



MIRA Plot 8

BREEAM Progress Report

3040686

MARCH 2026

BREEAM Assessment Progress summary

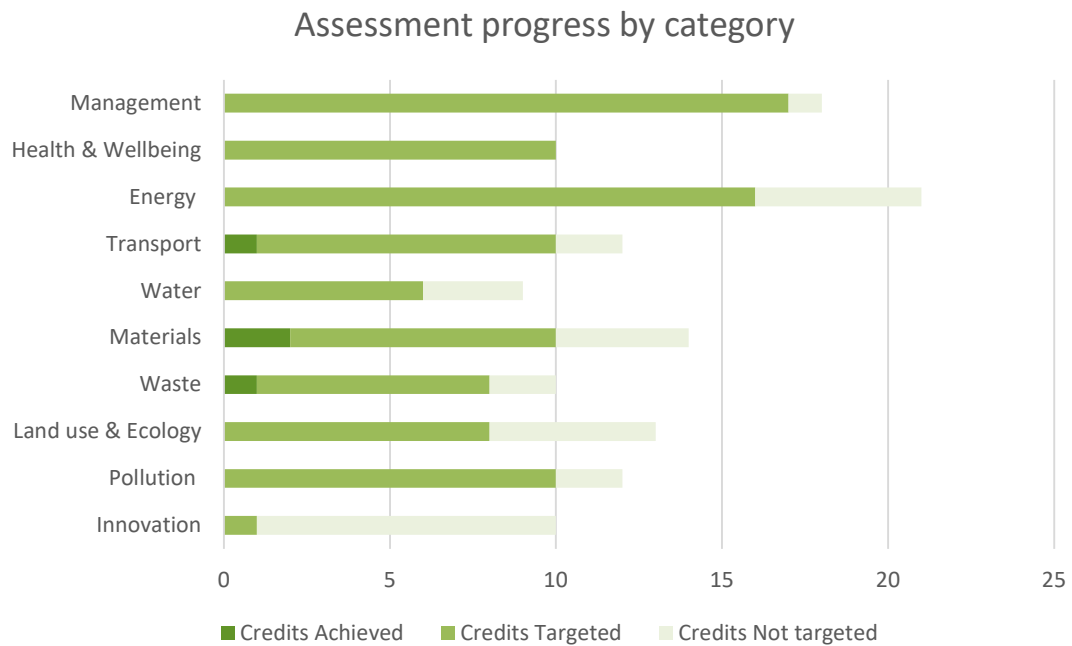


Fig 1. Assessment progress in each category

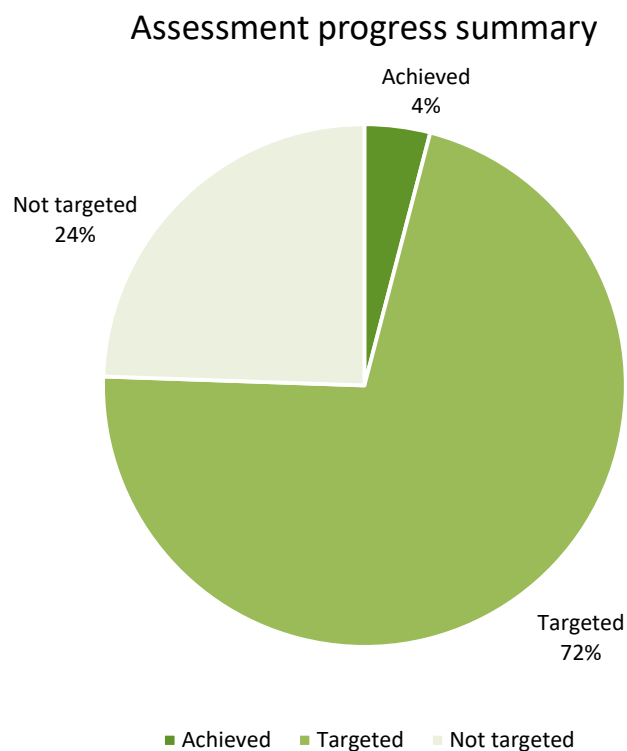


Fig 2. Assessment progress summarised. Weighed score.

Project Overview

The project / proposal is a new built semi-detached class Eg(ii) employment unit within the MIRA Tech Park Enterprise Zone. The site was previously arable agriculture land but had undergone soil regrading and reseeding. There are two temporary attenuation ponds, which will be relocated as part of the enabling work. An existing drain will also be diverted to the west of the site. To the south is the protected green corridor, an amenity space for wider campus; whilst the west of the site is reserved for the new attenuation ponds.

The development will create two equal sized units. Each unit will have a Workshop with 7m haunch height and two storey offices with a floor-to-floor height of 4.25m and a Plant Room at level 2.

Each unit will have separate vehicular ingress and egress from Lindley Avenue. There are separate pedestrian footpaths linking Lindley Avenue public footpath to building entrances and continue to link up with the green corridor in the south.

Each unit will also have a 25m deep service yard to facilitate deliveries, ensuring that delivery vehicles can manoeuvre safely without the need to reverse onto the highway or public spaces, preventing disruption to pedestrian or vehicular traffic.

Externally, the development is served by external drive and parking. Designated motorcycle parking, cycle parking and shelters, smoking shelters, transformer compound and bin stores will be provided. The design also prioritises inclusive access, with tactile paving slabs, dropped kerbs, and strategically placed disabled parking spaces to ensure the site is accessible to all. The development will incorporate extensive landscaping to enhance local biodiversity.

BREEAM Strategy

The project is targeting BREEAM Very Good ($\geq 55\%$) in line with the planning requirements, with an aspiration to achieve BREEAM Excellent ($\geq 70\%$).

BREEAM Tracker

The tracker below details the BREEAM Strategy and the current progress for MIRA Plot 8 project.

MIRA Plot 8 - BREEAM New Construction V6.1 (Shell & Core) - Design Stage Assessment Tracker

Target Score (%)	78.76	Pre-requisite & Mandatory Credits	RIBA Stage Credits	End of DS : March 2026	Contractor appointed: 29.05.26
Achieved Score (%)	4.24			Start on site: 13.07.26	PC date: 09.07.27

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
Management												
MAN 01 - Project Brief and Design	Project delivery planning	1	1	0	0.61	0.00	0	0.00	Incomplete	CS2 Swanvale	1-3	Letters, meeting minutes, agendas, project scope, specifications, contracts, emails, invites Responsibility matrix Concise report or summary document, with supporting evidence where required, to demonstrate how the project delivery stakeholders influenced the initial project brief, the project execution plan, communication strategy, and the concept design.
	Stakeholder Consultation	1	1	0	0.61	0.00	0	0.00	Incomplete	CS2 Swanvale	4-6 (7)	List all interested parties consulted. Records of consultation, as per the minimum consultation content (see Methodology). Documentary evidence or summary report on how the interested party stakeholder contributions and consultation outcomes influenced or changed the initial project brief and concept design. Additionally, to the items listed against criterion 4 to 6, evidence to confirm the consultation exercise was completed by an independent party and results from DQI or AEDET where used.
	Prerequisite for BREEAM Advisory Professional credits								Incomplete	RSK NP BREEAM AP	8	The BREEAM AP appointment letter and verification of their AP status. Relevant section or clauses of the building specification or contract or other formal documentation to confirm BREEAM performance target.
	BREEAM Advisory Professional (AP)	2	2	0	1.22	0.00	0	0.00	Incomplete	RSK NP BREEAM AP	9-11	Project programme or evidence indicating the dates for the key project design stages. Meeting minutes, communication records, formal notes of conversations or other statements reporting on discussions related to performance targets and maximising performance, to demonstrate ongoing involvement and AP attendance at key project meetings. BREEAM AP progress reports (for each work stage: Concept Design, Developed Design and Technical Design).*
MAN 02- Service life planning and costing	Elemental Life Cycle Cost	4	3	1	1.83	0.61	0	0.00	Incomplete	Quantem	1-2	Elemental LCC plan. Confirmation from the design team as to how the LCC has influenced design/specification and drawings/specifications to support this.
	Component Level LCC plan										3-4	Component level life cycle cost plan Confirmation from the design team as to how the LCC has influenced design/specification and drawings/specifications to support this.
	Capital Cost Report										5	Predicted capital cost for the building in pounds per square metre (£k/ m2).
MAN 03 - Responsible Construction Practices	Pre-requisite								Incomplete	CS2 to ensure Contractor meets requirement Main Contractor	1	Relevant section or clauses of the building specification or contract. OR A signed and dated letter of commitment to meet the relevant criteria.
	Environmental Management	1	1	0	0.61	0.00	0	0.00	Incomplete	CS2 to ensure Contractor meets requirement Main Contractor	3-4	Relevant section or clauses of the building specification or contract. OR A signed and dated letter of commitment to meet the relevant criteria. OR A copy of the principal contractor's EMS/EMAS certificate, where contractor appointed. And a signed copy of PPG6 and supporting evidence confirming the proposed measures and procedures against each section.
	BREEAM Advisory Professional (AP)	1	1	0	0.61	0.00	0	0.00	Incomplete	RSK NP BREEAM AP	5-6	Relevant section or clauses of the building specification, contract documents or formal agreement stating the required BREEAM performance rating.
	Responsible construction management	2	2	0	1.22	0.00	0	0.00	Incomplete	CS2 to ensure Contractor meets requirement Main Contractor	7-9	Relevant section or clauses of the building specification or contract stating that the contractor will sign up for CCS. AND / OR A signed and dated letter of commitment by the contractor to meet the relevant criteria, either through CCS or Table 4.1.

	Monitoring of Construction Site Impacts	2	2	0	1.22	0.00	0	0.00	Incomplete	CS2 to ensure Contractor meets requirement Main Contractor	10-22	Confirmation of the targets that have been set for the project. AND Relevant section or clauses of the building specification or contract. OR A signed and dated letter of commitment to meet the relevant criteria.
MAN 04 Commissioning and Handover	Commissioning - testing schedule and responsibilities	1	1	0	0.61	0.00	0	0.00	Incomplete	CS2 to ensure Contractor meets requirement Main Contractor	1-5	Relevant section or clauses of the building specification or contract. OR A letter of commitment from the contractor AND Commissioning schedule (where available).
	Commissioning - design and preparation	1	1	0	0.61	0.00	0	0.00	Incomplete	CS2 to ensure Contractor meets requirement Main Contractor	6-7	Letter of appointment for commissioning manager(s). Evidence of design reviews (where available). Where applicable, evidence that the specialist commissioning manager meets the definition for this role.
	Testing and inspecting building fabric	1	1	0	0.61	0.00	0	0.00	Incomplete	CS2 to ensure Contractor meets requirement RSK appointed to undertake Air Perm and Thermographic survey	8-10	Relevant section or clauses of the building specification or contract. OR A letter of commitment from the client or developer.
	Handover	1	1	0	0.61	0.00	0	0.00	Incomplete	CS2 to ensure Contractor meets requirement Main Contractor	11-12	Relevant section or clauses of the building specification or contract. OR A letter of commitment from the client or developer which is specific for the project being assessed. OR Draft building or home user guides and training schedule, where available.

Section Total	18	17	1	10.39	0.61	0	0.00
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Health and Wellbeing

HEA 01 - Visual comfort	Daylighting	1	1	0	0.80	0.00		0.00	Incomplete	CPW Main Contractor	4	Design drawings and daylight calculations. OR Relevant section or clauses of the building specification or contract confirming national best practice daylighting guidelines or BREEAM requirements. > Drawings > Calculations both for (a) or (b) & (c) table 11.
	View Out	1	1	0	0.80	0.00		0.00	Incomplete	SGP Architects	5-6	Design drawings, windows schedule, calculations.
	Internal/External lighting levels, zoning and controls	1	1	0	0.80	0.00		0.00	Incomplete	SGP Architects CPW Main Contractor	7-13	Design drawings or room data sheets or schedules. OR Relevant section or clauses of the building specification or contract. OR A letter of formal confirmation of compliance from the relevant design team member.
HEA 02 - Indoor air quality	Indoor air quality (prerequisite)								Incomplete	RSK	1	A compliant Indoor Air Quality Plan
	Ventilation	1	1	0	0.80	0.00		0.00	Incomplete	CPW Main Contractor	2	Design drawings, relevant sections of the building specification or contract clauses.

HEA 04 - Thermal comfort		2	2	0	1.60	0.00		0.00	Incomplete	CPW Main Contractor	1-4	Compliant thermal modelling report, measurements and evaluation results with confirmation that these are within the required limits.
											5-8	Confirmation that the modelling software is BREEAM compliant. Where applicable, PMV/PPD data from the design team. Where the requirements are not met for the projected climate change environment provide evidence such as drawings or specifications to demonstrate how the building has been adapted or designed to be easily adapted using passive design solutions in order to comply.
HEA 05 - Acoustic performance		1	1	0	0.80	0.00		0.00	Incomplete	RSK	1	Professional report or study and calculations from the acoustician confirming the bespoke acoustic performance standards and testing regime. Evidence to verify that the acoustician meets the definition of a suitably qualified acoustician. The relevant section of the building specification, clauses of the contract or a letter of commitment to carry out all required pre-completion testing using a compliant test body and remedial works where necessary.
HEA 06 - Security of site and building		1	1	0	0.80	0.00		0.00	Incomplete	RSK / Graphite SGP Architects CS2 Main Contractor	1-3	Copy of a compliant security needs assessment and recommendations from a SQSS. Evidence to demonstrate the SQSS meets the definition of a suitably qualified security specialist." Design drawings, relevant section of the building specification, contract clauses or letter of commitment to confirm the recommendations from the SQSS will be implemented within the final design
HEA 07 - Safe & Healthy Surroundings	Safe access	1	1	0	0.80	0.00		0.00	Incomplete	SGP Architects	1-6	Design drawings (including a scaled site layout plan) highlighting safe pedestrian and cycle routes and other compliant features and dimensions. Where required, relevant sections of the building specification.
	Outside Space	1	1	0	0.80	0.00		0.00	Incomplete	SGP Architects CS2 Main Contractor	7	Design drawings (including a scaled site layout plan) showing provision of an adequate external space. The outside space e.g. table with benches is to be provided or recommended to the tenant with design drawings and relevant landscaping provided. Where required, relevant sections of the building specification or letter of commitment confirming the outside space will be in line with the Definition – Outside space.

Section Total	10	10	0	8.00	0.00	0	0.00
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Energy

ENE 01 - Reduction of energy use and carbon emissions	Energy Performance	9	6	0	4.00	0.00		0.00	Incomplete	CPW Main Contractor	1	A copy of the building regulations output document from the approved software. The output documents must be based on the design stage of analysis. A copy of the building regulations output document from the design stage SAP calculations (where relevant for multi-residential buildings). Additional calculations where the EPR has been calculated based on averaging. Confirmation of the expertise and experience of the individual carrying out the modelling in compliance with the requirements of the local building regulations.
	Pre-requisite - Prediction of operational energy consumption								Incomplete	CPW	2	Ene 04 crit.2 achieved
	Energy modelling and reporting	4	4	0	2.67	0.00		0.00	Incomplete	CPW	3-5	Predicted energy consumption values, design assumptions, input data and risk assessments reported as detailed in the Energy Prediction and Post-occupancy guidance available from the BREEAM website. Confirmation of suitably qualified energy modeller's qualifications and experience.
ENE 02 - Energy monitoring		2	2	0	1.33	0.00		0.00	Incomplete	CPW Main Contractor	1-5	The metering schedule or metering strategy document. Floor plans showing functional or tenanted areas, where applicable. Specification for the energy monitoring system and/or meters.

ENE 03 - Energy efficient external lighting		1	1	0	0.67	0.00		0.00	Incomplete	CPW Main Contractor	1-2	Relevant section or clauses of the building specification or contract. OR Design drawings.
ENE 04 - LZC Technologies	Passive Design Analysis	1	0	1	0.00	0.67		0.00	Incomplete	CPW	1-4	Passive design analysis. Design drawings or specification. Results from a dynamic simulation model demonstrating the reduced energy demand and CO ₂ -eq emissions from the specified passive design measures.
	Free cooling	1	0	0	0.00	0.00		0.00	Not Sought	CPW	5-8	Passive design analysis report including free cooling analysis with opportunities to implement free cooling solutions. Results from a dynamic simulation model and other used methods demonstrating that the free cooling strategy can meet the buildings cooling demand.
	Low and zero carbon technologies	1	1	0	0.67	0.00		0.00	Incomplete	CPW Main Contractor	9-12	Low and zero carbon feasibility study. Design drawings, specification. Results from a dynamic simulation model demonstrating reductions in CO ₂ -eq emissions from the specified low and zero carbon technology
ENE 06 - Energy efficient transportation systems		2	2	0	1.33	1.33		0.00	Incomplete	Lift Specialist CPW Main Contractor	1 2-5	Professional report or study of transportation analysis and calculations. Relevant section/clauses of the building specification or contract. AND EITHER Manufacturer's product details. OR Formal letter of commitment from the system(s) manufacturer or supplier.

Section Total	21	16	1	10.67	2.00	0	0.00
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Transport

TRA 01 - Transport Assessment & Travel Plan	Travel Plan	2	2	0	1.92	0.00	1	0.96	Incomplete	Transport Consultant CS2	1-5	A copy of the transport assessment or statement. Justification of why transport statement was chosen over transport assessment; if applicable. A copy of the travel plan. Where the building occupier is known documentation confirming the building occupier's involvement in the Travel Plan. Where the building user is not known, documentation confirming that the Travel Plan will be handed by the developer to the building owner.
TRA 02 - Sustainable Transport Measures	Pre-requisite								Incomplete	Transport Consultant CS2	1	Achieve Tra 01 above
	Transport Options Implementation	10	8	2	7.67	1.92		0.00	Incomplete	Transport Consultant CS2 Main Contractor	2-3	Documentary supporting evidence to verify how the assessment options have been or will be achieved. Evidence may include: - Design drawings - Clauses of building specifications - Contracts - Commitment letters See individual options for more details.

Section Total	12	10	2	9.58	1.92	1	0.96
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Water												
WAT 01 - Water consumption	5	3	0	2.33	0.00		0.00	Incomplete	SGP Architects Main Contractor	1-6	The relevant sections or clauses of the building specification, design drawings or schedules confirming the number, specification and water consumption of all water consuming components. A completed copy of the BREEAM Wat 01 calculator tool/Water consuming components schedule with flow rates. Where specific products are specified, manufacturer's literature, EU Energy Label or European Unified Water Label information must be provided to support the water consumption values used. Calculations e.g., relating the flow rate for push and automatic shut off taps or for blackwater, greywater, or rainwater collection systems.	
WAT 02 - Water monitoring	1	1	0	0.78	0.00		0.00	Incomplete	CPW Main Contractor	1-6	The relevant sections or clauses of the building specification or contract. Design drawings or metering schematics. Calculations and justification relating to selection of significant water demands.	
WAT 03 - Water leak detection	2	2	0	1.56	0.00		0.00	Incomplete	CPW Main Contractor	1-3	The relevant sections or clauses of the building specification or contract. Design drawings. Where available, manufacturer's product details.	
WAT 04 - Water efficient equipment	1	0	1	0.00	0.78		0.00	Not Sought	CPW Main Contractor	1-2	Documentation detailing all water demands from uses other than domestic scale drinking and sanitary use components such as specifications, design drawings or schedules. Calculations and data sources used to demonstrate the estimates annual water consumption of systems and equipment. Where available: Manufacturer's product details for the system or equipment and for the specified product to show details of water consumption.	
Section Total		9	6	1	4.67	0.78	0	0.00				
Materials												
MAT 01 - Environmental impacts from construction products - Building life cycle assessment (LCA)	Superstructure	6	4	1	5.00	1.25	2	2.50	Incomplete	RSK NP to coordinate Main Contractor	1-6	The Mat 01/02 Results Submission Tool. The options appraisal summary document. Evidence that the LCA options appraisal summary document has been received by the design team and client (meeting minutes, letter of acknowledgement) Evidence of how the LCA design options have informed the design decision-making process (e.g. meeting minutes, documented design development showing how the LCA options have affected the design).
	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	The LCA options appraisal summary document includes substructure and hard landscaping according to the criteria.
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 Main Contractor	1-2	Relevant section of the building specification or schedule confirming materials or products which will have EPDs. Where products are specified at design stage, copies of EPD certificates to be provided. The Mat 01/02 Results Submission Tool.

MAT 03 - Responsible sourcing of construction products	Pre-requisite: Legally harvested and traded timber								Incomplete	CS2 to ensure Contractor meets requirement Main Contractor	1	Relevant section of the building specification, contract clauses or letter of commitment.
	Enabling sustainable procurement	1	1	0	1.25	0.00		0.00	Incomplete	CS2 to ensure Contractor meets requirement Main Contractor	2	A copy of the Sustainable Procurement Plan. Evidence to show the plan forms part of the construction contract. Relevant section of the building specification, contract clauses or letter of commitment to confirm how the plan will be disseminated to all relevant internal and external personnel.
	Measuring responsible sourcing	3	2	1	2.50	1.25		0.00	Incomplete	CS2 to ensure Contractor meets requirement Main Contractor	3	Relevant sections of the building specification, summary or schedule confirming all materials within the project, those to be responsibly sourced and to what level. Where products are specified at design stage, copies of responsible sourcing certificates to be provided. Completed copy of the Mat 03 calculator tool, including evidence to show how the tool has been completed.
MAT 05 - Designing for Durability and Resilience		1	1	0	1.25	0.00		0.00	Incomplete	SGP Architects CS2 Main Contractor	1-4	Design drawings illustrating vulnerable areas or parts of the building. Design drawings or specification confirming the durability of the measures specified. Design drawings confirming the applicable elements. Documentary evidence for the environmental factors and material degradation effects considered relevant to the building. Design and specification measures in place to limit degradation effects. Where relevant, manufacturer's technical details confirming the material degradation effect mitigated by the specified product. Roof and façade access strategy. Design drawings and specification showing measures to prevent water damage, ingress and ponding.
MAT 06- Material Efficiency		1	1	0	1.25	0.00		0.00	Incomplete	SGP Architects CS2 Main 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

Section Total		14	10	2	12.50	2.50	2	2.50				
Waste												
WST 01 - Construction waste management	Pre-demolition audit	1	0	0	0.00	0.00		0.00	Not Sought	CS2 (contractor)	1-2	Pre-demolition audit
	Construction resource efficiency	3	3	0	2.33	0.00		0.00	Incomplete	CS2 to ensure Contractor meets requirement Main Contractor	3-4	Copy of compliant resource management plan (RMP) including appropriate targets for construction waste produced. Where contractor is not yet appointed, credits may be awarded based on a contract requirement or letter of commitment from the client or developer.
	Diversion of resources from landfill	1	1	0	0.78	0.00		0.00	Incomplete	CS2 to ensure Contractor meets requirement Main Contractor	5-6	Relevant section or clauses of the building specification or contract. OR A letter of commitment from the client or developer. OR Copy of RMP which includes relevant commitments/targets and procedures to divert waste from landfill. Confirmation of procedures in place for sorting construction waste into key waste groups.

WST 03 - Operational waste		1	1	0	0.78	0.00		0.00	Incomplete	SGP Architects Main Contractor	1-2	Design drawings or relevant section of the building specification or contract clauses to confirm the provision of compliant dedicated facilities for the storage and segregation of recyclable waste, in addition to provisions for general waste. OR Confirmation from end user or design team of predicted waste streams and indicative volumes. Where not known, calculations used to confirm the minimum space required. Where applicable to the building, design drawings or relevant section of the building specification or contract clauses to confirm the provision of compactors or balers or compliant organic waste storage where relevant.
Wst 05 Adaptation to Climate Change		1	1	0	0.78	0.00		0.00	Incomplete	RSK NP to coordinate SGP Architects CPW Main Contractor	1-3	Copy of a compliant climate change adaptation strategy appraisal including recommendations/solutions. Documentation such as specification clauses and/or design drawings to show that all identified mitigation measures have been adopted within the final design. Omissions must be justified in writing.
Wst 06 Functional Adaptability	Design for disassembly and functional adaptability - recommendations	1	1	0	0.78	0.00	1	0.78	Completed	RSK NP to coordinate SGP Architects CPW Main Contractor	1-2	A copy of the disassembly and adaptability study completed at Concept Design.
	Disassembly and functional adaptability – implementation	1	1	0	0.78	0.00		0.00	Incomplete	RSK NP to coordinate SGP Architects CPW Main Contractor	3-5	A copy of the design for disassembly and adaptability implementation plan report completed at Technical Design. Relevant section of the building specification, contract clauses or letter of commitment to produce a building adaptability and disassembly guide.

Section Total	10	8	0	6.22	0.00	1	0.78
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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
	Contaminated land	1	0	0	0.00	0.00		0.00	Not Sought	Contaminated Land Specialist	2-3	A copy of the contaminated-land professional's report which confirms the degree and type of contamination present and remediation strategy. <u>Evidence to confirm the author meets the definition of a contaminated land professional</u> A letter from the principal contractor or remediation contractor confirming: - The remediation strategy for the site - Summary details of the implementation plan.

LE 02 - Identifying and understanding the risks and opportunities for the project	Pre-requisite - Assessment route selection								Incomplete	CS2 Middlemarch/Ecologist Main Contractor	1-2	Confirmation of all relevant legislation relating to the ecology of the site (from ecologist where appointed). Commitment from client or contractor to comply with the requirements of the relevant legislation.
	Survey and evaluation	1	1	0	1.15	0.00		0.00	Incomplete	Middlemarch/Ecologist	3 4-6	A copy of the ecological survey or report which covers the contents within the methodology for 'Survey and evaluation'. Evidence of the project timeframe and confirmation that the survey and evaluation was completed early enough to influence the layout/planning decisions. Confirmation that the ecologist meets the definition of SQE. Confirmation that the recommendations and outcomes of the survey and evaluation have been shared with the project team in order to influence the project design and works. Evidence to verify how the report has been used to influence the project and how and when this was shared with the team. Evidence to show that liaison between the project team and relevant stakeholders has taken place - who was involved, when it took place and what was discussed. Evidence to confirm the optimal outcomes for the site. Should include overall plans for protection and enhancement, any specific targets for level of ecological change or any specific ecological features which will be adopted. Evidence to confirm what measures are agreed to achieve the optimal ecological outcomes for the site. This should follow the mitigation hierarchy.
	Determining the ecological outcomes for the site (Route 2 only)	1	1	0	1.15	0.00		0.00	Incomplete	Middlemarch/Ecologist	7-10	Documentary evidence to confirm that the minimum wider sustainability related activities have been considered as per the Methodology.
LE 03 - Managing negative impacts on ecology	Pre-requisite - Identification and understanding the risks and opportunities for the site								Incomplete	Middlemarch/Ecologist	1	Evidence of appropriate handover of optimal ecological outcome and measures to achieve it e.g. Tender documents incorporating ecological requirements.
	Planning, liaison, implementation and data	1	1	0	1.15	0.00		0.00	Incomplete	Middlemarch/Ecologist	2-4	Evidence to demonstrate the mitigation measures and that they were identified prior to any site works. This should be based on inputs from the project team and appropriate consultants with representative stakeholders (e.g. local government, statutory bodies community groups, charities, trusts, etc.).
	Managing negative impacts of the project (Route 1 or 2 dependent)	2	1	0	1.15	0.00		0.00	Incomplete	Middlemarch/Ecologist	5-8	Evidence from the ecologist to confirm that the mitigation hierarchy has been followed. Statement from the ecologist to confirm there will be no net loss of ecological value onsite as a result of the project.
LE 04 - Change and enhancement of ecological value	Pre-requisite: Managing negative impacts on ecology								Incomplete	Middlemarch/Ecologist	1-2	Confirmation of all relevant legislation relating to the ecology of the site (from ecologist where appointed).
	Route 1: Change and enhancement of ecology	0							Not Sought		3	Commitment to comply with the requirements (from client or contractor).
	Route 2: Liaison, implementation and data collation	1	1	0	1.15	0.00		0.00	Incomplete	Middlemarch/Ecologist	4-5	"Confirmation of the ecological enhancement measures identified for the site, with justification from the SQE as to how they meaningfully enhance the sites ecology. Confirmation that the ecologist meets the definition of SQE. A commitment to implement the measures (e.g. written commitment, drawings or specifications).
	Change and enhancement of ecology (Route 2 only)	3	1	2	1.15	2.31		0.00	Incomplete	Middlemarch/Ecologist Terraforma	6	Confirmation that the data collated has been provided to the local environmental records centre or commitment to do this. Completed copy of the BREEAM Change in Ecological Value calculator tool. Alternatively, a copy of the Defra Metric tool. Evidence to support the data input within the tools (e.g. ecological survey and existing and proposed landscape plans).

LE 05 - Long term ecology management and maintenance	Pre-requisite: Roles and responsibilities, implementation, statutory obligations								Incomplete	Middlemarch/Ecologist Main Contractor	1-2	Confirmation of all relevant legislation relating to the ecology of the site (from ecologist where appointed). Commitment to comply with the requirements (from client or contractor).
	Planning, liaison, data, monitoring and review management and maintenance	1	1	0	1.15	0.00		0.00	Incomplete	Middlemarch/Ecologist	3-6	Confirmation of the measures to manage and maintain ecology throughout the project. A commitment to implement the measures. Evidence of collaboration between relevant stakeholders. Draft copy of the ecology and biodiversity handover information. OR The relevant section or clauses of the building specification or contract confirming its development and scope.
	Landscape and ecology management plan (or similar) development	1	1	0	1.15	0.00		0.00	Incomplete	Middlemarch/Ecologist Terraforma	7	Draft copy of the landscape and ecology management plan. OR The relevant section or clauses of the building specification or contract confirming its development and scope.

Section Total	13	8	3	9.23	3.46	0	0.00
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Pollution

POL 01 - Impact of Refrigerants	Pre-requisite (if refrigerants in building)								Incomplete	CPW Main Contractor	2	Completed copy of the Pol 01 calculator tool. Relevant section or clauses of the building specification or contract or letter of confirmation from the M&E engineer. Where specified, manufacturer's literature or data sheets confirming the relevant refrigeration type and system information.
	Impact of Refrigerant	2	1	1	0.75	0.75		0.00	Incomplete	CPW Main Contractor	3-5	
	Leak Detection	1	1	0	0.75	0.00		0.00	Incomplete	CPW Main Contractor	6-7	
POL 02 - Local air quality		2	2	0	1.50	0.00		0.00	Incomplete	CPW Main Contractor	1 or 2	Design drawings, relevant sections of the building specifications or contract clauses that identify all heat-generating equipment for space heating and domestic hot water in the building. Design drawings, relevant section of the building specification or contract clauses confirming either: Commitment to meet maximum NO _x ratings for heat generators. OR Where known, details of specified plant and supporting manufacturer's product data sheets. For low population areas, evidence to support population density.

POL 03 - Flood and surface water management	Pre-requisite								Incomplete	Flooding Specialist	1	Appointment of an appropriate consultant and confirmation they are qualified in line with the definition. Appointment of an appropriate consultant and confirmation they are qualified in line with the definition. Evidence to show an appropriate consultant was appointed.
	Flood resilience	2	2	0	1.50	0.00		0.00	Incomplete	Flooding Specialist	2-4	Copy of a compliant flood risk assessment (FRA). Evidence to confirm that the site is not a functional flood plain, where applicable. Evidence to show measures to increase resilience and resistance of the development to flooding: a) Confirmation of the design flood level and design drawings to show ground level of the building and access to the site and buildings and to be at least 600mm above this. OR b) Report or correspondence from an appropriately qualified professional which includes recommendations for the design of the building and site. Evidence to confirm these are to be implemented such as design drawings, sections of the building specification, contract clauses or commitment letter.
	Pre-requisite								Incomplete	Flooding Specialist	5	Consultant's report confirming the site specific surface water-run off design solutions, in line with the priority levels.
	Surface Water Runoff	2	2	0	1.50	0.00		0.00	Incomplete	Flooding Specialist	6-16	Calculation results to show the pre-development, greenfield and post-development peak rate of run-off and volume of run-off. Surface water drainage report, statement or design drawings to confirm the proposed drainage design. Where credits awarded based on the impermeable area being reduced: drawings showing the impermeable areas pre- and post-development, including areas. Details of any opportunities identified to reduce surface water-run-off. Relevant section or clauses of the building specification or contract. OR Letter of commitment. Information showing the proposed drainage solution, system failure flood flow routes, potential flood ponding levels and ground floor levels.
	Minimising water course pollution	1	0	0	0.00	0.00		0.00	Not Sought	Flooding Specialist	17-24	Calculations and confirmation from the appropriate consultant to demonstrate that there will be no discharge from the site for rainfall up to 5mm. "Design drawings or relevant section or clauses of the building specification or contract or confirmation from the appropriate consultant indicating:
POL 04 - Reduction of night time light pollution		1	1	0	0.75	0.00		0.00	Incomplete	CPW Main Contractor	1-5	Written confirmation from appropriate member of the design team or design drawings to confirm that there is no external lighting. Relevant section or clauses of the building specification or contract. OR Letter of commitment. OR Where available, design drawings and external lighting design data or calculations. The M&E engineer or lighting designer must provide indicative examples of where and how the strategy complies with the assessment criteria.
POL 05 - Reduction of Noise Pollution		1	1	0	0.75	0.00		0.00	Incomplete	RSK Main Contractor	1-5	Design drawings highlighting: 1. All existing and proposed noise-sensitive buildings local to, and within, the site boundary. 2. Proposed sources of noise from the new development. 3. Distance (m) from these buildings to the assessed development. The acoustician's noise impact assessment report and evidence to verify the acoustician's qualifications and professional status. AND Commitment to complete post-construction testing. OR Relevant section of the building specification, contract clauses or letter of commitment requiring a compliant noise assessment to be carried out by a suitably qualified acoustician. Acoustician's report with recommendations for noise attenuation measures. AND EITHER A marked-up design plan highlighting the specification of the acoustician's attenuation measures. OR A formal letter from the client or design team confirming where relevant, that attenuation measures recommended by an appointed suitably qualified acoustician will be installed.
Section Total		12	10	1	7.50	0.75	0	0.00				

Innovation											
MAN 03- Responsible construction practices	1	1	0	0.00	0.00		0.00	Incomplete	Main Contractor	23	> BREEAM AP reports demonstrating involvement of a BREEAM AP throughout Construction, Handover and Close Out Sages (RIBA 5 & 6)
WST 01 - Construction waste management	1	0	1	0.00	0.00		0.00	Incomplete	Main 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. A copy of the Resource Management plan and, where relevant, pre-demolition audit.
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 04 - Change and enhancement of ecological value	1	0	1	0.00	1.00		0.00	Incomplete	Middlemarch/Ecologist	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	1	3	0.00	2.00	0	0.00
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Overall Total	141	96	14	78.76	14.02	4	4.24
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	Score
Targeted Score (%)	78.76
Potential Score (%)	92.78
Achieved Credits (%)	4.24
BREEAM Rating	% score
Outstanding	≥ 85
Excellent	≥ 70
Very good	≥ 55
Good	≥ 45
Pass	≥ 30
Unclassified	< 30