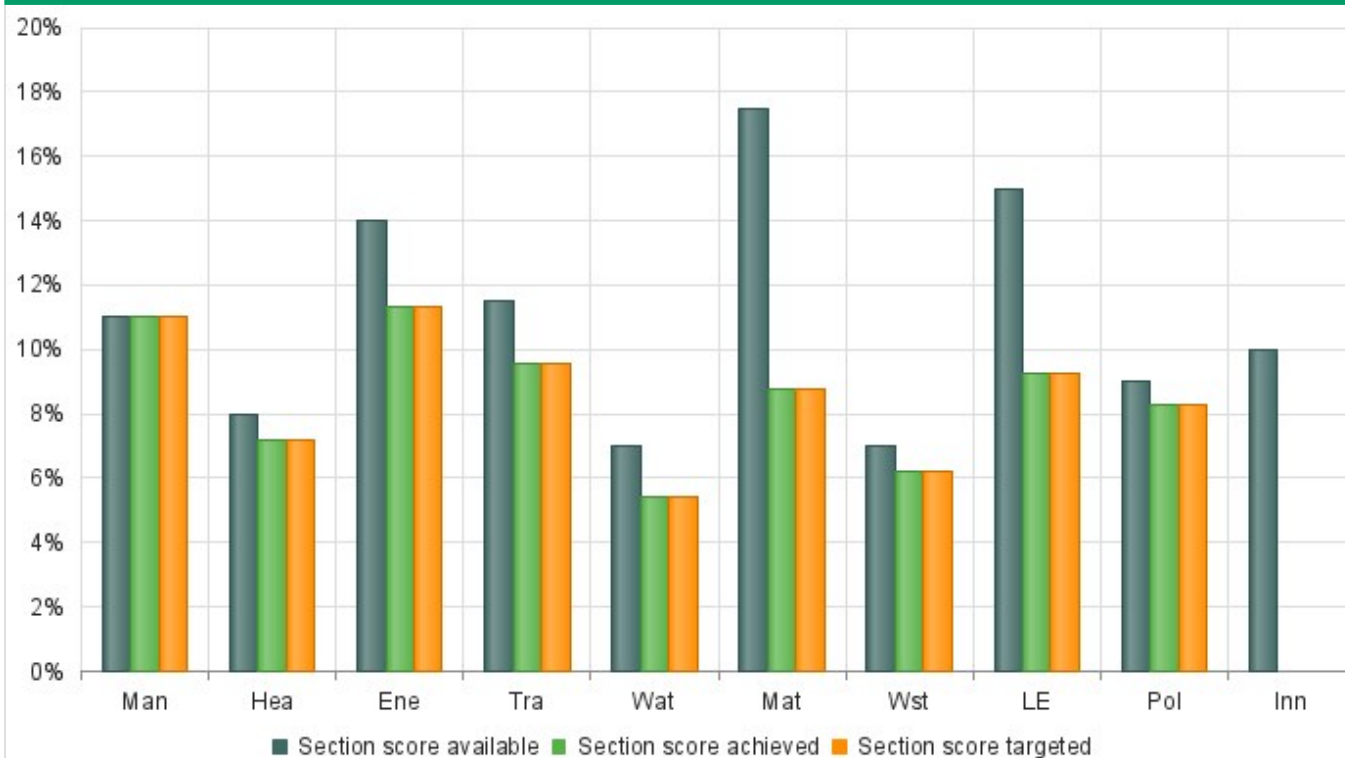


Pre-assessment : Design (Interim) : MIRA Plot 44 (3040456)

BREEAM Rating

	Credits available	Credits achieved	Credits targeted	% Credits achieved	Weighting	Category score	Target score
Man	18.0	18.0	18.0	100.00%	11.00%	11.00%	11.00%
Hea	10.0	9.0	9.0	90.00%	8.00%	7.20%	7.20%
Ene	21.0	17.0	17.0	80.95%	14.00%	11.33%	11.33%
Tra	12.0	10.0	10.0	83.33%	11.50%	9.58%	9.58%
Wat	9.0	7.0	7.0	77.78%	7.00%	5.44%	5.44%
Mat	14.0	7.0	7.0	50.00%	17.50%	8.75%	8.75%
Wst	9.0	8.0	8.0	88.89%	7.00%	6.22%	6.22%
LE	13.0	8.0	8.0	61.54%	15.00%	9.23%	9.23%
Pol	12.0	11.0	11.0	91.67%	9.00%	8.25%	8.25%
Inn	10.0	0.0	0.0	0.00%	10.00%	0.00%	0.00%
Total	128.0	95.0	95.0	74.22%	-	77.01%	77.01%
Rating	-	-	-	-	-	★★★★★ Excellent	Excellent

Performance by environmental category



MIRA Plot 44 - BREEAM New Construction V6.1 (Shell & Core) - Design Stage Pre-Assessment



Target Score (%)		77.01		Pre-requisite & Mandatory Credits		RIBA Stage Credits									
Achieved Score (%)		0.00													
Credit Name	Sub Credit	Max Available Credits	Targeted Credits	Potential Extra Credits	Targeted Credits Weighting	Potential Credits Weighting	Achieved Credits	Achieved Score	Status	Responsibility and Deadline dates	Evidence Criteria	Data Requirement	RSK Comments		
Management															
MAN 01 - Project Brief and Design	Project delivery planning	1	1	0	0.61	0.00	0	0.00	Incomplete	CS2, SGP Architects	1-3	Letters, meeting minutes, agendas, project scope, specifications, contracts, emails, invites Consultation Documents.	RIBA Stage 2 -4		
	Stakeholder Consultation	1	1	0	0.61	0.00	0	0.00	Incomplete	CS2, SGP Architects	4-6 (7)	> Consultation plan setting out the process and scope of the consultation. > Consultations documents > Letter	RIBA Stage 2- 4		
	Prerequisite for BREEAM Advisory Professional credits								Incomplete	RSK NP BREEAM AP. CS2	8	Formal agreement of strategic performance targets from CS2 and project team	RIBA Stage 2		
	BREEAM Advisory Professional (AP)	2	2	0	1.22	0.00	0	0.00	Incomplete	RSK NP BREEAM AP. CS2	9-11	> Letter of appointment	RIBA Stage 3		
MAN 02- Service life planning and costing	Elemental Life Cycle Cost										1-2	Elemental life cycle cost plan	RIBA Stage 2		
	Component Level LCC plan	4	4	0	2.44	0.00	0	0.00	Incomplete	Quantem	3-4	Component level life cycle cost plan > Design drawings or Specification > Letter / email	RIBA Stage 4		
	Capital Cost Report										5	Report the predicted capital cost in £/m2	RIBA Stage 4		
MAN 03 - Responsible Construction Practices	Pre-requisite								Incomplete	CS2	1	DS commitment to meet the following: > FSC / PEFC Certificates for all timber suppliers. > Letter/email from Contractor to confirm the suppliers for all timber on site	RIBA Stage 3		
	Environmental Management	1	1	0	0.61	0.00	0	0.00	Incomplete	CS2	3-4	DS commitment to meet the following: > A copy of the Main Contractors ISO14001 certificate. And > Evidence of compliance with PPG 6 Pollution Prevention Guidelines	RIBA Stage 3		
	BREEAM Advisory Professional (AP)	1	1	0	0.61	0.00	0	0.00	Incomplete	RSK NP BREEAM AP. CS2	5-6	DS appointment of AP to complete the following: > BREEAM AP (Site) - Site meeting minutes (showing BREEAM on the agenda) > BREEAM AP reports demonstrating involvement of a BREEAM AP throughout Construction, Handover and Close Out Sages (RIBA 5 & 6)	RIBA Stage 3		
	Responsible construction management	2	2	0	1.22	0.00	0	0.00	Incomplete	CS2	7-9	DS commitment to meet the following: > Evidence of compliance with Table 4.1 of the BREEAM NC 2018 scheme guidance (& GN33). This requires compliance with the items required for one credit, plus an additional six items listed (including final CCS score and certificate) >Interim and final Considerate Constructors Site Monitor's Report & Certificate of Compliance	RIBA Stage 3		
	Monitoring of Construction Site Impacts	2	2	0	1.22	0.00	0	0.00	Incomplete	CS2	10-22	DS commitment to meet the following: >Monthly completion of energy, water, CO2 monitoring spreadsheet >Monthly completion of Materials and Waste transportation spreadsheet. Please provide supporting evidence.	RIBA Stage 3		
MAN 04 Commissioning and Handover	Commissioning - testing schedule and responsibilities	1	1	0	0.61	0.00	0	0.00	Incomplete	CPW, CS2	1-5	DS commitment to meet the following: > Construction Programme detailing commissioning, performance testing and handover >Evidence that commissioning & testing has been accounted for within project budget >Copies of commissioning records/reports when complete >A formal letter / email listing the systems commissioned (both simple and complex systems), in line with the commissioning schedule, alongside details of the standards/codes/Building Regulations that each system has been commissioned in accordance with.	RIBA Stage 3-4		
	Commissioning - design and preparation	1	1	0	0.61	0.00	0	0.00	Incomplete	CPW, CS2	6-7	DS commitment to meet the following: >Formal letter / email confirming the commissioning responsibilities is carried out by the specialist commissioning manager for all complex systems. Including a statement that they have the qualifications for the Specialist Commissioning Manager role	RIBA Stage 3-4		
	Testing and inspecting building fabric	1	1	0	0.61	0.00	0	0.00	Incomplete	RSK	8-10	DS commitment to meet the following: > Following the thermographic survey and air tightness testing, where applicable, a formal letter to confirm the measures taken to rectify any defects	RIBA Stage 3-4 Level 2 thermographer required, be aware of time of year, weather conditions, timings in programme (post construction but pre-occupation)		
	Handover	1	1	0	0.61	0.00	0	0.00	Incomplete	CPW, CS2	11-12	DS commitment to meet the following: >Copy of the compliant technical 'Building Users Guide', covering the minimum BREEAM content >Copy of the compliant non-technical 'Building Users Guide', covering the minimum BREEAM content >Formal letter/email confirming that the two Building User Guides have been distributed to all building occupiers and premises managers >Copy of the two training schedules required, covering the minimum BREEAM content.	RIBA Stage 3/4		
MAN 05 Aftercare	Aftercare Support	0	0	0	0.00	0.00	0	0.00	Not Sought	CS2	1-2	DS commitment to meet the following: > Evidence of meeting / planned meeting between the aftercare support team or individual and the building occupier or management team (prior to initial occupation or as soon as possible thereafter)	RIBA Stage 3-4 Not applicable - Shell & Core Assessment		
	Seasonal Commissioning	0	0	0	0.00	0.00	0	0.00	Not Sought	CS2	3	DS commitment to meet the following: > Formal letter confirming operational infrastructure and resources will be established to coordinate the collection and monitoring of energy and water consumption data for a minimum of 12 months from the date of completion. This facilitates analysis of discrepancies	RIBA Stage 3-4		
	Post Occupancy Evaluation	0	0	0	0.00	0.00	0	0.00	Not Sought	CS2	4-7	DS commitment to meet the following: > POE or commitment to carry out a POE exercise one year after the building is substantially occupied.	RIBA Stage 3-4 Not applicable - Shell & Core Assessment		

Section Total		18	18	0	11.00	0.00	0	0.00	Health and Wellbeing				
HEA 01 - Visual comfort	Control of glare from sunlight	0	0	0	0.00	0.00		0.00	Not Sought	SGP Architects, CPW	1-3	> DS confirmation, including drawings to show glare control strategy. > If available - Manufacturers information for glare control blinds (windows, roof lights and glazed doors) and external lighting	RIBA Stage 3/4 Not applicable - Shell & Core Assessment
	Daylighting	1	1	0	0.80	0.00		0.00	Incomplete	CPW	4	> Drawings and calculations to confirm the Daylighting criteria has been met.	RIBA Stage 3/4
	View Out	1	1	0	0.80	0.00		0.00	Incomplete	SGP Architects	5-6	> Drawings to show view out criteria met with calculations as per BREEAM guidance	RIBA Stage 3/4
	Internal/External lighting levels, zoning and controls	1	1	0	0.80	0.00		0.00	Incomplete	SGP Architects, CPW	7-13	> Drawings which show external lighting specification as per BREEAM guidance > If available - Manufacturers information for glare control blinds (windows, roof lights and glazed doors) and external lighting	RIBA Stage 3/4
HEA 02 - Indoor air quality	Indoor air quality (prerequisite)								Incomplete	RSK	1	> DS copy of the Indoor Air Quality (IAQ) Plan. The plan must cover the minimum BREEAM content, as outlined by GN06.	RIBA Stage 3
	Ventilation	1	1	0	0.80	0.00		0.00	Incomplete	CPW	2	> Drawings of ventilation systems if applicable	RIBA Stage 3/4
	Emissions from construction products	0	0	0	0.00	0.00		0.00	Not Sought	CS2 / SGP Architects	3-4	> Manufacturer's information or letter from the manufacturer, confirming the standards against which the product is tested, and the VOC emissions achieved, to ensure the VOC emissions meet the required level.	Not applicable - Shell & Core Assessment
	Post-construction indoor air quality measurement	0	0	0	0.00	0.00		0.00	Not Sought	CS2, Air Quality Consultant	5-10	DS commitment to undertake the testing as follows: >VOC Schuedle > Testing results from the VOC tests measured in accordance with ISO 16000-2 and ISO 16000-3, reported via the BREEAM Scoring and Reporting Tool >Formal letter / email confirming there have been no changes since the design stage specification	RIBA Stage 3 Not applicable - Shell & Core Assessment
HEA 03 - Safe Containment in Laboratories				This is no longer assessed as a separate issue within BREEAM UK New Construction 2018.					Not Sought				
HEA 04 - Thermal comfort		2	2	0	1.60	0.00		0.00	Incomplete	CPW	1-4	> A full dynamic thermal model and thermal comfort assessment has been carried out in order to achieve the design heating and cooling internal temperatures in line with CIBSE Guide A and TM52 for a projected climate change scenario.	RIBA Stage3/4
										5-8	Requires climate change scenario		
											9-11	Drawings and written confirmation of the thermal zoning and controls dictated by the thermal comfort assessment.	RIBA Stage3/4 Not applicable - Shell & Core Assessment
HEA 05 - Acoustic performance		1	1	0	0.80	0.00		0.00	Incomplete	RSK	1	> Copy of the acoustician's design report confirming compliance with the relevant legislation >Evidence to confirm that the acoustician is 'suitably qualified' in line with BREEAM guidance	RIBA Stage 4
											2	> Formal letter and/or provide suitable evidence, where relevant, to confirm that all required remedial works have been carried out in accordance with the acoustician's recommendations.	RIBA Stage 4
											3	> Design stage: multi-residential specific where robust details are to be used, the following must be provided: 1. Design team confirmation that robust details chosen will achieve the required performance standards for sound insulation. 2.Purchase statement from RDL which confirms that the details will be installed.	Acoustic performance for Residential institutions (short and long term stay)
HEA 06 - Security of site and building		1	1	0	0.80	0.00		0.00	Incomplete	RSK / Graphite	1-3	> Design stage: SBd award / Assessor site visit and photos / confirmation from CS2/team that all measures installed.	RIBA Stage 2
HEA 07 - Safe & Healthy Surroundings	Safe access	1	0	1	0.00	0.80		0.00	Incomplete	SGP Architects	1-6	> Design drawings to show compliance	RIBA Stage 4
	Outside Space	1	1	0	0.80	0.00		0.00	Incomplete	SGP Architects, CS2	7	> Design drawings to show compliance	RIBA Stage 4
Section Total		10	9	1	7.20	0.80	0	0.00	Energy				
ENE 01 - Reduction of energy use and carbon emissions	Energy Performance	9	6	0	4.00	0.00		0.00	Incomplete	CPW	1	> As designed copy of the Building Regulations Output Document from the approved software. Provide the INP file.	RIBA Stage 3/4
	Pre-requisite - Prediction of operational energy consumption								Incomplete	CPW	2		RIBA Stage 3
	Energy modelling and reporting	4	4	0	2.67	0.00		0.00	Incomplete	CPW	3-5	> Evidence to confirm that energy modelling has been carried out by an accredited energy assessor. Energy modelling must be undertaken by a person registered with an accredited energy assessment scheme provider (http://www.ndscregister.com). >Provide outputs during the design and post construction stages, confirming the predicted operational energy consumption figures, and report predicted energy consumption targets by end use, design assumptions and input data.	RIBA Stage 3 Need criteria 2 for Passive Design Ene 04 to meet compliance.
ENE 02 - Energy monitoring		2	2	0	1.33	0.00		0.00	Incomplete	CPW	1-5	>Drawings and specification confirming the metering strategy is in line with BREEAM compliance	RIBA Stage 3/4
ENE 03 - Energy efficient external lighting		1	1	0	0.67	0.00		0.00	Incomplete	CPW	1-2	> Drawings showing the number and type of installed external light fittings, photocell, and time clock, in line with the design stage specification.	RIBA Stage 3/4
	Passive Design Analysis	1	1	0	0.67	0.00		0.00	Incomplete	ZED?	1-4	Design stage: Evidence to show analysis of building / passive design measures implemented / results from a dynamic simulation model demonstrating the reduced energy demand and CO2-eq emissions from the specified passive design measures. > Drawings and/or specifications to showthe passive design measures	RIBA Stage 2 Has this been completed?

ENE 04 - LZC Technologies	Free cooling	1	0	0	0.00	0.00		0.00	Not Sought	CPW	5-8	Design stage: Results from a dynamic simulation model and other used methods demonstrating that the free cooling strategy can meet the buildings cooling demand. One or more of the appropriate evidence types listed.	RIBA Stage 2-3
	Low and zero carbon technologies	1	1	0	0.67	0.00		0.00	Incomplete	CPW	9-12	Design stage: > Feasibility study Design stage: Results from a dynamic simulation model demonstrating reductions in CO2-eq emissions from the specified low and zero carbon technology. > Drawings to show the LZC technologies	RIBA Stage 2
ENE 06 - Energy efficient transportation systems		2	2	0	1.33	1.33		0.00	Incomplete	CPW, Lift Specialist	1	Design stage: documentary evidence confirming all criteria is met	RIBA Stage 3-4
											2-5	> Manufacturer data sheets for the installed lift(s) in line with the design specification	
ENE 08 - Energy efficient equipment (process)		0	0	0	0.00	0.00		0.00	Not Sought	CS2	1-3	DS commitment of the following: > Specifications of installed equipment > Energy Efficient Equipment Standard Schedule	Not applicable - Shell & Core Assessment

Section Total	21	17	0	11.33	1.33	0	0.00
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Transport

TRA 01 - Transport Assessment & Travel Plan	Travel Plan	2	2	0	1.92	0.00		0.00	Incomplete	CS2, Transport Consultant	1-5	> Transport Assessment/Statement and Travel Plan. TP in draft by RIBA 2.	RIBA Stage 2
TRA 02 - Sustainable Transport Measures	Pre-requisite								Incomplete	CS2, Transport Consultant	1	Achieve Tra 01 above	RIBA Stage 3-4
	Transport Options Implementation	10	8	2	7.67	1.92		0.00	Incomplete	CS2, Transport Consultant	2-3	Design stage: Identify the sustainable transport measures table 7.4 / Award credits according to the existing Accessible Index (AI) of the project, and the total number of points achieved for the options implemented, see Table 7.3	

Section Total	12	10	2	9.58	1.92	0	0.00
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Water

WAT 01 - Water consumption		5	3	0	2.33	0.00		0.00	Incomplete	CPW, SGP Architects, CS2	1-6	> Sanitary Schedule > Manufacturers datasheet for installed sanitary appliances/fittings – dishwashers, washing machines, etc. > Drawings showing the installed sanitary components, in line with the design stage specification	RIBA Stage 3/4
WAT 02 - Water monitoring		1	1	0	0.78	0.00		0.00	Incomplete	CPW, CS2	1-6	> Drawings and specification showing the installation of a water meter on the mains supply to the building > Manufacturers information for the water meters and sub-meters	RIBA Stage 3/4
WAT 03 - Water leak detection		2	2	0	1.56	0.00		0.00	Incomplete	CPW, CS2	1-3	> Drawings showing the installation of BREEAM compliant water leak detection systems > Sanitary supply shut off valves specifications > PIR and solenoid valves specifications > Drawings showing the installation of solenoid valves connected to PIRs in each toilet facility > Manufacturers information for mains water leak detection system or information as to how the BMS detects leaks > Confirmation of water leak detection systems pre-set variables for leak detection and method for varying these post-handover	RIBA Stage 3/4
WAT 04 - Water efficient equipment		1	1	0	0.78	0.00		0.00	Incomplete	CPW, CS2	1-2	> Evidence (plans/specifications/drawings) to show systems and processes to reduce relevant water demand identified have been established / installed as part of the development	

Section Total	9	7	0	5.44	0.00	0	0.00
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Materials

MAT 01 - Environmental impacts from construction products - Building life cycle assessment (LCA)	Superstructure	6	1	1	1.25	1.25		0.00	Incomplete	RSK NP to coordinate CS2, SGP Architects, CPW, BCAL	1-6	Design Stage: Completed and uploaded Mat 01/02 Calculator tool to BREEAM Projects. RIBA 2 should be uploaded prior to planning RIBA 4 should be completed prior to completion of Technical Design	Prior to Planning and RIBA 4
	Substructure and hard landscaping options appraisal during Concept Design	1	0	0	0.00	0.00		0.00	Not Sought	CS2, RSK, SGP Architects, CPW, BCAL	7	Design Stage: Completed and uploaded Mat 01/02 Calculator tool to BREEAM Projects. RIBA 2 should be uploaded prior to planning RIBA 4 should be completed prior to completion of Technical Design	
MAT 02 - Environmental impacts from construction products - Environmental Product Declarations (EPD)		1	1	0	1.25	0.00		0.00	Incomplete	RSK NP to coordinate Contractor, SGP Architects	1-2	If contractor not onboard, then CS2 commitment of the following: > The contractor is required to work with the SGP Architects to provide the relevant EPD's to meet BREEAM criteria.	RIBA Stage 3/4
MAT 03 - Responsible sourcing of construction products	Pre-requisite: Legally harvested and traded timber								Incomplete	CS2 (contractor)	1	If contractor not onboard, then CS2 commitment of the following: > BES 6001 / ISO14001 / FSC or PEFC (timber) Certificates for all relevant materials identified on the materials schedule	RIBA Stage 3
	Enabling sustainable procurement	1	1	0	1.25	0.00		0.00	Incomplete	CS2 (contractor)	2	> Sustainable Procurement Plan	RIBA Stage 2
	Measuring responsible sourcing	3	2	1	2.50	1.25		0.00	Incomplete	CS2 (contractor) SGP Architects, CPW, Civils and Structures	3	> Completed Responsible Sourcing Schedule > Letter of conformity confirming that the Responsible Sourcing of Materials Schedule represents the as designed' make up for the building > Completed copy of the Mat 03 calculator	RIBA Stage 3/4
MAT 04 - Insulation									Not Sought				
MAT 05 - Designing for Durability and Resilience		1	1	0	1.25	0.00		0.00	Incomplete	SGP Architects, CS2	1-4	> Assessment and drawings to confirm compliance with BREEAM criteria	RIBA Stage 3/4

MAT 06- Material Efficiency	1	1	0	1.25	0.00		0.00	Incomplete	SGP Architects, CS2, Contractor	1-2	> Completion of Material Efficiency Document providing details of targets, opportunities and methods of material efficiency which should be updated during each RIBA Stage 1-5 >Provide details/evidence of material efficiency measures implemented during RIBA Stages 3-5 >Provide details of targets and actual material efficiencies achieved		RIBA Stage 1-2 start. Continuation through to RIBA 5-6.
Section Total													
	14	7	2	8.75	2.50	0	0.00	Waste					
WST 01 - Construction waste management	Pre-demolition audit	1	0	0	0.00	0.00		0.00	Not Sought	CS2 (contractor)	1-2	If contractor not onboard, then CS2 commitment of the following: A copy of the pre-demolition audit (where applicable). This should be completed by Concept Design, unless not feasible due to site restraints. This PDA should be referenced in the RMP.	RIBA Stage 2
	Construction resource efficiency	3	3	0	2.33	0.00		0.00	Incomplete	CS2 (contractor)	3-4	If contractor not onboard, then CS2 commitment of the following: Produce a compliant Resource Management Plan (RMP) confirming the waste types (per waste group) generated on site relating to on site construction and dedicated off site manufacture/fabrication (excluding demolition and excavation waste). Targets should be made and presented within the RMP for total waste generated in line with Table 10.1.	RIBA Stage 3
	Diversion of resources from landfill	1	1	0	0.78	0.00		0.00	Incomplete	CS2 (contractor)	5-6	If contractor not onboard, then CS2 commitment of the following: Included within the RMP, a target should be made for the diversion of waste from landfill. The final results should then be presented into total diversion of waste from landfill. This should be separated into 'non-demolition' 'demolition' and 'excavation waste' where applicable. Diversion type should also be listed (i.e. recycled, reused, for energy). Targets should be made and presented within the RMP for total waste generated in line with Table 10.2.	RIBA Stage 3
WST 02 - Use of recycled and sustainably sourced aggregates	Pre-requisite								Not Sought	CS2	1		RIBA Stage 3
	Project Sustainable Aggregate Points	1	0	0	0.00	0.00		0.00	Incomplete	CS2	2-6	> Completed copy of the Wst 02 Calculator with additional supporting evidence	
WST 03 - Operational waste		1	1	0	0.78	0.00		0.00	Incomplete	CS2, SGP Architects	1-2	>Drawings showing the installed areas provided for the storage and segregation of recyclable waste and general waste is in line with BREEAM criteria	RIBA Stage 3/4
											3		
											4		
											5-7		
WST 04 - Speculative floor and ceiling finishes		0	0	0	0.00	0.00		0.00	Not Sought	SGP Architects, Contractor	1-2	> Drawings/plans/specifications/written confirmation or BREEAM Assessor site photos confirming Wst 04 requirements have been met.	
Wst 05 Adaptation to Climate Change		1	1	0	0.78	0.00		0.00	Incomplete	RSK NP to coordinate CS2, SGP Architects, CPW	1-3	> Design Stage: Completed Wst 05 Risk Assessment > PCR: Confirmation no changed to design to change Risk Assessment.	RIBA Stage 2
Wst 06 Functional Adaptability	Design for disassembly and functional adaptability - recommendations	1	1	0	0.78	0.00		0.00	Incomplete	SGP Architects	1-2	Design Stage: Study is undertaken at RIBA 2 for disassembly and functional adaptability with recommendations made.	RIBA Stage 2
	Disassembly and functional adaptability – implementation	1	1	0	0.78	0.00		0.00	Incomplete	SGP Architects	3-5	Design Stage: At RIBA 4, implementation of measures are confirmed.	RIBA Stage 4
Section Total													
	10	8	0	6.22	0.00	0	0.00	Land Use and Ecology					
LE 01 - Site selection	Previously occupied land	1	0	1	0.00	1.15		0.00	Not Sought	SGP Architects	1	Design Stage: Drawings and calculations	RIBA Stage 3
	Contaminated land	1	0	1	0.00	1.15		0.00	Incomplete	Contaminated Land Specialist, Contractor; CS2	2-3	Design Stage: > Survey and report to confirm existence of contaminated land. > A letter and report confirming that remediation has taken place	
LE 02 - Identifying and understanding the risks and opportunities for the project	Pre-requisite - Assessment route selection								Incomplete	CS2, Ecologist	1-2	Design Stage: > Completion of GN40 doc by Ecologist	RIBA Stage 1
	Survey and evaluation	1	1	0	1.15	0.00		0.00	Incomplete	CS2, Ecologist	3-4-6	Design Stage: > Survey and report from Ecologist > Completion of GN40 doc by Ecologist PCR: > BREEAM Assessor site visit photos	RIBA Stage 1
	Determining the ecological outcomes for the site (Route 2 only)	1	1	0	1.15	0.00		0.00	Incomplete	CS2, Ecologist	7-10	Design Stage: > Ecologist survey and Report > Completion of GN40 doc by Ecologist PCR: > BREEAM Assessor site visit photos	RIBA Stage 2/3
LE 03 - Managing negative impacts on ecology	Pre-requisite - Identification and understanding the risks and opportunities for the site								Incomplete	CS2, Ecologist	1	Design Stage: > Ecologist survey and Report > Completion of GN40 doc by Ecologist PCR: > Contractor to ensure measures are taken to protect ecological features > BREEAM Assessor site visit photos > As Built drawings	RIBA Stage 1
	Planning, liaison, implementation and data	1	1	0	1.15	0.00		0.00	Incomplete	CS2, Ecologist	2-4		RIBA Stage 1 and 2
	Managing negative impacts of the project (Route 1 or 2 dependent)	2	1	0	1.15	0.00		0.00	Incomplete	CS2, Ecologist, Contractor	5-8		RIBA Stage 2/3
LE 04 - Change and enhancement of ecological value	Pre-requisite: Managing negative impacts on ecology								Incomplete	CS2, Ecologist	1-2	Design Stage: > Ecologist survey and Report > Completion of GN40 doc by Ecologist PCR: > Contractor to ensure measures are taken to protect and install/plant ecological features > BREEAM Assessor site visit photos > As Built drawings	RIBA Stage 2/3
	Route 1: Change and enhancement of ecology	0							Not Sought		3		
	Route 2: Liaison, implementation and data collation	1	1	0	1.15	0.00		0.00	Incomplete	CS2, Ecologist	4-5		RIBA Stage 2/3

	Change and enhancement of ecology (Route 2 only)	3	1	0	1.15	0.00		0.00	Incomplete	CS2, Ecologist	6	Pre-requisite: Roles and responsibilities, implementation, statutory obligations	RIBA Stage 2/3
LE 05 - Long term ecology management and maintenance	Pre-requisite: Roles and responsibilities, implementation, statutory obligations								Incomplete	CS2, Ecologist	1-2	Design Stage: > Ecologist survey and Report > Completion of GN40 doc by Ecologist PCR:	RIBA Stage 3
	Planning, liaison, data, monitoring and review management and maintenance	1	1	0	1.15	0.00		0.00	Incomplete	CS2, Ecologist	3-6	> Contractor to ensure measures are taken to protect and install/plant ecological features > BREEAM Assessor site visit photos > As Built drawings > Landscape and Ecology Management Plan	
	Landscape and ecology management plan (or similar) development	1	1	0	1.15	0.00		0.00	Incomplete	CS2, Ecologist	7		

Section Total		13	8	2	9.23	2.31	0	0.00					
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Pollution													
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POL 01 - Impact of Refrigerants	No refrigerants	0	0	0	0.00	0.00		0.00	Not Sought	CPW	1	>Commitment / specification to show no refrigerants.	RIBA Stage 3/4
	Pre-requisite (if refrigerants in building)								Incomplete	CPW	2	One or more of the appropriate evidence types listed.	RIBA Stage 3/4
	Impact of Refrigerant	2	1	1	0.75	0.75		0.00	Incomplete	CPW	3-5	Design Stage: > Copy of the Pol 01 calculator tool	RIBA Stage 3/4
												> Manufacturers specification/data sheetsto confirm info in Pol 01 calculator tool	RIBA Stage 3/4
	Leak Detection	1	1	0	0.75	0.00		0.00	Incomplete	CPW	6-7	> Drawings to show location of Leak Detection system > Manufacturer details to confirm appropriate leak detection system	RIBA Stage 3/4
POL 02 - Local air quality		2	2	0	1.50	0.00		0.00	Incomplete	CPW	1 or 2	> Confirmation: that heating and hot water is supplied by non-combustion systems (Electricity) Or Confirmation emissions do not exceed levels in Table 12.4 and 12.5 of BREEAM guidance	RIBA Stage 3/4
POL 03 - Flood and surface water management	Pre-requisite								Incomplete	Flooding Specialist	1	Design stage: One or more of the appropriate evidence types listed in the BREEAM evidential requirements on page 28 can be used to demonstrate compliance with these criteria.	RIBA Stage 3
	Flood resilience	2	2	0	1.50	0.00		0.00	Incomplete	Flooding Specialist	2-4	Design stage: site specific FRA	RIBA Stage 3
	Pre-requisite								Incomplete	Flooding Specialist	5	One or more of the appropriate evidence types listed.	RIBA Stage 3
	Surface Water Runoff	2	2	0	1.50	0.00		0.00	Incomplete	Flooding Specialist	6-16	Design stage: information showing the proposed drainage solution, system failure flood flow routes, potential flood ponding levels and ground floor levels. Calculation results for the limiting discharge. > Calculation results for the pre and post development peak rate of run off > Formal letter / email confirming that the drainage solutions assessed at the design stage have been implemented > Drawings showing the impermeable areas pre and post development	RIBA Stage 3
	Minimising water course pollution	1	1	0	0.75	0.00		0.00	Incomplete	Flooding Specialist	17-24	Design stage: Relevant maintenance agreements for the ownership, long term operation and maintenance of all specified SuDS	RIBA Stage 3
POL 04 - Reduction of night time light pollution		1	1	0	0.75	0.00		0.00	Incomplete	CPW	1-5	> Formal letter / email confirming that the external lighting has been designed and installed in accordance with Table 2 of the ILP Guidance notes for the reduction of obtrusive light, 2011 and that all external lighting will automatically be switched off during 07.00hr and 23.00hr, excepting safety and security lighting that will switch to the lower levels of lighting recommended during these hours. > Formal letter / email confirming that there are no illuminated advertisements installed > Drawings confirming the installed external light fittings, photocell and time clock, in line with the design stage specification	RIBA Stage 3/4
POL 05 - Reduction of Noise Pollution		1	1	0	0.75	0.00		0.00	Incomplete	RSK	1-5	Design stage: > Confirmation acoustician suitably qualified / noise report > Formal letter / email / evidence confirming any remediation work (where required) will been completed	RIBA Stage 4

Section Total		12	11	1	8.25	0.75	0	0.00					
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Innovation													
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MAN 03- Responsible construction practices		1	0	0	0.00	0.00		0.00	Not Sought		23	> BREEAM AP reports demonstrating involvement of a BREEAM AP throughout Construction, Handover and Close Out Sages (RIBA 5 & 6)	
HEA 01 - Visual comfort	Daylighting	1	0	1	0.00	1.00		0.00	Incomplete	CPW	14	One or more of the appropriate evidence types listed in The BREEAM evidential requirements section can be used to demonstrate compliance with these criteria.	
	Internal and external lighting levels, zoning and control	1	0	1	0.00	1.00		0.00	Incomplete	CPW	15	One or more of the appropriate evidence types listed in The BREEAM evidential requirements section can be used to demonstrate compliance with these criteria.	
HEA 02 -Minimising sources of air pollution - Emissions from construction products		1	0	0	0.00	0.00		0.00	Not Sought		11	One or more of the appropriate evidence types listed in The BREEAM evidential requirements section can be used to demonstrate compliance with these criteria.	
HEA 06 Security		1	0	1	0.00	1.00		0.00	Incomplete	RSK	4	One or more of the appropriate evidence types listed in The BREEAM evidential requirements section can be used to demonstrate compliance with these criteria.	
ENE 01 - Reduction of CO2 emissions	Beyond zero net regulated carbon	2	0	0	0.00	0.00		0.00	Not Sought		6-8	As above, plus evidence confirming: 1. The total carbon neutral energy generation (kWh/yr) 2. The source of the carbon neutral energy 3. Calculated estimate of energy	
	Carbon negative	3	0	0	0.00	0.00		0.00	Not Sought		9	As above, plus evidence confirming: 1. The total carbon neutral energy generation (kWh/yr) 2. The source of the carbon neutral energy 3. Calculated estimate of energy 4. Demonstration from measured data of emissions at proposed 350kwh/m2 loads provided if confirmation seen	

WAT 01 - Water consumption		1	0	0	0.00	0.00		0.00	Not Sought		7-8	A completed copy of the BREEAM Wat 01 calculator Documentary evidence supporting the data used to complete the calculator tool. One or more of the appropriate evidence types listed in The BREEAM evidential requirements section can be used to demonstrate compliance with these criteria.
MAT 01 - Environmental impacts from construction products - Building life cycle assessment (LCA)	Core building services options appraisal during Concept Design	1	0	0	0.00	0.00		0.00	Not Sought		8-9	The LCA options appraisal summary document includes core building services according to the criteria.
	LCA and LCC alignment	1	0	0	0.00	0.00		0.00	Not Sought		10-14	The 'elemental LCC plan' and 'Component level LCC option appraisal'; in issue Man 02 Life cycle cost and service life planning on page 44'.
	Third party verification	1	0	0	0.00	0.00		0.00	Not Sought		15-18	The third party's report: <i>Verifying that building LCAs accurately represent the designs under consideration.</i>
MAT 03 - Responsible sourcing of materials		1	0	1	0.00	1.00		0.00	Incomplete	Contractor	4	See The BREEAM evidential requirements section for a list of general evidence types that can be used to demonstrate compliance with the relevant criteria for this issue. Completed copy of the Mat 03 calculator tool <i>Documentary evidence detailing how the calculator tool has been completed.</i>
WST 01 - Construction waste management		1	0	1	0.00	1.00		0.00	Incomplete	Contractor	7-10	One or more of the appropriate evidence types listed in The BREEAM evidential requirements section can be used to demonstrate compliance with these criteria. <i>A copy of the Resource Management plan and, where relevant, pre-demolition audit.</i>
WST 02 - Use of recycled and sustainably sourced aggregates		1	0	0	0.00	0.00		0.00	Not Sought		7	One or more of the appropriate evidence types listed in The BREEAM evidential requirements section can be used to demonstrate compliance with these criteria.
WST 05 - Adaptation to Climate Change		1	0	1	0.00	1.00		0.00	Incomplete	Multiple	4-5	Achievable based on: Hea 04 - Criterion 6 Ene 01 - 6 credits Ene 04 - Passive Design Wat 01 - 3 credits Mat 05 - Criteria 2-4 Pol 03 - Flood Res 1 credit. Surface water Run-off two credits.
LE 02 - Identifying and understanding the risks and opportunities for the project		1	0	0	0.00	0.00		0.00	Not Sought		11-13	One or more of the appropriate evidence types listed in The BREEAM evidential requirements section can be used to demonstrate compliance with these criteria.
LE 04 - Change and enhancement of ecological value		1	0	0	0.00	0.00		0.00	Not Sought		7	One or more of the appropriate evidence types listed in The BREEAM evidential requirements section can be used to demonstrate compliance with these criteria.

Section Total	22	0	6	0.00	6.00	0	0.00
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Overall Total	141	95	14	77.01	15.61	0	0.00
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Score	
Targeted Score (%)	77.01
Achieved Credits (%)	0.00
BREEAM Rating	% score
Outstanding	≥ 85
Excellent	≥ 70
Very good	≥ 55
Good	≥ 45
Pass	≥ 30
Unclassified	< 30