment, risk estimation, risk evaluation, risk management. Develop recommendations or solutions based on the climate change adaptation strategy appraisal, before or during Concept Design, that aim to mitigate the identified impact.

Waste					
					Provide an update during Technical Design demonstrating how the recommendations or solutions proposed at Concept Design have been implemented where practical and cost effective. Omissions have been justified in writing by the assessor. Evidence required: Architect to provide the adaption to climate change strategy report by the end of RIBA stage 2, and provide an update during RIBA stage 4 24.07.24 (SRE) - SRE have provided the architect with templates and guidance notes to support with the collation of evidence.
e1	Responding to climate change	1	0	0	Credit not sought
Wst 06 - Design for disassembly and adaptability					
	Credit	Available	Targeted	Potential	Comments
1	Design for disassembly and functional adaptability -recommendations	1	1	0	Design for disassembly and functional adaptability (recommendations) (1 credit) Targeted - Yes Input required before the end of RIBA stage 2 The Design Team must undertake a study to explore the ease of disassembly and the functional adaption potential of different design scenarios by the end of Concept Design. Develop recommendations or solutions based on the study, during or prior to Concept Design, that aim to enable and facilitate disassembly and functional adaptation. Evidence required: Architect to provide disassembly potential adaption study prior to the end of RIBA Stage 2. 24.07.24 (SRE) - SRE have provided the architect with templates and guidance notes to support with the collation of evidence.
2	Disassembly and functional adaptability & implementation	1	1	0	Design for disassembly and functional adaptability (implementation) (1 credit) Targeted - Yes Input required from RIBA stage 2. Credits need to be provided by the end of RIBA stage 4. Wat 06 credit 1 must be achieved. The Design Team must also provide an update (during Technical Design) on:

Waste					
					- How the recommendations or solutions proposed by Concept Design have been implemented where practical and cost-effective. Omissions have been justified in writing to the assessor. - Changes to the recommendations and solutions during the development of Technical Design. A building adaptability and disassembly guide to communicate the characteristics allowing functional adaptability and disassembly to prospective tenants should also be produced. Evidence required - Architect to provide update on the disassembly and functional adaptability study prior to the end of RIBA stage 4 - confirming the study has influenced the final design
		9	8	0	Standard Waste Credit Total
		3	0	0	Exemplary Waste Credit Total
		10.02	6.24	0	% Waste Total (Standard + Exemplary)

Land Use & Ecology					
LE 01 - Site selection					
	Credit	Available	Targeted	Potential	Comments
1	Previously occupied land	1	0	0	Previously Occupied Land (1 credit) Targeted - No In order to achieve the credit, 75% of the Proposed Development's footprint must be on previously occupied land. 31.07.24 (SRE) - Eco Support ecology report confirms that the land comprises predominantly of grassland, woodland and scrub.
2	Contaminated land	1	0	1	Contaminated Land Targeted - No A contaminated land professional undertakes a site investigation, risk assessment and appraisal, which deems that land within the development footprint to be affected by contamination. This report identifies: The degree of contamination

Land Use & Ecology					
					- The contaminant sources or types - The options for remediating sources of contamination which present an unacceptable risk The client or principal contractor confirms that a remediation strategy will be implemented, in line with the report 24.07.24 (SRE) - Ground contamination risk report confirms that there is moderate risk to contaminants on site, Radon Gas. Evidence required: - Confirmation radon protection measures are to be installed OR - A detailed assessment of the risk posed by radon is undertaken which may mitigate the requirement for radon protection measures 24.07.24 (SRE) - Project team have confirmed that mitigation measures may be implemented to mitigate the risk associated with Radon Gas on the site as outlined in Ashdown Site Investigation's Ground Contamination Risk Assessment.
LE 02 - Ecological risks and opportunities					
	Credit	Available	Targeted	Potential	Comments
Pre-req	Prerequisite - Statutory obligations		✓	✓	The client or contractor confirms compliance is monitored against all relevant UK and EU or international legislation relating to the ecology of the site.
1	Survey and evaluation/Determining ecological outcomes	2	2	0	Survey and Evaluation (1 credit) Targeted - No (Potential) Typically complete during RIBA Stage 1 The Foundation route (Route 1) is applicable for the site because of its low ecological risk due to the nature of ecology present prior to site works including site clearance and preparation activities. The site is evaluated using the BREEAM Ecological Risk Evaluation Checklist (Guidance Note 34) confirming that the Foundation route can be used. Determining the Ecological Outcomes (1 credit) Targeted - Yes Typically complete during RIBA Stage 2 The project team liaised and collaborated with representative stakeholders early enough to influence key planning decisions to:

Land Use & Ecology					
					1. Identify the optimal ecological outcomes for the site. 2. Identify, appraise, and select measures to meet the optimal ecological outcomes for the site, in line with the mitigation hierarchy of action, according to the route being used. 24.07.24 (SRE) - Preliminary ecology appraisal and BNG Habitat Management & Monitoring Plan have confirmed these 2 credits.
e1	Wider site sustainability - Exemplary level criteria	1	0	0	Credit not sought
LE 03 - Managing impacts on ecology					
	Credit	Available	Targeted	Potential	Comments
Pre-req	Prerequisite & Ecological risks and opportunities		✓	✓	LE 02's 'Survey and evaluation and Determining ecological outcomes' criteria have been achieved using the Foundation route (Route 1) or the Comprehensive route (Route 2). Achieved
1	Planning and measures on-site	1	1	0	Planning and measures on-site Targeted - Yes Complete by RIBA Stage 2 Further planning to avoid and manage negative ecological impacts on-site is carried out early enough to influence the concept design and design brief, as well as site preparation planning (typically Concept Design stage). On-site measures for managing negative ecological impacts during site preparation and construction are implemented in practice (e.g. mitigation measures to protect existing ecological features). The above two criteria are based on input from the project team in collaboration with representative stakeholders and data collated as part of the "Determining ecological outcomes" in LE 02 Ecological risks and opportunities. Evidence required: • Further planning to avoid and manage negative impacts on site is required to plan the following: ○ Determine responsibilities, relationships and management required for implementing measures, including clear ownership of each task ○ Allocate roles and responsibilities and identify when these apply

Land Use & Ecology					
					24.07.24 (SRE) - Main contractor confirmed further planning would be carried out in line with the requirements.
2	Managing negative impacts	2	1	0	Managing negative impacts Targeted - No Foundation route (Route 1) (one credit) Completed by end of RIBA Stage 2 Negative impacts from site preparation and construction works are managed according to the mitigation hierarchy and no overall loss of ecological value has occurred. Action: <i>Project team to prepare a report covering all the criteria.</i> Evidence required: Evidence that the protective site measures in line with the ecologists recommendations have been implemented (Heras Fencing, arboriculture tree protection measures which include protection of the canopy and prevention of root compaction), to ensure the loss of ecological value has been minimised. 24.07.24 (SRE) - Main contractor confirmed protective site measures as outlined by the ecologist would be implemented.
LE 04 - Ecological change and enhancement					
Credit		Available	Targeted	Potential	Comments
Pre-req	Prerequisite - Managing negative impacts on ecology		✓	✓	- Criterion 6 (for Foundation route) in LE 03 must be achieved - The client or contractor confirms compliance is monitored against all relevant UK, EU or international legislation relating to the ecology of the site
1	Change and enhancement of ecology / Ecological enhancement	1	1	0	Change and enhancement of ecology / Ecological enhancement Targeted - Yes (1 Credit Potential) To be completed by the end of RIBA stage 2 Measures have been implemented that enhance ecological value, which are based on input from the project team and SQE, in collaboration with representative stakeholders and data collated as part of the "Determining ecological outcomes" in LE 02 (see Methodology). Measures are implemented in the following order: - On site, and where this is not feasible - Off site within the Zone of Influence

Land Use & Ecology					
					Data collated are analysed and, where potentially valuable, provided to the local environmental records centres nearest to, or relevant for, the site. Evidence required: - Project team to implement recommendations from the SQE to enhance ecological values. In line with the ecosupport ecology report the following have been recommended: - Proposed Planting seeded with Emorsgate EG22 - Native trees will be planted across the site. Recommended species include Field Maple (<i>Acer campestre</i>), Silver Birch (<i>Betula pendula</i>), Hawthorn (<i>Crataegus monogyna</i>), Wild Cherry (<i>Prunus avium</i>) and Oak (<i>Quercus robur</i>). - It is confirmed that a total of 2.30 habitat units would be required to provide a 10% biodiversity net gain for this development and the following options will need to be pursued (evidence required to confirm the following): - Purchase of Biodiversity Units / Credits - Bespoke Enhancement of Offsite Land - Option 3 : Design Alteration/ Inclusion of Additional Enhancements 24.07.24 (SRE) - Project team confirmed recommendations for ecological enhancement would be implemented in order to meet BNG targets.
2	Change and enhancement of ecology	3	3	0	Change and enhancement of ecology (Up to 3 credits) Targeted - Yes (3credits) 24.07.24 (SRE) - Project team confirmed that BNG exemplary target is a planning requirement.
e1	Change and enhancement of ecology - Exemplary level criteria	1	1	0	Exemplary credit – Targeted.
LE 05 - Long term ecological management and maintenance					
Credit	Available	Targeted	Potential	Comments	
Pre-req	Prerequisite - Statutory obligations, planning and site implementation		✓	✓	The client or the contractor has confirmed that compliance is being monitored against all relevant UK, EU and international standards relating to the ecology of the site. The following must be achieved, according to the route being assessed: 2.a: Foundation route (Route 1) - Criterion 6 in LE 03 has been achieved.

Land Use & Ecology					
1	Management and maintenance throughout the project / Landscape and ecology management plan	2	2	0	Management and maintenance throughout the project (1 credit) Targeted – Yes (1 credit) Measures have been implemented to manage and maintain ecology throughout the project. These measures are based on input from the project team in collaboration with representative stakeholders and data collated as part of the Determining ecological outcomes in LE 02. To ensure the optimal ecological outcomes agreed in LE 02 are met in-practice, these measures must monitor and review the effectiveness of the mitigation and enhancement measures in place for LE 03 & LE 04 to ensure they are implemented. A section on Ecology and Biodiversity has been included as part of the tenant or building owner information supplied, to inform the owner or occupant of local ecological features, value and biodiversity on or near the site. This should include detailed management and maintenance plans as required by landscape and asset managers, as well as relevant parts of the handover information for occupiers, written in a format that encourages understanding and supportive behaviours. Landscape and ecology management plan (or similar) development (1 credit) Targeted - Yes A Landscape and Ecology Management Plan, or equivalent, has been developed in accordance with BS 42020:2013 Section 11.1, covering at least the first five years after project completion as a minimum and including: • Actions and responsibilities of relevant individuals prior to handover • The ecological value and condition of the site at handover and how this is expected to develop and change over time • Identification of opportunities for ongoing alignment with activities beyond the development project, which support the aims of BREEAM's Strategic Ecology Framework • Identification and guidance to trigger appropriate remedial actions to address previously unforeseen impacts • Clearly defined and allocated roles and responsibilities for delivering the plan The landscape and management plan, or similar, will be updated to support maintenance of the ecological value of the site (see sections relating to Maintenance and Monitoring in CIEEM, CIRIA, IEMA, for helpful guidance). Evidence required: • Provide evidence to show that the protective measures have been implemented to manage and maintain throughout the project. Evidence that these measures have been reviewed to ascertain their effectiveness (meeting minutes/site images)

Land Use & Ecology					
					Copy of the landscape and ecology management plan covering at least the first 5 years after project completion
					30.07.2024 (SRE) - Project team confirmed ecosupport are to provide LEMP.
	13	10	1		Standard Land Use & Ecology Credit Total
	2	1	0		Exemplary Land Use & Ecology Credit Total
	16.95	12.50	1.15		% Land Use & Ecology Total (Standard + Exemplary)

Pollution					
Pol 01 - Impact of refrigerants					
	Credit	Available	Targeted	Potential	Comments
1	Impact of refrigerants	3	3	0	Impact of refrigerants (3 credits) Targeted - Yes Prerequisite: All systems with electric compressors should comply with the requirements of BS EN 378:20161. Refrigeration systems containing ammonia should comply with the Institute of Refrigeration Ammonia Refrigeration Systems code of practice. Impact of refrigerant (3 credits) - Targeted - For three credits: There is no refrigerant use within the installed plant or systems Evidence required: - MEP to confirm whether refrigerants will be used on site. If no refrigerants are to be specified, these credits can be awarded by default 24.07.24 (SRE) - Project team have confirmed that no equipment installed as part of the fit out require the use of refrigerants. 3 credits are achieved by default.
Pol 02 - Local air quality					
	Credit	Available	Targeted	Potential	Comments
1	Local air quality	2	2	0	Local air quality (2 credits) Targeted - Yes All heating and hot water is supplied by non-combustion systems. For example, only powered by

Pollution					
					electricity. Evidence required: - Design Team/MEP to confirm the heating strategy and whether the emissions will or will not exceed the levels set out in the BREEAM criteria - If an all-electric scheme is opted for, these credits will be automatically awarded 24.07.24 (SRE) - Project team have confirmed that all heating and hot water will be running via an electric system. 2 credits achieved by default.
Pol 03 - Flood and surface water management					
	Credit	Available	Targeted	Potential	Comments
1	Flood resilience	2	2	0	Flood resilience (2 credits) Targeted - Yes A desk study undertaken by SRE (Preliminary Drainage and Flood Risk analysis based on the Environmental Agency mapping) suggests that the site has a very low risk of flooding from surface water and a medium risk of flooding from rivers and the sea. A site-specific flood risk assessment is required to confirm the annual probability of flooding at the site. An appropriate consultant is required to carry out a site-specific flood risk assessment to confirm the following: Low risk (2 credits) - Targeted The development is in a flood zone that is defined as having a low annual probability of flooding. The FRA takes all current and future sources of flooding into consideration. Evidence required: Flood risk assessment has surpassed the 5 year compliance. Evidence is required (from the appropriate consultant) to demonstrate that the basis of the FRA has not changed in that time. (supporting letter) 24.07.24 (SRE) - Drainage Consultant to review previous FRA to validate its robustness against the current site.
2	Surface water run-off	2	1	0	Surface water run-off - (2 credits) Targeted - 1 credit targeted Surface water run-off design solutions must be bespoke, i.e. they must take into account the specific site requirements and natural or man-made environment of and surrounding the site. The priority levels detailed in the Methodology must be followed, with justification given by the

Pollution					
					appropriate consultant where water is allowed to leave the site. One credit - Surface Water Run-Off - Rate (Potential) For Greenfield sites, drainage measures are specified so that the peak rate of run-off from the site to the watercourses (natural or municipal) is no greater for the developed site than it was for the pre-development site. This should comply at the 1-year and 100-year return period events. Relevant maintenance agreements for the ownership, long term operation and maintenance of all specified Sustainable Drainage Systems (SuDS) are in place. Calculations include an allowance for climate change. This should be made in accordance with current best practice planning guidance. One credit - Surface Water Run-Off - Volume (Targeted) Flooding of property will not occur in the event of local drainage system failure (caused either by extreme rainfall or a lack of maintenance); AND EITHER - Drainage design measures are specified so that the post-development run-off volume, over the development lifetime, is no greater than it would have been prior to the assessed sites development. This must be for the 100-year 6-hour event, including an allowance for climate change. - Any additional predicted volume of run-off for this event is prevented from leaving the site by using infiltration or other SuDS techniques. OR - Justification from the appropriate consultant indicating why the above criteria cannot be achieved, i.e. where infiltration or other SuDS techniques are not technically viable options. - Drainage design measures are specified so that the post-development peak rate of run-off is reduced to the limiting discharge. The limiting discharge is defined as the highest flow rate from the following options: The pre-development one-year peak flow rate, the mean annual flow rate (Qbar), 2L/s/ha. For the one-year peak flow rate, the one-year return period event criterion applies. Relevant maintenance agreements for the ownership, long term operation and maintenance of all specified SuDS are in place. For either option, above calculations must include an allowance for climate change. This should be made in accordance with the current best practice planning guidance. Actions: - Design team/drainage consultant to confirm the drainage strategy/include calculations

Pollution					
					Confirmation would be required from a drainage consultant to confirm the relevance and suitability of the existing strategy/calculations, if they are to be implemented
3	Minimising watercourse pollution	1	0	1	Minimising watercourse pollution (1 credit) Targeted - (potential) There is no discharge from the developed site for rainfall up to 5 mm (confirmed by the appropriate consultant). - For areas with a low risk source of watercourse pollution, an appropriate level of pollution prevention treatment is provided, using appropriate SuDS techniques. - Areas with a high risk of contamination or spillage of substances, such as petrol and oil, have separators (or an equivalent system) installed in surface water drainage systems. - Chemical or liquid gas storage areas have a means of containment fitted to the site drainage system (i.e. shut-off valves). This is to prevent the escape of chemicals to natural watercourses in the event of a spillage or bunding failure. - All water pollution prevention systems have been designed and installed in accordance with the recommendations of documents, such as the SuDS manual, and other relevant industry best practice. They must be bespoke solutions taking into account the specific site requirements and natural or man-made environment of and surrounding the site. - A comprehensive and up to date drainage plan of the site will be made available for the building or site occupiers. - Relevant maintenance agreements for the ownership, long term operation and maintenance of all specified SuDS must be in place. - All external storage and delivery areas are designed and detailed in accordance with the current best practice planning guidance. Previous drainage strategy received confirmed the installation of 'Two 3500 litre by-pass oil separators will be provided to suit the low risk contamination potential of the permeable paving. These will include a silt trap capacity, in addition to catchpits on the system and out limit alarms'. This to be confirmed by the project team. Evidence required: - Copy of the drainage strategy (and calculations) OR - Confirmation from the design team that the previously provided drainage strategy is consistent and relevant to this development and complies with the above criteria
Pol 04 - Reduction of night time light pollution					
Credit	Available	Targeted	Potential	Comments	

Pollution					
1	Reduction of night time light pollution	1	1	0	Reduction of night-time light pollution (1 credit) Targeted - Yes EITHER: - External lighting pollution has been eliminated through effective design that removes the need for external lighting. This should not adversely affect the safety and security of the site and its users. OR: - The external lighting strategy has been designed in compliance with Table 2 (and its accompanying notes) of the Institution of Lighting Professionals (ILP) Guidance notes for the reduction of obtrusive light, 2011. - All external lighting (except for safety and security lighting) can be automatically switched off between 23:00 and 07:00. - If safety or security lighting is provided and will be used between 23:00 and 07:00, this part of the lighting system complies with the lower levels of lighting recommended during these hours in Table 2 of the ILP guidance notes. - Illuminated advertisements are designed in compliance with ILP PLG05 The Brightness of Illuminated Advertisements. Evidence required: - MEP to confirm external lighting has been designed in accordance with the above <i>24.07.24 (SRE) - Project team confirmed the external lighting proposed consists of emergency lighting and 1 fitted light above the roller door.</i>
		11	9	1	Standard Pollution Credit Total
		0	0	0	Exemplary Pollution Credit Total
		9.02	7.38	0.82	% Pollution Total (Standard + Exemplary)

Innovation					
AI - Approved Innovation					
	Credit	Available	Targeted	Potential	Comments
e1	Approved innovations	1	0	0	

Emsworth Business Park, Emsworth

	0	0	0	Standard Innovation Credit Total
	1	0	0	Exemplary Innovation Credit Total
	1	0	0	% Innovation Total (Standard + Exemplary)



sre

T. +44 (0)1730 710044

E. info@sre.co.uk

W. sre.co.uk

3 London Square
Cross Lanes
Guildford
GU1 1UJ