

# Waterlooville Leisure Centre Extension

Predicted BREEAM rating: 47.99% GOOD

Last Updated: 20/08/2014

Reference J2140409/13/01

Prepared: KK Henderson Green

Denotes 'Mandatory Credits' required to achieve Good Rating

| Assessment Issue                  | No of Credits           |        |        | Summary of requirements                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | List of evidence required                                               | Action From                    | Stage for Consideration | Notes                                 |
|-----------------------------------|-------------------------|--------|--------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|--------------------------------|-------------------------|---------------------------------------|
| Ref                               | Avlble                  | Mndtry | Target |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                         |                                |                         |                                       |
| Management                        |                         |        |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                         |                                |                         |                                       |
| Man 1                             | Sustainable procurement |        |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                         |                                |                         |                                       |
| Project Brief and Design          |                         |        |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                         |                                |                         |                                       |
| Consultation and project planning | 1                       |        | 0      | From RIBA stage B the client, building occupier, design team and contractor contribute to the decision making process for the project. As a minimum this includes meeting to identify and define their roles, responsibilities and contributions during each phase up to and including Stage L (Post practical completion) or equivalent.Show that consideration was given to all topics as listed in the guidance.Produce a schedule of training identified for relevant building occupiers/premises manager (based appropriately around handover and proposed occupation plans).                                                                                                                                                                                                                                                                                                                                    | Minutes/programme indicating when collaboration started                 | N/A                            | RIBA Stage B            |                                       |
|                                   |                         |        |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Training Schedule                                                       | N/A                            |                         |                                       |
| Construction & Handover           |                         |        |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                         |                                |                         |                                       |
| Thermographic Survey (14-17)      | 1                       |        | 0      | The Principal contractor allows for the thermographic survey within the project budget and progrmme of works                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Project budget to show thermographic survey                             | N/A                            |                         |                                       |
|                                   |                         |        |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Programme of works                                                      | N/A                            |                         |                                       |
|                                   |                         |        |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Prelims covering the requirement                                        | N/A                            |                         |                                       |
| Commissioning (18-21)             | 1                       | 1      | 1      | An appropriate project team member(s) is appointed to monitor and programme pre-commissioning, commissioning and, where necessary, re-commissioning on behalf of the client.All building services are included in the commissioning schedule and commissioning is to be carried out in line with current Building Regulations, BSRIA and CIBSE guidelines and/or other appropriate standard, where applicable. The main contractor accounts for the commissioning programme, responsibilities and criteria within the main programme of works.A specialist commissioning manager is appointed during the design stage (by client or contractor) for complex systems. Their scope must include: design input: commissioning management input to construction programming; commissioning management input during installation stages; management of commissioning, performance testing & handover/post handover stages. | Letter confirming Commissioning Monitor and pre-contract manager duties | Contract Documents/ Contractor |                         | Appointment of commissioning manager. |
|                                   |                         |        |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Spec showing commissioning standards and BMS commissioning              | Contract Documents/ Contractor |                         |                                       |
|                                   |                         |        |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Main contractors programme                                              | Contract Documents/ Contractor |                         |                                       |
|                                   |                         |        |        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Commissioning Responsibilities schedule                                 | Contract Documents/ Contractor |                         |                                       |

| Aftercare                      |   |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                   |                                   |  |
|--------------------------------|---|--|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|-----------------------------------|--|
| Seasonal Commissioning         | 1 |  | 1 | <p>The following seasonal commissioning responsibilities will be completed over a minimum 12 month period, once the building becomes occupied:</p> <p>Complex systems - Specialist commissioning manager</p> <p>a. Testing of all building services under full load conditions, i.e. heating equipment in mid-winter, cooling/ventilation equipment in mid-summer, and under part load conditions (spring/autumn)</p> <p>b. Where applicable, testing should also be carried out during periods of extreme (high or low) occupancy.</p> <p>Interviews with building occupants (where they are affected by the complex services) to identify problems or concerns regarding the effectiveness of the systems</p> <p>d. Re-commissioning of systems (following any work needed to serve revised loads), and incorporating any revisions in operating procedures into the O&amp;M manuals</p> <p>Simple systems (naturally ventilated) - external consultant/facilities manager</p> <p>a. Review thermal comfort, ventilation, and lighting, at three, six and nine month intervals after initial occupation, either by measurement or occupant feedback.</p> <p>b. Take all reasonable steps to re-commission systems following the review to take account of deficiencies identified and incorporate any relevant revisions in operating procedures into the O&amp;M manuals.</p> | Seasonal commissioning records / reports AND/OR letter of appointment and commissioning responsibilities schedule | Contractor/<br>Contract Documents |  |
| Post Occupancy data collection | 1 |  | 1 | <p>Criterion 2 2 is achieved and there is a mechanism to:</p> <p>a. Collect the energy and water consumption data for at least 12 months after occupation,</p> <p>b. Compare this with what was expected and</p> <p>c. Analyse any discrepancies with a view of adjusting systems if they are not operating as expected/designed.</p> <p>24. There is a contract or commitment to provide aftercare support to all the building occupiers which includes the following as a minimum:</p> <p>a. A meeting (programmed to occur as soon as possible after occupation) to introduce the aftercare team (or individual) and Building User Guide (where existing), present key information about how the building operates and answer questions.</p> <p>b. Initial aftercare e.g. on site attendance on a weekly basis (this could be more or less frequent depending on the complexity of the building) for at least 4 weeks after handover</p> <p>c. On site FM training to include a walkabout of the building</p> <p>d. Longer term after care e.g. a helpline, nominated individual or other appropriate system to support building users for at least the first 12 months of occupation</p>                                                                                                                                                                                     | Letter with Commitment to collect energy & water data and make adjustments                                        | Contract Documents                |  |
|                                |   |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Prelims showing commitment to provide aftercare support & training                                                | Contract Documents/ Client        |  |

|                                                                |   |                                    |   |                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                               |                    |  |                                                                               |
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| Man2                                                           |   | Responsible construction Practices |   |                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                               |                    |  |                                                                               |
| Considerate Constructors                                       | 2 |                                    | 2 | Where the principal contractor has used an independently assessed 'compliant' organisational, local or national considerate construction scheme. One credit awarded where a CCS score of 25-34 is achieved. Two credits awarded where the score is between 35-39.                                                                                                                                                                | Letter from Contractor confirming their commitment to achieve BREEAM standard | Contract Documents |  | Main Contractor is required to be assessed under Considered Contractor Scheme |
| Man 3                                                          |   | Construction site impacts          |   |                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                               |                    |  |                                                                               |
| Energy Consumption (2-3)                                       | 1 |                                    | 1 | Monitor and record data on energy consumption (kWh) from the use of construction plant, equipment (mobile and fixed) and site accommodation necessary for completion of all construction processes. Use this data to report kWh and CO2 emissions via the BREEAM scoring and reporting tool.                                                                                                                                     | Letter of commitment to meet the relevant criteria                            | Contractor         |  |                                                                               |
| Water Consumption (4-5)                                        | 1 |                                    | 1 | Monitor and record data on water consumption (m3) from the use of construction plant, equipment (mobile and fixed) and site accommodation necessary for completion of all construction processes. Use this data to report net water consumption via the BREEAM scoring and reporting tool.                                                                                                                                       | Letter of commitment to meet the relevant criteria                            | Contractor         |  |                                                                               |
| Transport of materials and waste (6-7)                         | 1 |                                    | 1 | Monitor and record data on transport resulting from delivery of the majority of construction materials to site and construction waste from site. Use this data to report fuel consumption, total CO2 emissions and total distance travelled via the BREEAM scoring and reporting tool.                                                                                                                                           | Letter of commitment to meet the relevant criteria                            | Contractor         |  |                                                                               |
| Timber Procurement (8)                                         | 1 |                                    | 1 | Confirm that all site timber used on the project is sourced in accordance with the UK Government's Timber Procurement Policy.                                                                                                                                                                                                                                                                                                    | Letter of commitment to meet the relevant criteria                            | Contractor         |  |                                                                               |
| Construction Site Management (EMS/pollution management) (9-10) | 1 |                                    | 1 | The principal contractor for the project operates an Environmental Management System (such as ISO 14001 or BS8555 phase 4) covering their main operations. Implement best practice pollution prevention policies and procedures on site, demonstrated through compliance with Environmental Checklist 2.2.5 Preventing Pollution within the Environment Agency document 'Building a Better Environment, a guide for developers'. | Letter of commitment to meet the relevant criteria                            | Contractor         |  | Main Contractor is required to operate the EMS System                         |

| Man 4                               | Stakeholder Participation |   |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                               |                          |  |  |
|-------------------------------------|---------------------------|---|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|--------------------------|--|--|
| Inclusive & Accessible Design (7-9) | 1                         |   | 1 | The building is designed to be fit for purpose, appropriate and accessible by all potential users. An access statement is developed in line with the CABE publication 'Design & Access Statements, How to write, read and use them'. The access statement results in a strategy that must address, as a minimum, access to and throughout the development for all users, with particular emphasis on: a. Disabled users; address & propose design solutions to remove obstacles that define disability. b. People of different age groups, genders, ethnicity and stamina/fitness levels. c. Parents with children (where appropriate to building use/type). Provision of facilities (see compliance notes) is made for future building occupants and users including, where relevant, facilities that can be shared and are accessible to members of the public/community without gaining uncontrolled access to other parts of the building. | Access statement and/or access strategy                       | Architect                |  |  |
|                                     |                           |   |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Drawings and/or spec/contract (demonstrating access strategy) | Architect                |  |  |
| BUG (10-12)                         | 1                         | 1 | 1 | Building User Guides are provided and are appropriate to all users of the building (general users including staff and if applicable residents, plus the non technical facilities management team/building manager). The guides cover all functions and uses of the building, ensuring building users are able to use the building effectively. Where relevant, the documents must describe the facilities to be shared and how access to them will be arranged for potential users. Building and site related information is made readily available to all future building users.                                                                                                                                                                                                                                                                                                                                                              | Letter of commitment to prepare BUG                           | Contractor/ Project Team |  |  |
| POE (13-14)                         | 1                         |   | 1 | The client makes a commitment to carry out a Post Occupancy Evaluation (POE) one year after building occupation, to gain building performance feedback. The POE should be carried out by an independent third party. See compliance notes for details of what the evaluation must cover. The client makes a commitment to carry out the appropriate dissemination of information on the building's post occupancy performance in order to share any good practice and lessons learned. Refer to the compliance notes for a definition of appropriate dissemination, this also provides advice on appropriate dissemination where the building or building information is commercially or security sensitive.                                                                                                                                                                                                                                   | Letter of commitment to undertake POE                         | Client                   |  |  |
|                                     |                           |   |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                               |                          |  |  |

| Health and Wellbeing                         |   |                    |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                       |                     |  |  |
|----------------------------------------------|---|--------------------|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|---------------------|--|--|
| Hea 1                                        |   | Visual Comfort     |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                       |                     |  |  |
| HF Lighting                                  |   | Criterion 1        |   | Where high frequency ballasts are installed on all fluorescent and compact fluorescent lamps.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Spec clause or statement about high frequency ballasts                | Electrical Designer |  |  |
| Daylighting                                  | 1 |                    | 0 | Avarage daylight factor of 2% is required for 80% of the floor area. plus a uniformity ratio of at least 0.4 or a minimum point daylight factor of at least 0.8% (spaces with glazed roofs, such as atria, must achieve a uniformity ratio of at least 0.7 or a minimum point daylight factor of at least 1.4%). See BREEAM Manual for details of requirements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Design drawings                                                       | N/A                 |  |  |
|                                              |   |                    |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Daylight calcs                                                        | N/A                 |  |  |
| View out and Glare Control                   | 1 |                    | 1 | Glare: The potential for disabling glare has been designed out of all relevant building areas either through building layout (e.g. low eaves) or building design (e.g. blinds, brise soleil, bioclimatic design). The glare control strategy should be developed in tandem with the lighting strategy. View out: where all areas where desks are located/ close work will be undertaken are within 7m of a window and have an adequate view out, and where the window/opening is ≥20% of the total inside wall area. All positions within relevant building areas are within 7m of a wall which has a window or permanent opening that provides an adequate view out. The window/opening must be 20% of the surrounding wall area.Where the room depth is greater than the 7m requirement, compliance is only possible where the % of window/opening is ≥ the values in table 1.0 of BS 8206. | Spec / contract demonstarting view out and glare control              | Architect           |  |  |
|                                              |   |                    |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Window schedule                                                       | Architect           |  |  |
| Internal & external lighting                 | 1 |                    | 1 | All internal and external lighting must be specified in accordance with the appropriate maintained illuminance levels (in lux) recommended by CIBSE: CIBSE Code for Lighting 2009, CIBSE LG 7, BS 5489.Lighting must be appropriately zoned and occupant controllable. Areas used for teaching, seminar or lecture purposes must have controls specified in accordance with CIBSE LG5. Manual lighting controls should be easily accessible for the teacher whilst teaching and on entering/leaving the teaching space.                                                                                                                                                                                                                                                                                                                                                                       | Design drawings and/or room data sheets/schedules                     | Electrical Designer |  |  |
|                                              |   |                    |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Spec/contract or letter of formal confirmatipon                       | Electrical Designer |  |  |
| Hea 2                                        |   | Indoor Air Quality |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                       |                     |  |  |
| Minimising Indoor Air Pollution (1-5)        | 1 |                    | 0 | An indoor air quality plan has been produced which considers;<br>a.Removal of contaminant sources<br>b.Dilution and control of contaminant sources<br>c.Procedures for pre-occupancy flush out<br>d.3rd party testing and analysis.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Indoor Air Quality Plan                                               | N/A                 |  |  |
|                                              |   |                    |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Specification details demostrating compliance with requirements 1 - 5 | N/A                 |  |  |
|                                              |   |                    |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Drawings demostrating compliance with requirm                         | N/A                 |  |  |
| Minimising Source of Air Pollution VOC (6-8) | 1 |                    | 0 | Indor Air Quality Plan need to be produced as per requirments above.<br>All decorative paints and varnishes have met the requirements listed in Table - 7<br>At least five of the eight remaining product categories listed in Table - 7have met the testing requirements and emission levels for Volatile Organic Compound (VOC) emissions against the relevant standards identified within this table. Where five or less products are specified within the building, all must meet the requirements in order to achieve this credit.                                                                                                                                                                                                                                                                                                                                                       | Spec/contract demonstarting compliance with VOC requirements          | N/A                 |  |  |

|                                                                   |   |                      |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                        |                                |              |                                                                                    |
|-------------------------------------------------------------------|---|----------------------|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|--------------------------------|--------------|------------------------------------------------------------------------------------|
| Hea 3                                                             |   | Thermal Comfort      |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                        |                                |              |                                                                                    |
| Thermal Comfort                                                   | 2 |                      | 2 | One credit awarded where thermal modelling has been carried out using software in accordance with CIBSE AM11. The modelling must demonstrate that the building design and services strategy can deliver thermal comfort levels in occupied spaces in accordance with CIBSE Guide A; or other appropriate industry standard (where this sets a higher or more appropriate requirement for the building type).A second credit is awarded where the first credit is achieved and it is demonstrated that the thermal modelling analysis (above) has informed the temperature control strategy for the building and its users. The strategy for proposed heating/cooling system(s) demonstrates that it has addressed the range of issues identified in the compliance notes.    | Letter of appointment for to undertake modelling                       | Client                         |              | Specialist needs to be appointed to carry out the thermal model showing compliance |
|                                                                   |   |                      |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Thermal modelling results                                              | Client                         |              |                                                                                    |
|                                                                   |   |                      |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Time out of Range' data                                                | Client                         |              |                                                                                    |
|                                                                   |   |                      |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Thermal comfort strategy                                               | Mechanical Designer            |              |                                                                                    |
|                                                                   |   |                      |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Specification clauses demonstrating occupant control                   | Mechanical Designer            |              |                                                                                    |
|                                                                   |   |                      |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Drawings demonstrating occupant control                                | Mechanical Designer            |              |                                                                                    |
| Hea 4                                                             |   | Water Quality        |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                        |                                |              |                                                                                    |
| Legionella                                                        |   | Criterion 1          |   | All water systems in the building are designed in compliance with the measures outlined in the Health and Safety Executive's "Legionnaires' disease - The control of legionella bacteria in water systems". Approved Code of Practice and Guidance, 2000 and, where relevant, other industry/sector best practice guidance (see Compliance notes).                                                                                                                                                                                                                                                                                                                                                                                                                           | Specification demonstrating compliance with ACoP 2000                  | Mechanical Designer            |              |                                                                                    |
| Drinking water                                                    | 1 |                      | 1 | A wholesome supply of accessible, clean and fresh drinking water is supplied, as follows:<br>i.Chilled, mains-fed point-of-use water supply or point-of-use water coolers.<br>ii. Provision in each staff kitchenette, or in a suitable location on each floor level, and                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Design drawings showing drinking water points                          | Architect                      |              |                                                                                    |
|                                                                   |   |                      |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Details of compliant water coolers                                     | Architect                      |              |                                                                                    |
| Hea 5                                                             |   | Acoustic Performance |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                        |                                |              |                                                                                    |
| Appointment of acoustician (SQA) & Acoustic performance standards | 2 |                      | 2 | A suitably qualified acoustician is appointed by the client at the appropriate stage of the project to provide early advice on influencing outline design solutions to :<br>a.External sources of noise impacting the chosen site<br>b.Site layout and zoning of the building for good acoustics<br>c.Acoustic requirements for users with special hearing and communication needs,<br>d.Acoustic treatment of different zones and facades.<br>The building meets the acoustic performance standards and testing requirements for the relevant building type and function areas as detailed in BREEAM Manual                                                                                                                                                                 | Letter of appointment demonstrating when acoustician appointed         | Contract Documents/Client/ SQA |              | Suitably Qualified Acoustician needs to be appointed                               |
|                                                                   |   |                      |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Acoustician's Report/calculations etc                                  | SQA                            |              |                                                                                    |
|                                                                   |   |                      |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Client letter with testing and remedial works commitment               | Client                         |              |                                                                                    |
| Hea 6                                                             |   | Safety & Security    |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                        |                                |              |                                                                                    |
| Security of Site & Building                                       | 1 |                      | 1 | The project team have accounted for security considerations in the new building design and site layout through consultation with a suitably qualified security consultant.<br>Consultation with the suitably qualified security consultant occurred during or prior to the concept design stage (RIBA stage C) or equivalent.<br>The final design embodies the recommendations/solutions of the suitably qualified security consultant and is built to conform to either :<br>a.The principles and guidance of Secured by Design (SbD)2 and/or Safer Parking (SP) Scheme3<br>Or where SbD/SP is of less relevance to the building type/operation:<br>b.A site specific security risk and threat assessment and subsequent security strategy and recommendations for security | ALO/CPDA/Consultant report with scope, date of appt. & recommendations | Architect                      | RIBA Stage C |                                                                                    |
|                                                                   |   |                      |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Drawings and/or spec demonstrating compliance                          | Architect                      |              |                                                                                    |

| Energy                      |    |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                        |                     |  |                                                                 |
|-----------------------------|----|----------------------------|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|---------------------|--|-----------------------------------------------------------------|
| Ene 1                       |    | Reduction of CO2 Emissions |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                        |                     |  |                                                                 |
|                             | 15 |                            | 1 | Up to 15 credits can be awarded where there is an improvement in the building operational related CO2 emissions. The number of credits is based on the Energy Performance Ratio for New Constructions (using the BREEAM calculator). Four additional innovation credits are available - see below.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | BRUKL Output Document based on "As designed" stage                     | M&E Design          |  | Specialist or Contractor need to carry out the SBEM calculation |
|                             |    |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Copy of report, calcs/outputs from software modelling                  | M&E Design          |  |                                                                 |
|                             |    |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Confirmation not to claim ROCS                                         | N/A                 |  |                                                                 |
| Ene 2                       |    | Energy Monitoring          |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                        |                     |  |                                                                 |
| Pulsed output meters        | 2  |                            | 2 | The following major energy consuming systems (where present) are monitored using either a Building Energy Management System (BEMS) or separate accessible energy sub-meters with a pulsed output to enable future connection to a BEMS:<br>a.Space Heating<br>b.Domestic Hot Water<br>c.Humidification<br>d.Cooling<br>e.Fans (major)<br>f.Lighting<br>g.Small Power (lighting and small power can be on the same sub-meter where supplies are taken at each floor/department).<br>2.The end energy consuming use is identifiable to the building user through labelling or data outputs.<br>An accessible BEMS or accessible sub-meters are provided covering the energy supply to all tenanted, or in the case of single occupancy buildings, relevant function areas or departments within the building/unit. | Secification clause(s) for monitoring systems & labelling              | M&E Design          |  |                                                                 |
|                             |    |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Drawings showing metering arrangements and location of meters          | M&E Design          |  |                                                                 |
| Ene 3                       |    | External Lighting          |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                        |                     |  |                                                                 |
| Energy Efficient Luminaires | 1  |                            | 1 | Credit awarded where energy-efficient external lighting is specified (refer to the BREEAM guidance for required efficacies) and all light fittings are controlled by a time switch or daylight sensor.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Design drawings and specification confirming compliance                | Electrical Engineer |  |                                                                 |
| Ene 8                       |    | Energy Efficient Equipment |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                        |                     |  |                                                                 |
|                             | 2  |                            | 2 | Where the following functions/equipment are or will be present within the assessed building, identify which will be responsible for the significant majority of unregulated energy consumption in the building and specify to meet the relevant performance standards:Small electrical equipment; swimming pool; communal laundry; data centre; IT intensive operating area; domestic white goods in residential areas; kitchen and catering equipment.                                                                                                                                                                                                                                                                                                                                                          | Specification details/data sheets for the relevant equipment           | Client              |  |                                                                 |
|                             |    |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Written confirmation demonstrating compliance with the relevant scheme | Client              |  |                                                                 |
|                             |    |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Design drawings and calculations                                       | Client              |  |                                                                 |
|                             |    |                            |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                        |                     |  |                                                                 |

| Transport           |   |                                |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                      |                 |  |  |
|---------------------|---|--------------------------------|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|-----------------|--|--|
| Tra 1               |   | Public Transport Accessibility |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                      |                 |  |  |
| Accessibility Index | 3 |                                | 1 | Up to five credits are awarded on a sliding scale based on the assessed building's accessibility to the public transport network and the frequency of service.                                                                                                                                                                                                                                                                                                                                        | Scale map showing building and public transport nodes                | Client          |  |  |
|                     |   |                                |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Timetables for each service                                          | Client          |  |  |
|                     |   |                                |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | BREEAM calculated Accessibility Index                                | Breeam Assessor |  |  |
| Tra 2               |   | Proximity to amenities         |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                      |                 |  |  |
|                     | 1 |                                | 1 | Where the building is located within 500m to grocery or food shop, post box and cash point                                                                                                                                                                                                                                                                                                                                                                                                            | Scale site plan or map showing building and local amenities & routes | Client          |  |  |
| Tra 3               |   | Cyclist Facilities             |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                      |                 |  |  |
| Cycle Storage       | 1 |                                | 0 | 1 compliant cycle space for 10 building occupant. Refer to BREEAM Manual for compliant cycle space.                                                                                                                                                                                                                                                                                                                                                                                                   | Drawings and calculations demonstrating compliant storage            | N/A             |  |  |
| Cyclists Facilities | 1 |                                | 0 | Compliant shower Facility and compliant changing and lockers facility. Refer to BREEAM Manual for compliant facilities                                                                                                                                                                                                                                                                                                                                                                                | Drawings showing compliant cyclists facilities                       | N/A             |  |  |
| Tra 4               |   | Maximum Car Parking Capacity   |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                      |                 |  |  |
|                     | 2 |                                | 2 | Depending on the building's Accessibility Index (AI) one credit is awarded based on the maximum car parking capacity in relation to the number of building users (staff and students)AI <4 = 1 space per 15 building users AI 4 - <8 = 1 space per 20 building users AI ≥ 8 = 1 space per 25 building usersTo achieve the second credit, the requirements increase as follows: AI <4 = 1 space per 20 building users AI 4 - <8 = 1 space per 25 building users AI ≥ 8 = 1 space per 30 building users | Letter confirming the number of staff and consulting/treatment rooms | Client          |  |  |
|                     |   |                                |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Drawings showing the number of parking spaces provided               | Client          |  |  |

| Tra 5 |   | Travel Plan |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                           |        |  |  |
|-------|---|-------------|---|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------|--------|--|--|
|       |   |             |   | <p>A travel plan has been developed as part of the feasibility and design stages which considers all types of travel relevant to the building type and users.</p> <p>2. The travel plan is structured to meet the needs of the particular site and takes into consideration the findings of a site-specific transport survey and assessment that covers the following (as a minimum):</p> <p>a. Where relevant, existing travel patterns and opinions of existing building or site users towards cycling and walking so that constraints and opportunities can be identified</p> <p>b. Travel patterns and transport impact of future building users</p> <p>c. Current local environment for walkers and cyclists (accounting for visitors who may be accompanied by young children)</p> <p>d. Disabled access (accounting for varying levels of disability and visual impairment)</p> <p>e. Public transport links serving the site</p> <p>f. Current facilities for cyclists</p> <p>3. The travel plan includes a package of measures that have been used to steer the design of the development in order to meet the travel plan objectives and minimise car-based travel patterns. This is demonstrated via specific examples such as:</p> <p>a. Providing parking priority spaces for car sharers</p> <p>b. Providing dedicated and convenient cycle storage and changing facilities</p> <p>c. Lighting, landscaping and shelter to make pedestrian and public transport waiting areas pleasant</p> <p>d. Negotiating improved bus services, i.e. altering bus routes or offering discounts</p> <p>e. Restricting and/or charging for car parking</p> <p>f. Criteria for lobby areas where information about public transport or car sharing can be made available</p> <p>g. Pedestrian and cycle friendly (for all types of user regardless of the level of mobility or visual impairment) via the provision of cycle lanes, safe crossing points, direct routes, appropriate tactile surfaces, well lit and signposted to other amenities, public transport nodes and adjoining offsite pedestrian and cycle routes.</p> <p>h. Providing suitable taxi drop-off/waiting areas.</p> <p>i. Ensuring that rural buildings are located with appropriate transport access to ensure that they adequately serve the local community (where procured to do so e.g. community centre).</p> <p>4. Where appropriate to the building type, size and intended operation, the travel plan includes measures tailored to minimise the impacts of operational-related transport e.g. deliveries of supplies, equipment and support services to and from the site.</p> | <p>A copy of the travel plan</p>                          | Client |  |  |
|       | 1 |             | 1 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>A copy of the site specific transport survey/asses</p> | Client |  |  |
|       |   |             |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>Drawings or client letter confirming design meas</p>   | Client |  |  |
|       |   |             |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p>Client letter confirming post construction implem</p>  | Client |  |  |

| Water                      |   |                                   |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                        |                     |  |  |
|----------------------------|---|-----------------------------------|---|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|---------------------|--|--|
| Wat 1                      |   | Water Consumption                 |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                        |                     |  |  |
|                            | 5 | 1                                 | 3 | Up to five credits can be awarded based upon the water consumption of WCs; urinals; taps (to wash hand basins; kitchen and waste disposal); showers; baths; dishwashers & washing machines (domestic & commercial scale). The provision of greywater/rainwater recycling is also accounted for. The water consumption (litres/person/day) for the building is assessed using the Wat 01 calculator and credits awarded as follows: One credit = 12.5% improvement, Two credits = 25% improvement, Three credits = 40% improvement, Four credits = 50% improvement, Five credits = 55% improvement.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Specification & drawings detailing sanitary components                 | Architect           |  |  |
|                            |   |                                   |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | BREEAM Wat01 Calculator                                                | Breeam Assessor     |  |  |
| Wat 2                      |   | Water Monitoring                  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                        |                     |  |  |
| Pulsed output water meters | 1 | Criterion 1                       | 1 | Specification of water meter with pulsed output for connection to BMS system                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Design drawings showing location - plans                               | Mechanical Engineer |  |  |
|                            |   |                                   |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Specification details for meter                                        | Mechanical Engineer |  |  |
| Wat 3                      |   | Water Leak Detection & Prevention |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                        |                     |  |  |
| Sanitary Supply Shut-off   | 1 |                                   | 1 | One credit awarded where each WC area/facility is fitted with one of the types of flow control device detailed in the BREEAM guidance to ensure water is supplied only when needed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Specification, drawings and manufacturers data sheets detailing system | Mechanical Engineer |  |  |
| Wat 4                      |   | Water Efficient Equipment         |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                        |                     |  |  |
| Water Efficient Equipment  | 1 |                                   | 1 | <p>1. Where an irrigation method specified for internal or external planting and/or landscaping, it complies with ANY ONE of the following:</p> <p>a. Drip feed subsurface irrigation that incorporates soil moisture sensors. The irrigation control should be zoned to permit variable irrigation to different planting assemblages.</p> <p>b. Reclaimed water from a rainwater or greywater system. The storage system must be appropriately sized i.e. storage capacity is relative to the size of the soft landscaped area.</p> <p>c. External landscaping and planting that relies solely on precipitation, during all seasons of the year.</p> <p>d. All planting specified is restricted to species that thrive in hot and dry conditions.</p> <p>e. Where no dedicated, mains-supplied irrigation systems (including pop-up sprinklers and hoses) are specified and planting will rely solely on manual watering by building occupier or landlord.</p> <p>2. Where a sub surface drip feed irrigation system is installed for external areas, a rainstat must also be installed to prevent automatic irrigation of the planting and the landscape during periods of rainfall.</p> <p>3. Where a vehicle wash system is specified, it uses a full or partial reclaim unit which contains one or more of the following: a hydro-cyclone, a sand or activated carbon filter, a sump tank(s), three chamber interceptors, and a cartridge filter or bag filter. This is in line with the ECA water technology list1.</p> | Documentation confirming the planting/irrigation strategy              | Architect           |  |  |

| Materials                                                                    |             |                                        |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                           |                          |  |  |
|------------------------------------------------------------------------------|-------------|----------------------------------------|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|--------------------------|--|--|
| Mat 1                                                                        |             | Life Cycle Impacts                     |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                           |                          |  |  |
| Materials Life Cycle Impacts                                                 | 5           |                                        | 4 | Up to six credits are awarded, determined by the Green Guide to Specification ratings for the external walls, windows, roof, upper floor slabs, internal walls and floor finishing elements of the build.                                                                                                                                                                                                                                                                                                                                                 | Description of each element & constituent materials specification         | Architect/<br>Contractor |  |  |
|                                                                              |             |                                        |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Drawings or spec detailing location & area of each element                | Architect/<br>Contractor |  |  |
|                                                                              |             |                                        |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Green Guide rating and element number for each element                    | Architect/<br>Contractor |  |  |
|                                                                              |             |                                        |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Documentation: EPDs and EPCs (if relevant)                                | Architect/<br>Contractor |  |  |
|                                                                              |             |                                        |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Mat01 Calculator                                                          | Breeam Assessor          |  |  |
| Mat 2                                                                        |             | Hard landscaping & boundary protection |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                           |                          |  |  |
| Hard landscaping & boundary prote                                            | 1           |                                        | 0 | Where at least 80% of all external hard landscaping and boundary protection (by area) achieves an A or A+ rating, as defined in the Green Guide to Specification. Green Guide ratings for the specification(s) of each element can be found at: <a href="http://www.thegreenguide.org.uk">www.thegreenguide.org.uk</a>                                                                                                                                                                                                                                    | Detailed description of each element and its constituent materials        | N/A                      |  |  |
|                                                                              |             |                                        |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Drawings showing location and area of each element                        | N/A                      |  |  |
|                                                                              |             |                                        |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Green Guide rating and element number for each element                    | N/A                      |  |  |
| Mat 3                                                                        |             | Responsible Sourcing of Materials      |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                           |                          |  |  |
| Recycled materials                                                           | 3           |                                        | 0 | Up to three credits are awarded where 80% of the assessed materials in the following building elements are responsibly sourced: Structural Frame; Ground floor; Upper floors (including separating floors); Roof; External walls; Internal walls; Foundation/substructure; Fittings: includes stair case, windows (frame and glazing units), doors (internal and external), floor finishes and any other significant fitting or finish present; Hard landscaping.1 credit where 18% of available points achieved (2 credits if 36% and 3 credits if 54%). | Drawings/spec confirming building elements and materials specification    | N/A                      |  |  |
| Letter of intent confirming capability of suppliers to provide certification |             |                                        |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | N/A                                                                       |                          |  |  |
| Output from BREEAM Mat 03 calculator                                         |             |                                        |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | N/A                                                                       |                          |  |  |
| Documentation detailing specific recycled material                           |             |                                        |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | N/A                                                                       |                          |  |  |
| Letter of intent to use EMS certified recyclers                              |             |                                        |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | N/A                                                                       |                          |  |  |
| Timber Procurement                                                           | Criterion 3 |                                        |   | Letter of intent to use timber sourced to Government Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Architect                                                                 |                          |  |  |
| Mat 4                                                                        |             | Insulation                             |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                           |                          |  |  |
| Embodied Impact (2-4)                                                        | 1           |                                        | 1 | One credit is awarded where thermal insulation products used in the building have a low embodied impact relative to their thermal properties, determined by the Green Guide to Specification ratings.                                                                                                                                                                                                                                                                                                                                                     | Drawings showing location, area & thickness of all building insulation    | Architect/<br>Contractor |  |  |
|                                                                              |             |                                        |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Drawings/schedule confirming location & dimensions of services insulation | Architect/<br>Contractor |  |  |
|                                                                              |             |                                        |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Manufacturer's technical details for insulation products                  | Architect/<br>Contractor |  |  |
|                                                                              |             |                                        |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Green Guide rating and element number for each insulation                 | Architect/<br>Contractor |  |  |
|                                                                              |             |                                        |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Documentation including EPDs EPCs if relevant                             | Architect/<br>Contractor |  |  |
|                                                                              |             |                                        |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Output from BREEAM Mat 04 calculator                                      | Breeam Assessor          |  |  |
| Responsible sourcing (5)                                                     | 1           |                                        | 1 | One credit is awarded where at least 80% of the thermal insulation products used in the building have been responsibly sourced in accordance with tier levels 1-5.                                                                                                                                                                                                                                                                                                                                                                                        | Letter of intent to use EMS certified recyclers                           | Architect/<br>Contractor |  |  |
| Mat 5                                                                        |             | Designing For Robustness               |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                           |                          |  |  |
|                                                                              | 1           |                                        | 1 | Credit awarded where protection is given to vulnerable parts of the building (both internal and external) such as areas exposed to high pedestrian traffic, vehicular and trolley movements.                                                                                                                                                                                                                                                                                                                                                              | Design drawings and specifications detailing suitable durability measures | Architect                |  |  |

| Waste Section                         |                                    |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                       |            |  |  |
|---------------------------------------|------------------------------------|--|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|------------|--|--|
| Wst 1                                 | Construction Site Waste Management |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                       |            |  |  |
| SWMP                                  | 3                                  |  | 2 | Up to three credits are awarded where there is a compliant Site Waste Management Plan (SWMP), a pre-demolition/refurb audit is carried out where applicable and the SWMP includes the target amount of non-hazardous construction waste generated on site by the development as follows (per 100m2 GIFA): One credit = 13.3m3 / 11.1 tonnes, Two credits = 7.5m3 / 6.5 tonnes, Three credits = 3.4m3 / 3.2 tonnes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Contract Clauses or Letter of intent to produce a SWMP with the required waste targets                                | Contractor |  |  |
| Diversion of resources from landfill. | 1                                  |  | 0 | One credit awarded where a significant majority of non-hazardous construction waste generated by the development will be diverted from landfill and reused or recycled. See compliance notes for volume details.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Contract Clauses or Letter of intent to meet the Breeam requirements for amount of waste being diverted from landfill | Contractor |  |  |
| Wst 3                                 | Operational Waste                  |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                       |            |  |  |
|                                       | 1                                  |  | 1 | Credit awarded where there is dedicated space(s) to cater for the segregation and storage of operational recyclable waste volumes generated by the assessed building. The space must be a) clearly labelled, b) accessible to building occupants for the deposit of materials and collections; c) of a capacity appropriate to the building type, size, number of units and predicted volumes of waste. Where appropriate, the following facilities are provided as part of its waste management strategy a) Static waste compactor(s) or baler(s); b) Vessel(s) for composting suitable organic waste OR adequate space(s) for storing segregated food waste and compostable organic material prior to collection and delivery to an alternative composting facility; c) Where organic waste is to be stored/composted on site, a water outlet is provided adjacent to or within the facility for cleaning and hygiene purposes. | Drawing showing provision and scope (size) of dedicated facilities                                                    | Architect  |  |  |
|                                       |                                    |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Letter confirming predicted waste streams and volumes                                                                 | Client     |  |  |

| Land Use and Ecology       |                                         |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                             |                   |                                                                |                                                   |
|----------------------------|-----------------------------------------|--|---|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|-------------------|----------------------------------------------------------------|---------------------------------------------------|
| LE 2                       | Ecological Value of Site and Protection |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                             |                   |                                                                |                                                   |
|                            | 1                                       |  | 1 | Credit awarded where the site's construction zone is defined as land of low ecological value and all existing features of ecological value will be fully protected from damage during site preparation and construction works. Credits can be awarded with or without the appointment of an ecologist.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Copy of Table 11.1 signed and dated by client                               | SQE               |                                                                |                                                   |
|                            |                                         |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Copy of Ecologist's Report with Appendix F information                      | SQE               | Ecologist site visit prior commencement of initial site works. | Suitably Qualified Ecologist need to be appointed |
| LE3                        | Mitigating ecological impact            |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                             |                   |                                                                |                                                   |
|                            | 2                                       |  | 2 | One credit is awarded where the change in the site's existing ecological value, as a result of development, is minimal. Two credits are awarded where there is no negative change is the site's existing ecological value, as a result of development. Credits can be awarded with or without the appointment of an ecologist.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Pre-development site plan/survey (showing landscape types and areas)        | Architect         |                                                                |                                                   |
|                            |                                         |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Proposed site plan (showing landscape types and areas)                      | Architect         |                                                                |                                                   |
|                            |                                         |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Ecologist's report with Appendix F information AND                          | SQE               |                                                                | Suitably Qualified Ecologist need to be appointed |
|                            |                                         |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Letter confirming how ecologist's recommendations will be implemented       | Client/ Architect |                                                                |                                                   |
| LE4 Enhancing site ecology | Enhancing site ecology                  |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                             |                   |                                                                |                                                   |
|                            | 3                                       |  | 2 | A suitably qualified ecologist (SQE) has been appointed to report on enhancing and protecting the ecology of the site and:<br>a.The SQE provides an Ecology Report with appropriate recommendations for protection and enhancement of the site's ecology.<br>b.The report is based on a site visit/survey by the SQE (see also compliance note 'timing of ecologist's survey and report').<br>The general recommendations of the Ecology Report for enhancement and protection of site ecology have been, or will be, implemented.<br>The recommendations of the Ecology Report for enhancement and protection of site ecology have been implemented, and the suitably qualified ecologist confirms that this will result in an increase in ecological value of the site up to (but not including) 6 plant species .<br>The increase in plant species has been calculated using the BREEAM LE03/LE04 calculator, using actual plant species numbers. | A SQE is appointed to report on enhancing and protecting the site ecology   | SQE               |                                                                | Suitably Qualified Ecologist need to be appointed |
|                            |                                         |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Letter confirming how ecologist's recommendations will be implemented       | SQE               |                                                                |                                                   |
|                            |                                         |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Pre-development site plan/survey (showing landscape types and areas)        | SQE               |                                                                |                                                   |
|                            |                                         |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Proposed site plan (showing landscape types and areas)                      | SQE               |                                                                |                                                   |
|                            |                                         |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | BREEAM LE 3/LE 4 Calculator Output                                          | Breeam Assessor   |                                                                |                                                   |
| LE 5                       | Long Term Impact on Biodiversity        |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                             |                   |                                                                |                                                   |
|                            | 2                                       |  | 0 | A suitably qualified ecologist (SQE) has been appointed prior to commencement of activities on site. The suitably qualified ecologist confirms that all relevant UK and EU legislation relating to protection and enhancement of ecology has been complied with during the design and construction process.<br>A landscape and habitat management plan, appropriate to the site, is produced covering at least the first five years after project completion. This is to be handed over to the building occupants and includes:<br>a.Management of any protected features on site<br>b.Management of any new, existing or enhanced habitats<br>c.A reference to the current or future site level or local Biodiversity Action Plan.<br>Additional Criteria need to be met as recommended within the Ecologist Report. Please refer to BREEAM MANUAL for further details.                                                                             | Letter committing the Client to achieving the agreed targets                | N/A               |                                                                |                                                   |
|                            |                                         |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Ecologist's report with Appendix F information                              | N/A               |                                                                |                                                   |
|                            |                                         |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Letter confirming that a landscape/habitat management plan will be produced | N/A               |                                                                |                                                   |
|                            |                                         |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Copy of Contract Prelims confirming requirements for Contractor             | N/A               |                                                                |                                                   |

| Pollution                        |                        |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                             |                                                                                                                                  |  |
|----------------------------------|------------------------|--|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|--|
| Pol 1                            | Impact of Refrigerants |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                             |                                                                                                                                  |  |
|                                  | 3                      |  | 0 | Where the building does not require the use of refrigerants within its installed plant/systems or refrigerant leak detection system is provided                                                                                                                                                                                                                                                                                 | Letter confirming absence of refrigerants OR<br>Letter from M&E engineer/manufacturer confirming refrigeration type etc<br>BREEAM Pol01 Calculator                          | N/A<br>N/A<br>N/A                                                                                                                |  |
| Pol 2                            | Nox Emissions          |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                             |                                                                                                                                  |  |
|                                  | 3                      |  | 0 | Where the plant installed to meet the building's delivered heating demand has, under normal operating conditions, a dry NOx emission level (measured at 0% excessO2) less than 40 mg/kWh (space heating)                                                                                                                                                                                                                        | Specification clause giving details of heating/cooling plant<br>Manufacturer's product details<br>Calculation of Nox emission levels at 0% excess O2                        | N/A<br>N/A<br>N/A                                                                                                                |  |
| Pol3                             | Surface Water Run-off  |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                             |                                                                                                                                  |  |
| Flood Risk                       | 2                      |  | 0 | One credit is awarded where the assessed development is located in a zone defined as having a medium or high annual probability of flooding AND the ground level of the building, car parking and access is above the design flood level for the site's location.Two credits are awarded where the assessed development is located in a zone defined as having a low annual probability of flooding.                            | Flood Risk Assessment<br>Design drawings<br>Confirmation from statutory body confirming reduced risk due to defences                                                        | N/A<br>N/A<br>N/A                                                                                                                |  |
| Surface water run-off            | 2                      |  | 2 | Where drainage measures are specified to ensure 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. Calculations include an allowance for climate change; this should be made in accordance with current best practice planning guidance. | Statement of compliance with BREEAM qualification requirements<br>Consultants report demonstrating compliance                                                               | Structural /Drainage Engineer<br>Structural /Drainage Engineer                                                                   |  |
| Minimising watercourse pollution | 1                      |  | 1 | The AppropriateConsultant confirms that there is no discharge from the developed site for rainfall up to 5mm and Specification of Sustainable Drainage Systems (SUDs) or source control systems such as permeable surfaces or infiltration trenches where run-off drains are in areas with a relatively low risk source of watercourse pollution. Please refer to BREEAM Manual for further details.                            | Consultants report with design specs, calcs & dra<br>Drawings indicating high and low risk areas of sit<br>Specification of SUDS and other measures<br>Letter of compliance | Structural /Drainage Engineer<br>Structural /Drainage Engineer<br>Structural /Drainage Engineer<br>Structural /Drainage Engineer |  |

Specialist need to be employed to produce Flood Risk Assessment

|                                 |                                         |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                               |                     |                                                      |
|---------------------------------|-----------------------------------------|--|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|---------------------|------------------------------------------------------|
| Pol4                            | Reduction of Night Time Light Pollution |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                               |                     |                                                      |
|                                 | 1                                       |  | 1 | Credit awarded where the external lighting design is in compliance with the Institution of Lighting Engineers (ILE) Guidance notes for the reduction of obtrusive light, 2005 and all external lighting (except security lighting) can be automatically switched off between 2300-0700.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Design drawings showing location and purpose of all external lighting         | Electrical Engineer |                                                      |
|                                 |                                         |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Spec/letter confirming compliance with BREEAM requirements 1 - 4              | Electrical Engineer |                                                      |
|                                 |                                         |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | External lighting design data/calculations                                    | Electrical Engineer |                                                      |
|                                 |                                         |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Examples of compliance                                                        | Electrical Engineer |                                                      |
| Pol 5                           | Noise Attenuation                       |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                               |                     |                                                      |
|                                 | 1                                       |  | 1 | <p>The credit can be awarded by default where there are or will be no noise-sensitive areas or buildings within 800m radius of the assessed development.</p> <p>Where there are or will be noise-sensitive areas or buildings within 800m radius of the assessed development a noise impact assessment in compliance with BS 74451 has been carried out and the following noise levels measured/determined:</p> <p>a. Existing background noise levels at the nearest or most exposed noise-sensitive development to the proposed development or at a location where background conditions can be argued to be similar.</p> <p>b. The rating noise level resulting from the new noise-source (see also Compliance note: Compliance at the design stage)</p> <p>The noise impact assessment must be carried out by a suitably qualified acoustic consultant holding a recognised acoustic qualification and membership of an appropriate professional body (see Relevant definitions in the Additional Information section).</p> <p>The noise level from the proposed site/building, as measured in the locality of the nearest or most exposed noise-sensitive development, is a difference no greater than +5dB during the day (07:00 hr to 23:00 hr) and +3dB at night (23:00 hr to 07:00 hr) compared to the background noise level.</p> <p>Where the noise source(s) from the proposed site/building is greater than the levels described in criterion 4, measures have been installed to attenuate the noise at its source to a level where it will comply with criterion 4.</p> | Drawing showing existing and proposed noise sensitive buildings nearby AND    | SQA                 | Suitably Qualified Acoustician needs to be appointed |
|                                 |                                         |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Proposed sources of noise from development and distances to NS buildings      | SQA                 |                                                      |
|                                 |                                         |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Acoustician's report incl. quals, professional status & recommendations       | SQA                 |                                                      |
|                                 |                                         |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Letter confirming that recommendations will be implemented                    | SQA                 |                                                      |
| Innovation                      |                                         |  |   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                               |                     |                                                      |
| MAN 01 Sustainable procurement  | 1                                       |  | 0 | <p>There is commitment or contract for the facilities manager or equivalent to undertake the following at quarterly intervals for the first 3 years after occupation:</p> <p>a. Collect the occupant satisfaction, energy consumption and water consumption data</p> <p>b. Utilise the data to check the building is performing as expected and make any necessary adjustments</p> <p>c. Set targets for reducing water and energy consumption and monitor progress towards these</p> <p>d. Feedback any 'lessons learned' to the design team and developer for use in future projects</p> <p>e. Provision of the actual annual building energy, water consumption and occupant satisfaction data to BRE Global.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Letter from the Client confirming Commitment                                  | N/A                 |                                                      |
| MAN 02 Considerate Constructors | 1                                       |  | 0 | Credit awarded where the CCS score achieved is 40 or above.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Letter from Contractor confirming their commitment to achieve BREEAM standard | N/A                 |                                                      |