

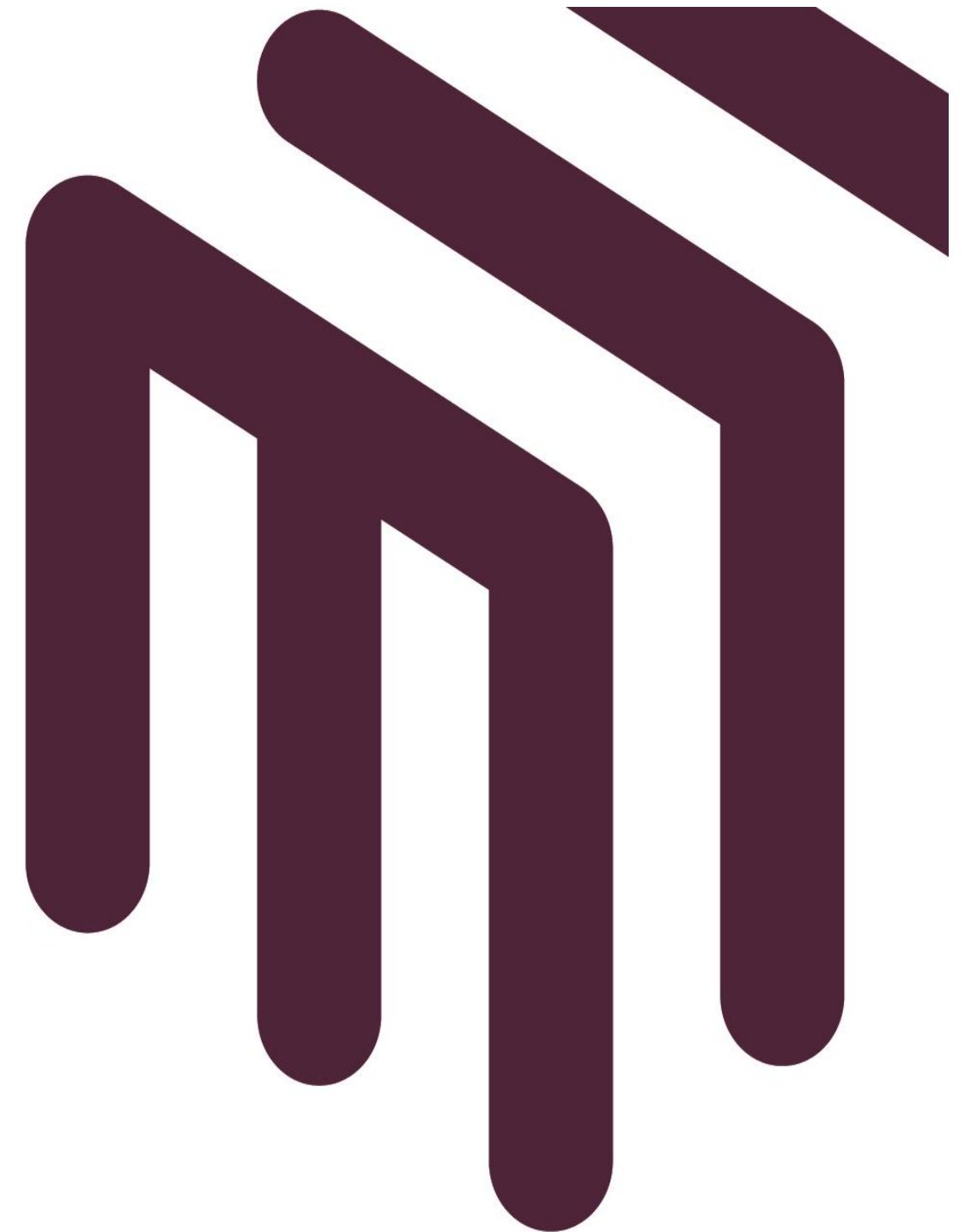
Forbury Park Retail Units

BREEAM 2018 New Construction Issue 3.0

Retail (Shell Only)

Design Stage Pre-Assessment

Revision P01, 17/06/2021



Forbury Park BREEAM Pre-Assessment

Introduction

BREEAM, the UK's Building Research Establishment's Environmental Assessment Method, is used to rate the environmental performance of new or existing buildings, as designed and constructed and/or in operation. A BREEAM rating can be awarded where sufficient credits have been gained on the basis of meeting environmental performance criteria in each of the technical categories:

Rating levels	BREEAM categories	
Pass	Management	Materials
Good	Health and Wellbeing	Waste
Very Good	Energy	Land Use and Ecology
Excellent	Transport	Pollution
Outstanding	Water	Innovation

This pre-assessment has been carried out based on the BREEAM 2018 New Construction Design Stage Criteria for Retail buildings (Shell Only). This scheme is applicable to new build projects. In addition to a range of standard issues assessed for all building types, this also includes requirements specific to Retail buildings which have been included in the pre-assessment.

Please note that this pre-assessment includes a summary of the requirements for each credit but the BREEAM Technical Manual should be referred to for full details.

Scoring and mandatory requirements

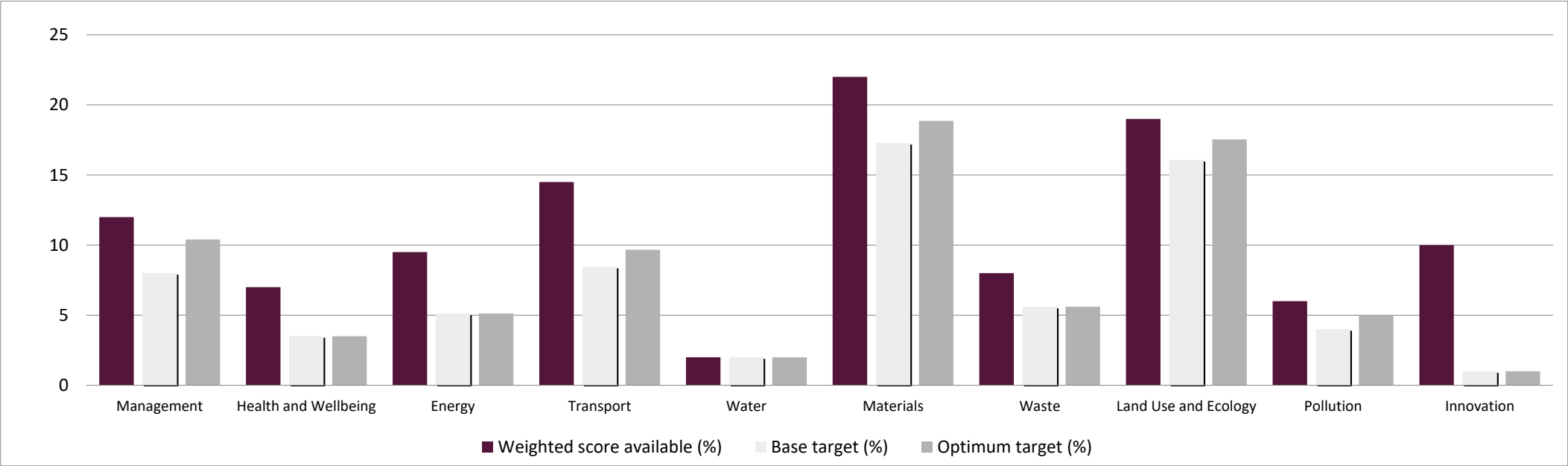
BREEAM requires the achievement of a minimum percentage score in order to achieve a particular rating. This is determined by a scoring system in which credits are assigned to issues under each of the sections above. These sections are each weighted differently so credits in different sections equate to a different percentage score to those in other sections. The percentage contribution of each credit to the final score is noted at the end of each section in the following pages.

In addition to the achievement of a minimum score, BREEAM also contains mandatory credits/requirements which MUST be achieved in order to obtain a particular rating. If these are not achieved, the required rating cannot be obtained regardless of the percentage score achieved. In BREEAM 2018, there are also 'pre-requisites' which do not carry a score, but must be achieved in order to award a credit and/or rating. Where a pre-requisite or mandatory credit is present, this is clearly highlighted in the main summary spreadsheet below. A list of the mandatory credits can be found on the next page.

Pre-assessment results

Base Target	The base target shows the minimum credits anticipated to be achieved for the development. This equals 71.04% which is a rating of Excellent.
Optimum Target	The optimum target shows which credits could potentially be gained, although the feasibility of achieving some of these will require further investigation. This equals 78.68% which is a rating of Excellent.

This graph below shows the number of credits available for each environmental issue and the number targeted for this project.



Stage of assessment: Interim design stage	Project Assessor: Natasha Fox / Ross MacGregor 01793 836607, Natasha.Fox@methodllp.com / 01793 836619, Ross.MacGregor@methodllp.com
BRE Reference Number:	Project AP: TBC

Credit not targeted	
Evidence outstanding/requires review	
Credit awarded	

RIBA Stage 1&2	Complete?	Building address: Forbury Park, Reading	Contents Amendment Record
Man 01 Roles		Scope of BREEAM assessment: New build retail units within larger residential-led development	P01: Initial issue following BREEAM workshop, held 06/05/21, (26/05/21)
Man 01 Consultation			
Man 01 BREEAM AP		Number of buildings: 3	
Man 02 LCC		GIA: TBC	
Hea 06 Security		NIA: TBC	
Ene 04 Passive Design		Heating strategy: N/A (Shell Only)	
Ene 04 LZC study		Cooling strategy: N/A (Shell Only)	
Tra 01 Travel Plan		Ventilation strategy: N/A (Shell Only)	
Mat 01 Materials		Lift type: N/A	
Mat 03 Procurement		LZCs: TBC	
Mat 06 Mat. Efficiency			
Wst 01 Pre-demo Audit		Meeting record: 06/05/2021	
Wst 05 Climate change			
Wst 06 Disassembly			
LE02/03 Ecology			

BREEAM Standards		Project Targets
Total required for 'Pass'	30	MINIMUM BREEAM RATING REQUIRED: Excellent (This equates to a score of 70% and requires the achievement of certain mandatory credits.) It should be noted that until sufficient evidence is provided by the project team to the BREEAM Assessor to demonstrate that the full requirements have been met, none of these scores can be assumed to have been achieved, but remain as targets until the assessor confirms otherwise. This pre-assessment is based on discussions at project team meetings and additional correspondence.
Total Required for 'Good'	45	
Total required for 'Very Good'	55	
Total required for 'Excellent'	70	The base target shows the minimum credits anticipated to be achieved for the development. This equals 71.04% which is a rating of Excellent.
Total required for 'Outstanding'	85	The optimum target shows which credits could potentially be gained, although the feasibility of achieving some of these will require further investigation. This equals 78.68% which is a rating of Excellent.

Expected Scores (%)		Credit Title	Summary of mandatory requirements
Minimum required	70	Man 03 Responsible Construction Practices (Considerate Construction)	One credit for Excellent. Two credits for Outstanding.
Base Target	71.04	Ene 01 Reduction of Energy Use and Carbon Emissions	At least four 'Energy Performance' credits for Excellent. At least six 'Energy Performance' for Outstanding.
Optimum Target	78.68	Mat 03 Responsible Sourcing of Construction Products	All timber used on the project is 'legally harvested and traded timber'.
Credits Awarded	0.00	Wst 01 Construction Waste Management	One credit for Outstanding.
		Wst 03 Operational Waste	At least one credit for Excellent and above.

BREEAM Manual Link
<http://www.breeam.com/NC2018/>

Credit Title	CREDITS				Summary of Requirements (refer to the BREEAM Guidance Notes for the full credit requirements)	Total Value (%)	Comments/Actions	Actionee	Action deadline
	Credits Available	Base Target	Optimum Target	Credits Awarded					
MANAGEMENT									
Man 01 Project brief and design					To optimise final building design through recognising and encouraging an integrated design process and robust stakeholder engagement.				
Project delivery planning (1-3) RIBA STAGE 2 ACTION	1	0	0	0	Credit awarded where, prior to completion of the Concept Design, the client, building occupier, design team and contractor meet to identify and define for each key phase of project delivery: a) Roles, b) Responsibilities, c) Contributions. Demonstrate through documentation that consideration was given to all topics as listed in the guidance (requirements 2a-h) - e.g. user requirements, design aims, installation limitations, budget and expertise, maintainability, operational energy, documentation production etc. Demonstrate how the project delivery stakeholders' contributions and the consultation process outcomes influence: a. Initial Project Brief; b. Project Execution Plan; c. Communication Strategy; d. Concept Design.	0.80%	It was agreed (meeting 06/05/21) that as the Client was not present this would not be targeted as the team felt that the relevant documentation would be not available to demonstrate compliance.	-	-
Stakeholder Consultation (Interested parties) (4-6) RIBA STAGE 2 ACTION	1	0	0	0	Credit awarded where prior to completion of the Concept Design, the design team consult with all interested parties on matters that cover the minimum consultation content (Refer to guidance for full details). The project team must demonstrate how the stakeholder contributions and consultation exercise outcomes influence the Initial Project Brief and Concept Design. Prior to completion of the detailed design (RIBA Stage 4 or equivalent), all interested parties give and receive consultation feedback.	0.80%	It was agreed (meeting 06/05/21) that this would not be targeted as the team felt that the level of consultation required was not being carried out.	-	-
Pre-requisite (BREEAM AP) (Concept and Developed Design) (8) RIBA STAGE 2 ACTION	0	Y	Y	0	Note: This must be achieved in order to achieve the following BREEAM AP credits. Pre-requisite awarded where the project team, including the client, formally agree strategic performance targets early in the design process (with the support of the BREEAM Advisory Professional where appointed). To demonstrate 'formally agreed', this should be contracts or letters of appointment with the architect and other relevant project team members).	0.00%	It was agreed (meeting 06/05/21) that this would be targeted although the Client was not present so would need to be checked. The BREEAM target is Excellent for planning, and this will need to be contractually agreed before the end of Stage 2. There may be scope to reduce the target for the smaller units, if individual assessments are carried out later down the line. Action: Client to provide evidence that the BREEAM target is contractually agreed (e.g. design team appointment letter or similar).	Client	Stage 2
BREEAM AP (Concept Design) (9) BREEAM AP Developed Design) (10-11) RIBA STAGE 2 ACTION	2	2	2	0	Up to two credits awarded where BREEAM AP is involved to: a) Work with the project team, including the client, to consider links between BREEAM issues and assist in maximising the overall performance against BREEAM, from their appointment and throughout <u>Concept Design (one credit)</u> and <u>Developed Design (second credit)</u>. b) Monitor progress against performance targets agreed under the pre-requisite throughout all stages after appointment where decisions critically impact BREEAM performance. c) Proactively identify risks and opportunities related to the achievement of the targets agreed under the pre-requisite. d) Provide feedback to the project team, to support them in taking corrective actions and achieving agreed performance targets. e) Monitor and, where relevant, coordinate the generation of evidence by the project team. The BREEAM AP must attend key meetings (see Definitions) with the project team during the Concept Design, Developed Design and Technical Design stages.	1.60%	It was agreed (meeting 06/05/21) that this would be reviewed with the client as the AP (Method Consulting LLP,) has been appointed before the end of Stage 1. Additional appointment required for the second point, which is likely to be needed for the Excellent, and so has been added into the targets at this stage. Action: Client and Method to review (instruction required).	Client/AP	Stage 2

Credit Title	CREDITS				Summary of Requirements (refer to the BREEAM Guidance Notes for the full credit requirements)	Total Value (%)	Comments/Actions	Actionee	Action deadline
	Credits Available	Base Target	Optimum Target	Credits Awarded					
Man 02 Life cycle cost and service life planning					To promote the business case for sustainable buildings and to deliver whole life value by encouraging the use of life cycle costing to improve design, specification, through-life maintenance and operation.				
Elemental Life Cycle Cost (LCC) (1-3) RIBA STAGE 2 ACTION	2	0	2	0	Two credits awarded where a competent person carries out an outline, entire asset LCC plan at RIBA Stage 2 together with any design options appraisals in line with 'Standardised method of life cycle costing for construction procurement' PD 156865: 20081. The elemental LCC plan must provide an indication of future replacement costs over a period of analysis as required by the client (e.g. 20, 30, 50 or 60 years) and includes service life, maintenance and operation cost estimates. Demonstrate how the elemental LCC plan has been used to influence building and systems design and specification to minimise life cycle costs and maximise critical value.	1.60%	It was agreed (meeting 06/05/21) that these credits would be reviewed as this is not currently part of anyone's scope. Architect is currently leading the management of appointments. Action: Arch to obtain quote for this work to be undertaken as part of the Concept Stage, before planning. If targeted, Action: QS/LCC consultant to provide compliant report with the results of the LCC exercise. Action: Arch to provide evidence to show how the results of the life cycle costing analysis have been implemented in the design.	Arch	Stage 2
Component Level LCC options appraisal (4-5)	1	0	1	0	Credit awarded where a competent person develops a component level LCC options appraisal by the end of RIBA Stage 4 in line with PD 156865: 2008. The component level LCC should cover and review the envelope, services, finishes, external spaces as appropriate to the developer's scope of works (selections that will offer valued comparisons). Demonstrate how the component level LCC options appraisal has been used to influence building and systems design and specification to minimise life cycle costs and maximise critical value.	0.80%	It was agreed (meeting 06/05/21) that this would be targeted in the optimum only pending review of quotes. Action: Arch to obtain quotes. If targeted, Action: LCC consultant/QS to undertake relevant LCC and provide a copy of the report for the design stage assessment. Action: Arch/M&E to provide examples of how the LCC has influenced the building and systems design.	Arch	Post-planning
Capital Cost Reporting (6)	1	1	1	0	Credit awarded where the project team reports the capital cost for the building in (£k/ m²) of gross internal floor area. At the design stage, this can be awarded based on confirmation of the predicted cost, and a client commitment to provide the information on the final cost at the end of the project.	0.80%	It was agreed (meeting 06/05/21) that this would be achieved. This requires the client to report the capital cost of the building at the end of the project. Action: Client to provide a letter of commitment to provide the final capital cost at the end of the project and an estimated cost for the purposes of the design stage assessment.	Client	Post-planning
Man 03 Responsible construction practices					To recognise and encourage construction sites which are managed in an environmentally and socially considerate, responsible and accountable manner.		Mandatory minimum requirement: One credit for Excellent and two credits for Outstanding for Responsible Construction Management.		
Pre-requisite (1)	0	Y	Y	0	MANDATORY FOR ALL RATINGS: All timber and timber based products used during the construction process of the project are legal and sustainable timber.	0.00%	It was agreed (meeting 06/05/21) that this would be achieved. Action: QS to include compliant clause in the prelims (using Method standard clauses).	QS	Post-planning
Environmental Management (3-4)	1	1	1	0	Credit awarded where all parties who at any stage manage the construction site (e.g. the principal contractor, the demolition contractor) operate an EMS covering their main operations. This is typically ISO 14001 certification. AND The same parties demonstrate via evidence that they have implemented best practice pollution prevention policies and procedures on site in accordance with PPG 6.	0.80%	It was agreed (meeting 06/05/21) that this would be achieved. Action: QS to include compliant clause in the prelims (using Method standard clauses).	QS	Post-planning
Pre-requisite (BREEAM AP Site) (5)	0	Y	Y	0	Pre-requisite awarded where the client and the contractor formally agree performance targets, via a contract.	0.00%	It was agreed (meeting 06/05/21) that this would be achieved. The BREEAM target will form part of the main contract. Action: QS to include BREEAM target in the prelims (using Method standard clauses).	QS	Post-planning

Credit Title	CREDITS				Summary of Requirements (refer to the BREEAM Guidance Notes for the full credit requirements)	Total Value (%)	Comments/Actions	Actionee	Action deadline
	Credits Available	Base Target	Optimum Target	Credits Awarded					
BREEAM AP (Site) (6)	1	1	1	0	Involve a BREEAM AP in the project at an appropriate time and level to cover requirements 6 a-e of the BREEAM requirements (refer to guidance for details). This is the same scope as required under Man 01 above, but for the Construction, Handover and Close Out stages.	0.80%	It was agreed (meeting 06/05/21) that this would be achieved. This requires the Contractor to appoint a certified BRE Site Sustainability Manager or a BREEAM AP to monitor site works. Additional cost but can be part of Contracotr scope. Action: QS to include compliant clause in the prelims (using Method standard clauses).	QS	Post-planning
Responsible Construction Management (7-9)	2	2	2	0	MANDATORY FOR EXCELLENT: One credit awarded where the ticked items in Table 4.1 of the BREEAM guidance have been covered. MANDATORY FOR OUTSTANDING: Two credits awarded where the above has been achieved and six additional items have been covered from the table. Note: Achieving a CCS score of at least 35 (with at least 7 in each section) plus ensuring clear and safe access in and around the building at the point of handover would be sufficient for two credits.	1.60%	It was agreed (meeting 06/05/21) that two credits would be achieved. Action: QS to include compliant clause in the prelims (using Method standard clauses).	QS	Post-planning
Monitoring of Construction Site Impacts (Utility Consumption) (11-18) (Transport) (19-22)	2	2	2	0	Up to two credits awarded where responsibility for monitoring all data on site has been assigned to an individual. AND First credit: Set targets, monitor and record data for the site energy consumption in kWh (where relevant, litres of fuel) and potable water consumption (m ³) as a result of the use of construction plant, equipment (mobile and fixed) and site accommodation. Report the total CO ₂ emissions (total kgCO ₂ / project value). Second credit: Set targets for transportation movements and impacts resulting from delivery of the majority of construction materials to site and construction waste from site. As a minimum this needs to cover requirements 20-21 (refer to guidance for details). Using the collated data, report separately for materials and waste, the total transport-related carbon dioxide emissions (kgCO ₂ -eq), total distance travelled (km).	1.60%	It was agreed (meeting 06/05/21) that both would be achieved. The meters/monitoring will need to be in place from start on site. Action: QS to include compliant clause in the prelims (using Method standard clauses).	QS	Post-planning
Man 04 Commissioning and handover					To encourage a properly planned handover and commissioning process that reflects the needs of the building occupants.				
Testing and Inspecting Building Fabric (8-10)	1	1	1	0	Credit awarded where the first commissioning credit is achieved, and a post construction thermographic survey and airtightness testing and inspection is completed to assure the quality of the building fabric, including insulation continuity, avoidance of thermal bridging and air leakage paths. Defects identified must be rectified prior to building handover. All testing must be carried out by a Suitably Qualified Professional, in line with the appropriate standard and evidence of qualifications will be required.	0.80%	It was agreed (meeting 06/05/21) that this would be achieved. Action: QS to include compliant clause in the prelims (using Method standard clauses).	QS	Post-planning
Sub-Total	15	10	13	0	One management credit equals 0.8%				
Weighted Sub-Total	12	8.00	10.40	0.00					
HEALTH & WELLBEING									
Hea 01 Visual comfort					To encourage best practice in visual performance and comfort by ensuring daylighting, artificial lighting and occupant controls are considered.				
Daylighting (4)	2	0	0	0	One credit awarded where 35% of the sales area achieves a point daylight factor of 2% or more, and a second credit awarded where at least 80% of floor area in occupied spaces is adequately daylight.	1.75%	It was agreed (meeting 06/05/21) that this might be achieved later down the line if the units are split into different assessments, but the larger unit would not achieve this. Also the car park is covered which would hinder daylight. Daylighting calculations not currently instructed.	-	-

Credit Title	CREDITS				Summary of Requirements (refer to the BREEAM Guidance Notes for the full credit requirements)	Total Value (%)	Comments/Actions	Actionee	Action deadline
	Credits Available	Base Target	Optimum Target	Credits Awarded					
View Out (5-6)	1	0	0	0	Credit awarded where 95% of the floor area in 95% of spaces for each relevant building area (inc. workstations, close work areas or areas where a view out is deemed beneficial to occupants of the space) provides an adequate view out. E.g. if a project had 20 spaces in a relevant building area, 19 of these spaces would need to demonstrate that, independently, 95% of their floor area has an adequate view out. A window / opening area that is equal to, or greater than, 20% of the surrounding wall area would be considered an adequate view out for spaces with a room depth of less than 8m. Where the room depth is greater than 8m, compliance is only possible where the % of window/opening is ≥ the values in table 1.0 of BS 8206.	0.88%	It was agreed (meeting 06/05/21) that this would be reviewed. The larger unit (food retail) is unlikely to meet this, but the smaller units might do. Plans will be reviewed once received, but the credit is not targeted because it is likely that the larger retail unit will prevent this credit from being achieved due to the limited openings.	-	-
External Lighting Levels (9)	1	1	1	0	Credit awarded where all external lighting is designed to provide illuminance levels appropriate to tasks undertaken, recommended by BS 5489-1:2013 and BS EN 12464-2:2014 for external lighting.	0.88%	It was agreed (meeting 06/05/21) that this would be achieved and appropriate lighting levels would be included in the design for the external spaces. Note this will need to apply to all external space associated with the commercial units, building mounted and as part of landscaping Action: M&E to include clause in the specification (using Method standard clauses) and provide lighting layouts as supporting evidence.	M&E	Post-planning
Hea 05 Acoustic performance					To ensure the building is capable of providing an appropriate acoustic environment to provide comfort for building users.				
Acoustic Performance (1-2)	1	1	1	0	Credit awarded when the building meets the appropriate acoustic performance standards and testing requirements for the indoor ambient noise level, required by Section 7 of BS 8233: 2014. A Suitably Qualified Acoustician (SQA) should carry out an assessment of the specification of the build form, construction, and any external factors that may affect the indoor ambient noise level. The assessment should confirm that the developer's works will enable a future tenant utilising a typical fit-out and specification to meet the levels required to demonstrate compliance with the BREEAM criteria. Alternatively, a suitably qualified acoustician (SQA) is appointed to define a bespoke set of performance requirements related to internal ambient noise levels for all function areas in the building.	0.88%	It was agreed (meeting 06/05/21) that this credit is targeted as the team felt that an acoustic consultant is necessary, and as it will be required for Excellent. However, an instruction is required. Pre-completion testing is not required for shell only projects which saves on cost. Action: Client to instruct acoustician, also for residential. Action: Aco to review and confirm that the credit is achievable. Provide an acoustic report confirming that the required standards will be met given a typical specification and fit out. Action: Arch to confirm that the acoustician's recommendations will be included in the design to achieve the credit.	Client / Aco / Arch	Post-planning
Hea 06 Security					To encourage the planning and implementation of effective measures that provide an appropriate level of security to the building and site.				
Security of Site and Building (1-3) RIBA STAGE 2 ACTION	1	1	1	0	Credit awarded where a Suitably Qualified Security Specialist (SQSS) conducts an evidence-based Security Needs Assessment (SNA) during or prior to RIBA Stage 2. The SQSS needs to develop a set of security controls and recommendations for incorporation into the proposals. Those controls and recommendations shall directly relate to the threats and assets identified in the preceding SNA. The controls and recommendations will be incorporated into proposals and implemented in the as-built development. Any deviation from these recommendations need to be justified and agreed with the SQSS.	0.88%	It was agreed (meeting 06/05/21) that this would be targeted. It was noted that the Security Needs Assessment will need to be undertaken at Stage 2 in order to inform the design. Arch felt the only option would be for the local DOCO (rather than private consultant). Action: Arch to liaise with the local CPDA/ALO to provide a Security Needs Assessment for the site before the end of Stage 2. Provide a copy for the evidence. Action: Arch/M&E to provide marked up drawings/specifications demonstrating that the CPDA/ALO's recommendations are all included in the design.	Arch/ M&E	Stage 2

Credit Title	CREDITS				Summary of Requirements (refer to the BREEAM Guidance Notes for the full credit requirements)	Total Value (%)	Comments/Actions	Actionee	Action deadline
	Credits Available	Base Target	Optimum Target	Credits Awarded					
Hea 07 Safe and healthy surroundings					To encourage the provision of safe access around the site and outdoor space that enhances the wellbeing of building users.				
Safe Access (1-6)	1	0	0	0	Credit awarded where the site is designed to allow for safe access for pedestrians and cyclists. Level of detail is comprehensive - refer to guidance for details. Points to consider include: cycle paths and footpaths connecting to any off site paths, paths connecting the building to the outdoor space and drop off areas to be located off/adjoining access road with direct access to footpath. Where delivery access areas and drop off areas exist: delivery areas are not directly accessed through general parking areas and do not cross or share pedestrian and cyclist routes and other outside amenity areas, provide a separate parking/waiting area for goods vehicles, ensure parking/turning areas are designed for simple manoeuvring.	0.88%	It was agreed (meeting 06/05/21) that this would not be included in the targets, the site layout does not appear to be compliant, and delivery access is all via the main car park which is not compliant. This is often a challenging credit to achieve.	-	-
Outside space (7)	1	1	1	0	There is an outside space providing building users with an external amenity area. When determining the appropriate size of the outside space, the building type, function, shift patterns and occupancy numbers should be considered. The outside space must: a) be an outdoor landscaped area, for example a garden, balcony or terrace; the majority of the space should be open to the sky b) have appropriate seating areas and be non-smoking, c) be located to ensure it is accessible to all building users and avoids areas that will have disturbances from sources of noise (e.g. car parks, busy roads, delivery areas etc.).	0.88%	It was agreed (meeting 06/05/21) that this credit would be targeted. There will be a podium terrace at first floor with seating for the residential (included for reference albeit does not contribute to the BREEAM credit as this is for the commercial space). There will be public access to some landscaping with seating, and the team agreed they would aim for this to be non-smoking. The location of these areas would need to be away from the busy main road. Action: Arch to include requirements in the design and provide drawings to demonstrate full compliance of the outside space for the design stage assessment.	Arch	Post-planning
Sub-Total	8	4	4	0	One health & wellbeing credit equals 0.88%				
Weighted Sub-Total	7	3.50	3.50	0.00					
ENERGY									
Ene 01 Reduction of energy use and carbon emissions					To minimise operational energy demand, primary energy consumption and CO ₂ emissions.		Mandatory minimum requirements: 4 credits from Energy Performance for Excellent. 6 credits from Energy Performance for Outstanding.		
Energy Performance (1)	9	4	4	0	Up to 9 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). Note that negative improvement on notional figures will result in lower scores - aim to show improvement on each of the three parameters in the BRUKL (energy demand, primary energy, total CO₂ emissions). FOUR CREDITS MANDATORY FOR EXCELLENT, SIX CREDITS MANDATORY FOR OUTSTANDING.	6.58%	It was agreed (meeting 06/05/21) that 4 credits would be targeted but only because this is mandatory for Excellent. It was noted that initial Part L modelling is being carried out soon so can be reviewed to inform the targets. As this is a shell-only assessment, the credits are based on fabric performance, so this will need reviewing carefully. Action: M&E to undertake Part L modelling and provide an initial BRUKL for review to firm up the targets.	M&E	Pre-planning
Ene 03 External lighting					To reduce energy consumption through the specification of energy efficient light fittings for external areas of the development.				
External Lighting (1-2)	1	1	1	0	Credit awarded where the average luminaire efficacy of the external light fittings within the construction zone is not less than 70 luminaire lumens per circuit Watt. AND All external light fittings are automatically controlled to prevent daytime operation and have presence detection in areas of intermittent use. Intermittent pedestrian traffic is where a pedestrian is in or approaching the space less than two-thirds of the time during the period when the lighting, without presence detection, would be switched on.	0.73%	It was agreed (meeting 06/05/21) that this would be achieved. M&E noted that bollard lighting is often difficult to achieve compliance for, but the average across the assessment areas should be okay. Action: M&E to design to meet this and then at assessment stage, include compliant clause in the specification (using Method standard clauses). Provide lighting layouts as supporting evidence confirming compliant control (timeclock, photocell and, in areas of intermittent pedestrian traffic, PIR).	M&E	Post-planning

Credit Title	CREDITS				Summary of Requirements (refer to the BREEAM Guidance Notes for the full credit requirements)	Total Value (%)	Comments/Actions	Actionee	Action deadline
	Credits Available	Base Target	Optimum Target	Credits Awarded					
Ene 04 Low carbon design					To encourage the adoption of design measures, which reduce building energy consumption and associated carbon emissions and minimise reliance on active building services systems.				
Passive Design (Passive Design Analysis) (1-4) RIBA STAGE 2 ACTION	1	1	1	0	Credit awarded where criteria 1, 2 & 3.b.ii of Hea 04 have been achieved, and a building services engineer who is a member of CIBSE or an energy assessor conducts an analysis of the proposed building design (during Concept Design) to identify opportunities to implement passive design solutions. AND Passive design measures are implemented to reduce the total heating, cooling, mechanical ventilation, lighting loads and energy consumption in line with the passive design analysis findings, and the reduced energy demand and CO ₂ emissions are quantified.	0.73%	It was agreed (meeting 06/05/21) that this would be achieved and the passive design analysis will be undertaken at Stage 2, it is needed for Excellent. The project is aiming to include passive design measures so the team were confident that the 5% requirement could be met. Client to instruct. Action: M&E to produce the passive design analysis report at Stage 2 and provide a copy for the evidence. Provide supporting calculations demonstrating a reduction in energy demand of at least 5% as a result of the measures specified as well as a report confirming the thermal modelling results to demonstrate compliance with the overheating criteria.	Client / M&E	Stage 2
Passive Design (Free Cooling) (5-8) RIBA STAGE 2 ACTION	1	0	0	0	Credit awarded where the first Ene 04 credit is achieved, and the passive design analysis includes an analysis of free cooling solutions and the feasibility of implementing them. AND The building is naturally ventilated or uses any combination of the free cooling strategies e.g.: night-time cooling, ground coupled air cooling and displacement ventilation (not linked to any active cooling).	0.73%	It was agreed (meeting 06/05/21) that this would not be targeted.	-	-
Low and Zero Carbon Technologies (LZC Feasibility Study) (9-12) RIBA STAGE 2 ACTION	1	1	1	0	Credit awarded where an energy specialist completes a feasibility study by the end of RIBA Stage 2 to establish the most appropriate recognised local (on-site or near-site) LZC energy sources for the development based on the feasibility study. The built form should allow for the future installation of the most cost-effective LZC options for the building/development in line with the recommendations of the feasibility study and the resulting reduced regulated carbon dioxide (CO ₂) emissions needs to be quantified.	0.73%	It was agreed (meeting 06/05/21) that this would be achieved and the LZC feasibility study would be carried out at Stage 2. The current proposal is to use PV and the team confirmed that the whole development is aiming for a reduction in CO ₂ in line with planning requirements Client to instruct. Action: M&E to produce LZC feasibility study (including all sections for BREEAM) and provide a copy for the evidence. Provide BRUKL Output Documents with and without the PV demonstrating the reduction in CO ₂ as a result of the specification. Action: Arch/M&E to provide drawings to demonstrate how the built form of the building allows for the future installation of the LZC technology.	M&E/ Arch	Stage 2
Sub-Total	13	7	7	0	One energy credit equals 0.73%				
Weighted Sub-Total	9.5	5.12	5.12	0.00					

Credit Title	CREDITS				Summary of Requirements (refer to the BREEAM Guidance Notes for the full credit requirements)	Total Value (%)	Comments/Actions	Actionee	Action deadline
	Credits Available	Base Target	Optimum Target	Credits Awarded					
TRANSPORT									
Tra 01 Transport assessment and travel plan					To reward awareness of existing local transport and identify improvements to make it more sustainable.				
Travel Plan (1-5) RIBA STAGE 2 ACTION	2	2	2	0	Credit awarded where a site-specific transport assessment/statement and draft travel plan are developed at the Concept stage. The assessment must cover: a) Travel patterns and attitudes of existing users towards cycling, walking and public transport; b) Predicted travel patterns and transport impact of future users; c) Current local environment for pedestrians and cyclists (accounting for any age-related requirements of occupants and visitors); d) Reporting of the number and type of existing amenities within 500m of the site; e) Disabled access (accounting for varying levels and types of disability and visual impairment); f) Calculation of the existing public transport Accessibility Index (AI) (refer to 'methodology' in BREEAM manual for further details); g) Current facilities for cyclists. A travel plan should be developed to include proposals to increase or improve sustainable modes of transport and movement of people and goods. If the occupier is known, they should be involved in the development of the travel plan and it should be confirmed that the plan will be implemented and supported by the building's management in operation.	2.42%	It was agreed (meeting 06/05/21) that this would be targeted and a transport assessment and travel plan have been produced. It was noted that these will need to be reviewed for BREEAM compliance. Stantec appointed as TC. Action: Transport consultant to forward copies of the transport assessment and travel plan to Method for review. Action: Client to provide a letter confirming that they have been involved in the production of the Travel Plan and that they will ensure it is implemented and supported by the building's management in operation (using Method letter template).	Transport consultant/Client	Stage 2

Credit Title	CREDITS				Summary of Requirements (refer to the BREEAM Guidance Notes for the full credit requirements)	Total Value (%)	Comments/Actions	Actionee	Action deadline
	Credits Available	Base Target	Optimum Target	Credits Awarded					
Tra 02 Sustainable transport measures					To maximise the potential for local public, private and active transport through provision of sustainable transport measures appropriate to the site.				
Transport options implementation (2-3)	10	5	6	0	Identify and implement sustainable public, private and active transport measures from Table 7.4 of the BREEAM guidance to earn points. Examples of some of these measures include: - Divert a bus route to the development or introduce a new or enhanced bus stop (3 points); - Provide electric recharging stations (1 point); - Set up a car sharing group/facility and provide priority parking spaces for car sharers (1 point); - Provide compliant cycle storage spaces (1 per 10 staff and 1 per 20 public car parking spaces for large retail, 4 for small retail) and cyclist facilities (refer to guidance for further details) (1-2 points); - Demonstrate at least three existing amenities are present (refer to guidance for further details) (1 point). Up to 10 credits can be awarded based on the number of points earnt - number of points required is affected by the existing Accessible Index (AI) of the project as follows: • AI < 25: 10 points are needed to gain 10 credits • 25 ≤ AI < 40: 8 points are needed to gain 10 credits • AI of ≥ 40: 6 points are needed to gain 10 credits	12.08%	It was agreed (06/05/21) that at least 5 credits would be targeted. Proximity to Reading station and several bus stops suggests a moderate Accessibility Index. Suggest targeting the following as a minimum: - EV car charging to 10% of the car parking allocation for the retail units (appears to be 45 spaces so would need 5) (1 point) - Cycle storage spaces (will need to be covered and lit) (1 point) - Cyclist facilities (space where showers and changing facilities/lockers could be provided by the tenant) (1 point) - Proximity of existing amenities (Forbury Gardens, access to food, ATM)(1 point) - Existing Accessibility Index ≥8 (TBC) (1 point) Action for each point are as follows: Accessibility Index: This should be included in the Transport Assessment above. Local amenities: Action: Arch to provide a scaled map showing the location of the site and each relevant amenity with the safe walking route and distance to each one marked. Include details of how the route is considered safe. Cycle storage: Action: Arch to confirm the numbers of staff and students that will be present in the building. Action: Method to confirm total number of cycle storage spaces required. Action: Arch to provide a drawing showing the number of cycle storage spaces specified, the covering, setting (i.e. into hardstanding) and distance from building entrance. Action: M&E to include compliant clause in the specification (using Method standard clauses) for cycle storage lighting. Cycle facilities: Action: Arch to provide a drawing showing the cyclist facilities specified. Include details required to demonstrate compliance e.g. show that the changing area will have benches and hooks. Electric charging points: Action: M&E to include a compliant clause in the specification (using Method standard clauses). Provide drawings showing charging point provision for at least 10% of the total car parking capacity for the development (understood to be 5 required).	Arch / M&E / PM/ Method	Post-planning
Sub-Total	12	7	8	0	One transport credit equals 1.21%				
Weighted Sub-Total	14.5	8.46	9.67	0.00					

Credit Title	CREDITS				Summary of Requirements (refer to the BREEAM Guidance Notes for the full credit requirements)	Total Value (%)	Comments/Actions	Actionee	Action deadline
	Credits Available	Base Target	Optimum Target	Credits Awarded					
WATER									
Wat 02 Water monitoring					To reduce the consumption of potable water in new buildings through the effective management and monitoring of water consumption.				
Pre-requisite (1)	0	Y	Y	N	MANDATORY FOR GOOD AND ABOVE - A water meter is specified on the mains water supply to each building, including where water is supplied via a borehole or other private source.	0.00%	It was agreed (meeting 06/05/21) that this would be achieved. Action: M&E to include compliant clause in the specification (using Method standard clauses). Provide drawings for the design stage assessment showing all meters.	M&E	Post-planning
Water Monitoring (3-6)	1	1	1	0	Credit awarded where each main and sub meter should have a pulsed output or other open protocol communication output enabling connection to a Building Management System (BMS) for monitoring consumption. If only a capped-off water supply is included, with responsibility for installing the water leak detection system resting with the incoming tenant, compliance can be demonstrated by showing the spatial arrangements, distribution strategy and infrastructure to facilitate future compliance.	0.67%			
Wat 03 Water leak detection					To reduce the consumption of potable water in new buildings through minimising wastage due to water leaks.				
Leak Detection System (1-2)	1	1	1	0	Credit awarded where a leak detection system, capable of detecting a major leak on the mains supply within the building and between the building and the utilities water meter, is installed. It must be a permanent automated water leak detection system capable of alerting occupants to a leak OR an in-built automated diagnostic procedure for detecting leaks. It must be programmable by the occupier, avoid false alarms and be capable of identifying different flow/leakage rates. Activation should occur when flow through the meter is at a rate above a pre-set maximum over a pre-set period of time. If only a capped-off water supply is included, with responsibility for installing the water leak detection system resting with the incoming tenant, compliance can be demonstrated by showing the spatial arrangements, distribution strategy and infrastructure to facilitate future compliance.	0.67%	It was agreed (meeting 06/05/21) that this would be achieved. As this is a shell only development, if a capped off supply is to be provided, compliance can be demonstrated by designing the infrastructure to be capable of facilitating installation of the required systems by the tenant at a later date. Action: M&E to include compliant clause in the specification (using Method standard clauses). Provide drawings showing the meters for leak detection as supporting evidence.	M&E	Post-planning
Wat 04 Water efficient equipment					To reduce water consumption for uses not assessed under Wat 01 by encouraging specification of water efficient equipment.				
Water Efficient Equipment (1-2)	1	1	1	0	Credit awarded where the project team identify the building's unregulated water demands that could be realistically mitigated or reduced (e.g. for irrigation, vehicle wash plant/equipment, swimming pools, project specific industrial processes, water filtration and treatment, cooling towers and humidification). The project team should then identify the system(s) or processes to reduce the unregulated water demand of the development and its operation, and demonstrate through either good practice design or specification a meaningful reduction in the total water demand of the building.	0.67%	It was agreed (meeting 06/05/21) that this would be achieved. It was agreed that the only unregulated water use will be irrigation for planting and that all planting will rely solely on precipitation, or RWH will be specified. MacGregor Smith are the landscape architects. Action: LA to include a note on drawings that all planting will rely solely on precipitation. Provide copies for the evidence.	LA	Post-planning
Sub-Total	3	3	3	0	One water credit equals 0.67%				
Weighted Sub-Total	2	2.00	2.00	0.00					

Credit Title	CREDITS				Summary of Requirements (refer to the BREEAM Guidance Notes for the full credit requirements)	Total Value (%)	Comments/Actions	Actionee	Action deadline
	Credits Available	Base Target	Optimum Target	Credits Awarded					
MATERIALS									
Mat 01 Environmental impacts from construction products - Building life cycle assessment (LCA)					To reduce the burden on the environment from construction products by recognising and encouraging measures to optimise construction product consumption efficiency and the selection of products with a low environmental impact (including embodied carbon), over the life cycle of the building.				
Superstructure (Comparison with the BREEAM benchmark and Option appraisal during Concept / Technical Design) (1-5) RIBA STAGE 2 ACTION	6	6	6	0	Up to six credits are awarded where opportunities for reducing environmental impacts of materials have been identified via options appraisals of the proposed superstructure design at Concept Stage and Technical Design. At Concept Stage, carry out an LCA options appraisal of 2 to 4 significantly different superstructure design options, using an LCA tool recognised by BREEAM. Note: the design options should fulfil the function requirements specified by the client and all statutory requirements. Demonstrate how the appraisal has been used to inform the design and present the results in an options appraisal summary document. Results need to be submitted to BRE at the end of Concept Design. This will include comparison with the BREEAM benchmark. At Technical Design, carry out an LCA options appraisal of 2 to 3 significantly different superstructure design options, based on the selected Concept Design option. Update the summary document from Concept Design, if one is available. Record and submit results via the submission tool. This will include comparison with the BREEAM benchmark. Note: the Technical Design credits can be achieved independently of the Concept Design. Credits are awarded based on the number of options included in the appraisal and the performance against the benchmark.	9.43%	It was agreed (meeting 06/05/21) that all 6 credits would be targeted as they will be needed for Excellent. Method gave a quote for this in the initial proposal. CNM will also be using their carbon calculator to carefully consider the carbon cost of different structural options. E.g will look at options for reducingand replacing the cement. And reducing loads which will in turn reduce material, and reduce carbon. Action: Client to instruct this work which is required to be completed during concept stage before planning.	Client	Stage 2
Substructure and hard landscaping options appraisal during Concept Design (6-7) RIBA STAGE 2 ACTION	1	1	1	0	One credit awarded where criterion 4 for the superstructure concept design (see above) has been achieved AND opportunities for reducing environmental impacts of materials have been identified via an options appraisal of the proposed substructure and hard landscaping design at Concept Stage. The LCA options appraisal must include a combined total of at least 6 significantly different substructure or hard landscaping design options (at least two shall be substructure and at least two shall be hard landscaping). Note: the design options should fulfil the function requirements specified by the client and all statutory requirements. Demonstrate how the appraisal has been used to inform the design and present the results in an options appraisal summary document. Results need to be submitted to BRE at the end of Concept Design.	1.57%	It was agreed (meeting 06/05/21) that this credit would be targeted, instruction required. Note: The LCA consultant should liaise with the Arch/SE/LA to discuss options to be modelled so that the modelling can usefully inform the design. Action: Client to instruct this work.	Client	Stage 2
Mat 02 Environmental impacts from construction products – EPDs					To encourage availability of robust and comparable data on the impacts of construction products through the provision of EPD.				
Specification of products with a recognised Environmental Product Declaration (EPD) (1-2)	1	0	1	0	Credit awarded for an EPD points score of ≥20. Construction products to be specified with EPDs (please refer to guidance for Methodology). Details of each EPD are inputted into the Mat 01/02 Results Submission Tool, including the material category classification. The Mat 01/02 Results Submission Tool will verify the EPD points score and award credits accordingly.	1.57%	It was agreed (meeting 06/05/21) that this credit would be targeted in the optimum only. The Arch will need to review all products to see if they have EPDs. Method have a table which can be completed to calculate the EPD points achieved. Likely to be reviewed post planning. Action: Arch and SE to review and collate/specifiy as many EPDs as possible. Complete the Mat 02 table to provide details of the EPDs for the specified products and provide a copy to Method for interim review. Provide a finalised version of the table with the EPD certificates for the design stage assessment.	Arch / SE	Post-planning

Credit Title	CREDITS				Summary of Requirements (refer to the BREEAM Guidance Notes for the full credit requirements)	Total Value (%)	Comments/Actions	Actionee	Action deadline
	Credits Available	Base Target	Optimum Target	Credits Awarded					
Mat 03 Responsible sourcing of construction products					To facilitate the selection of products that involve lower levels of negative environmental, economic and social impact across their supply chain including extraction, processing and manufacture.		Mandatory minimum requirement: All timber used on the project is 'Legally harvested and traded timber' for Pass, Good, Very Good, Excellent and Outstanding.		
Pre-requisite (1)	0	Y	Y	N	MANDATORY FOR ALL RATINGS: Pre-requisite - 100% of timber and timber-based products used on the project are 'Legal' and 'Sustainable' as per the UK Government's Timber Procurement Policy (TPP) - records of materials and certificates required to prove this.		0.00% It was agreed (meeting 06/05/21) that this would be achieved. Structural Eng. commented that glulam and CLT are different and still have timber that needs to be included. Action: QS to include compliant clause in the prelims (using Method standard clauses). Action: Arch and SE to include in specifications.	QS / Arch / SE	Post-planning
Enabling sustainable procurement (2) RIBA STAGE 2 ACTION	1	1	1	0	Credit awarded where a sustainable procurement plan is used by the design team to guide specification towards sustainable construction products. The plan must: a) Be in place before Concept Design. b) Include sustainability aims, objectives and strategic targets to guide procurement activities. c) Include a requirement for assessing the potential to procure construction products locally and there must be a policy to procure construction products locally where possible. d) Include details of procedures in place to check and verify the effective implementation of the sustainable procurement plan. If the plan is applied to several sites or adopted at an organisational level it must identify the opportunities and risks of procurement against a broad range of social, environmental and economic issues following BS ISO 20400:2017.		1.57% It was agreed (meeting 06/05/21) that this would be achieved. The Sustainable Procurement Plan has to be in place before the end of Stage 2. Action: Client to produce the Sustainable Procurement Plan before the end of RIBA Stage 2.	Client	Stage 2
Measuring responsible sourcing (3)	3	2	2	0	Up to 3 credits can be awarded where construction products procured or specified are responsibly sourced. Responsible sourcing accreditations include PEFC, FSC, ISO 14001 and BES 6001 (Refer to GN18 for others). Applicable materials categories include: Timber/timber-based products; concrete/cementitious; metal; stone/aggregate; clay-based; gypsum; glass; plastic, polymer, resin, paint, chemicals and bituminous; animal fibre/skin, cellulose fibre; other. Each product is entered into the Mat 03 Calculator using either Route 1 or 2 (refer to methodology in guidance) and credits awarded accordingly. Credits are awarded in proportion to the scope of the assessment. 1 credit where ≥ 10% of available points are achieved (2 credits for ≥ 20%, and 3 credits for ≥ 30%).		4.71% It was agreed (meeting 06/05/21) that one credit would be targeted. It was noted that BES 6001 performs better than ISO 14001 so products should be procured from manufacturers with this certification where possible. Action: Arch and SE and LA to complete Stage 1 of the Mat 03 table to identify the materials that will be present in the building. Action: Arch and SE and LA to complete Stage 2 of the Mat 03 table to identify where materials will be procured from and the manufacturers' responsible sourcing certification - using performance . Provide a completed copy of the Mat 03 table with supporting certificates for the assessment.	Arch/ SE / LA	Post-planning

Credit Title	CREDITS				Summary of Requirements (refer to the BREEAM Guidance Notes for the full credit requirements)	Total Value (%)	Comments/Actions	Actionee	Action deadline
	Credits Available	Base Target	Optimum Target	Credits Awarded					
Mat 05 Designing for durability and resilience					To reduce the need to repair and replace materials resulting from damage to exposed elements of the building and landscape.				
Designing for Durability and Resilience (1-4)	1	1	1	0	Credit awarded where the following is demonstrated: Part One: Protection is given to vulnerable parts of the building and landscaping against accidental or malicious damage (both internal and external), including areas exposed to high pedestrian traffic, vehicular and trolley movements. Part Two: Protection is given to exposed parts of the building against material degradation due to environmental factors. Each element or product needs to achieve an appropriate quality or durability standard (e.g. BS 7543:2015 - see guidance for other appropriate standards) OR a detailed assessment of the element's resilience when exposed to the applicable material degradation and environmental factors is required. The roof and façade also need to be designed for cost-effective cleaning, replacement and repair and to prevent water damage, ingress and detrimental ponding. Please refer to the technical guidance for further details of the methodology to follow.	1.57%	It was agreed (meeting 06/05/21) that this would be achieved. It was agreed that a review of the vulnerable areas should be undertaken ASAP to ensure the design complies. Action: Arch and SE ad LA to review potentially vulnerable parts of the building and provide a marked up drawing showing these. Complete the Mat 05 checklist to identify the durability and resilience measures specified in line with the required standards and provide supporting drawings/specifications.	Arch and SE and LA	Post-planning
Mat 06 Material efficiency					To avoid unnecessary materials use arising from over specification without compromising structural stability, durability or the service life of the building.				
Material Efficiency (1-3) RIBA STAGE 1 ACTION	1	0	0	0	Credit awarded where at the Preparation and Brief and Concept Design stages, the team sets targets and reports on opportunities and methods to optimise the use of materials. These must be done for each of the following stages: Preparation and Brief, Concept Design, Developed Design, Technical Design and Construction. In addition, the implementation of material efficiency must be developed and recorded during: Developed Design, Technical Design and Construction stages. Targets and actual material efficiencies achieved also need to be reported.	1.57%	It was agreed (meeting 06/05/21) that this would not be targeted.	-	-
Sub-Total	14	11	12	0	One materials credit equals 1.57%				
Weighted Sub-Total	22	17.29	18.86	0.00					
WASTE									
Wst 01 Construction waste management					To reduce construction waste by encouraging reuse, recovery and best practice waste management practices to minimise waste going to landfill.	Mandatory minimum requirement: One credit for Outstanding.			
Pre-demolition audit (1-3) RIBA STAGE 2 ACTION	1	1	1	0	Credit awarded where a pre-demolition audit is completed for any existing buildings, structures or hard surfaces being considered for demolition. This must be used to determine whether refurbishment, reuse or recycling is feasible and to set targets for waste management and maximise the recovery of material. The audit must be carried out at RIBA Stage 2 by a competent person prior to strip-out or demolition works and be referenced in the resource management plan (RMP). It must compare actual waste arisings and waste management routes used with those forecast and investigate significant deviations from planned targets.	0.80%	It was agreed (meeting 06/05/21) that this credit would be achieved. It was noted that there is demolition as part of the project so a pre-demolition audit will be required before the end of RIBA Stage 2. Action: Arch to obtain quote for this work to be undertaken as part of the Concept Stage, before planning. Action: Client to instruct the pre-demolition audit and provide a copy to Method for review before the end of RIBA Stage 2.	Arch / Client	Stage 2

Credit Title	CREDITS				Summary of Requirements (refer to the BREEAM Guidance Notes for the full credit requirements)	Total Value (%)	Comments/Actions	Actionee	Action deadline
	Credits Available	Base Target	Optimum Target	Credits Awarded					
Construction Resource Efficiency (4-5)	3	1	1	0	Up to three credits awarded where a Resource Management Plan (RMP) has been developed covering the non-hazardous waste related to onsite construction and dedicated offsite manufacture or fabrication (including demolition and excavation waste) generated by the building’s design and construction. Where construction waste related to on-site construction and off-site manufacture/fabrication (excluding demolition and excavation waste) meets or is lower than the benchmarks 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. Accurate data records on waste arisings and waste management routes must also be provided. ONE CREDIT MANDATORY FOR OUTSTANDING.	2.40%	It was agreed (meeting 06/05/21) that one credit would be achieved. It is advised that the target benchmark for waste is reviewed in relation to the predicted construction waste quantities to ensure this is achievable. Design team ideally should design out waste to help the contractor meet this. Action: QS to include compliant clause in the prelims (using Method standard clauses).	QS	Post-planning
Diversion of Resources from Landfill (6-7)	1	1	1	0	One credit awarded where 70% by volume /80% by tonnage of non-hazardous construction waste and 80% by volume/ 90% by tonnage of non-hazardous demolition waste generated by the development will be diverted from landfill and reused or recycled. Materials should be sorted into separate key waste groups, according to the waste streams generated by the scope of the works, either on or off-site.	0.80%	It was agreed (meeting 06/05/21) that this would be achieved. Action: QS to include compliant clause in the prelims (using Method standard clauses).	QS	Post-planning
Wst 02 Use of recycled and sustainably sourced aggregates					To encourage the use of more sustainably sourced aggregates, encourage reuse where appropriate and avoid waste and pollution arising from disposal of demolition and other forms of waste.				
Pre-requisite (1)	0	Y	Y	N	Where demolition occurs on site a pre-demolition audit needs to be completed for any existing buildings, structures or hard surfaces, in accordance with Wst 01.	0.00%	See above for Wst 01 Pre-demolition audit.	Client	Pre-planning
Project Sustainable Aggregate Points (2-6)	1	0	0	0	Credit awarded where all aggregate types and uses for the project are identified (refer to guidance for different types and uses). The quantity (in tonnes), source region and distance travelled also needs to be determined for each aggregate type/use. This is inputted into the Wst 02 calculator to generate points and number of credits earned. 3.5-6 points are needed to gain 1 credit.	0.80%	It was agreed (meeting 06/05/21) that this would not be targeted but may be reviewed. The team thought there was a possibility that the required percentages of recycled/secondary aggregates could be met, so should be reviewed as the design develops. Action: SE to review the requirements and confirm this is achievable. Provide a completed copy of the Wst 02 calculator tool to confirm the quantities of recycled/secondary aggregate specified. Provide supporting evidence to confirm that the required quantities will be sourced for the project. Action: QS to include compliant clause in the prelims (using Method standard clauses).	SE/ QS	Post-planning

Credit Title	CREDITS				Summary of Requirements (refer to the BREEAM Guidance Notes for the full credit requirements)	Total Value (%)	Comments/Actions	Actionee	Action deadline
	Credits Available	Base Target	Optimum Target	Credits Awarded					
Wst 03 Operational waste					To encourage the recycling of operational waste through the provision of dedicated storage facilities and space.		Mandatory minimum requirement: One credit for Excellent and Outstanding.		
Operational Waste (1-2)	1	1	1	0	MANDATORY FOR EXCELLENT AND ABOVE: Credit awarded where there is dedicated space(s) to cater for the segregation and storage of operational recyclable waste generated by the assessed units. Note, flagship units must have their own dedicated facilities. The space must be clearly labelled, accessible and of a capacity appropriate to the building type, size, number of units and predicted volumes of waste. Where the building occupier is not known, a default size of 2m² per 1000m² GIFA, with an additional 2m² per 1000m² where there is catering (subject to a maximum size of 20m²) can be used to size the recycling storage area. General waste provision is in addition. 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) A water outlet where compostable food waste and organic material will be stored.	0.80%	It was agreed (meeting 06/05/21) that this would be achieved and is mandatory for Excellent. It was noted that 2m² per 1000m² GIFA is required for recyclable waste, maximum 20sqm. Confirmation of the predicted waste types and volumes unlikely to be available due to shell nature, so default figures required. 85sqm for the larger unit included currently, which is fine. Action: Arch to include requirements in the design (for all units) and provide evidence to demonstrate compliant waste storage provision, including the area for recyclables, labelling and accessibility. Please note the area for recyclable to be extra to the general waste. Include an area for organic waste storage/compactor/baler as required based on the predicted waste types. Action: M&E to provide a drawing showing the water outlet in the bin store for wash down. If this water is from RWH, this is ideal.	Arch/M&E	Pre-planning
Wst 05 Adaptation to climate change					To minimise the future need of carrying out works to adapt the building to take account of more extreme weather changes resulting from climate change and changing weather patterns.				
Resilience of structure, fabric, building services and renewables installation (1-3) RIBA STAGE 2 ACTION	1	1	1	0	Credit awarded where a climate change adaptation strategy appraisal is conducted using a systematic risk assessment which identifies the impact of extreme weather conditions arising from climate change on the building over its projected life cycle. This needs to cover installation of building services and renewable systems, as well as structural and fabric resilience aspects and include: • Hazard identification and assessment • Risk estimation, evaluation and management. Recommendations or solutions based on strategy appraisal also needs to be developed before or during Concept Design, that aim to mitigate the identified impact and an update during Technical Design needs to be provided demonstrating how the recommendations or solutions have been implemented.	0.80%	It was agreed (meeting 06/05/21) that this would be achieved and the climate change adaptation appraisal would be undertaken at Stage 2. Action: Arch to produce the climate change adaptation strategy appraisal and provide a copy to Method for review. Input required from M&E and SE.	Arch / SE / M&E	Stage 2
Wst 06 Design for disassembly and adaptability					To avoid unnecessary materials use, cost and disruption arising from the need for future adaptation works as a result of changing functional demands and to maximise the ability to reclaim and reuse materials at final demolition in line with the principles of a circular economy.				
Design for disassembly and functional adaptability - recommendations (1-2) RIBA STAGE 2 ACTION	1	1	1	0	Credit awarded where a study is conducted exploring the ease of disassembly and the functional adaptation potential of different design scenarios by the end of Concept Design (refer to Methodology in guidance). Recommendations or solutions also need to be developed based on the study during or prior to Concept Design.	0.80%	It was agreed (meeting 06/05/21) that this would be achieved and the building is generally designed to be adaptable. It was agreed that the Arch would produce the functional adaptability strategy study. Action: Arch, SE and M&E (Arch led) to produce the functional adaptability strategy study with input from M&E as required (e.g. in relation to plant replacement) and provide a copy to Method for review before the end of RIBA Stage 2.	Arch/ M&E / SE	Stage 2

Credit Title	CREDITS				Summary of Requirements (refer to the BREEAM Guidance Notes for the full credit requirements)	Total Value (%)	Comments/Actions	Actionee	Action deadline
	Credits Available	Base Target	Optimum Target	Credits Awarded					
Disassembly and functional adaptability – implementation (3-5)	1	1	1	0	Credit awarded where the first Wst 06 credit has been achieved and updates and changes are provided during Technical Design, on how the recommendations or solutions have been implemented where practical and cost effective. A building adaptability and disassembly guide also needs to be provided to communicate the characteristics allowing functional adaptability and disassembly to prospective tenants.	0.80%	It was agreed (meeting 06/05/21) that this would be achieved and the adaptability study will be updated at Technical Design stage to explain how the recommendations have been implemented. It was agreed that the Arch would produce the disassembly guide. Action: Arch to update the functional adaptability study at RIBA Stage 4 (with input from M&E and SE) to include details of how the solutions have been implemented in the design (include justification if solutions could not be implemented). Provide a copy of the disassembly guide for interim review.	Arch / M&E / SE	Post-planning
Sub-Total	10	7	7	0	One waste credit equals 0.8%				
Weighted Sub-Total	8	5.60	5.60	0.00					
LAND USE & ECOLOGY									
LE 01 Site selection					To encourage the use of previously occupied or contaminated land and avoid land which has not been previously disturbed.				
Previously Occupied Land (1)	1	1	1	0	Credit awarded where at least 75% of the footprint of the proposed development (including temporary site works) has been previously occupied by industrial, commercial or domestic buildings or fixed surface infrastructure.	1.46%	It was agreed (meeting 06/05/21) that this would be achieved. Action: Arch to provide an existing site plan overlaid with the footprint (buildings, hard standing and the contractor's site compound) of the proposed development and confirm the percentage on previously developed land (i.e. buildings and hard standing).	Arch	Post-planning
Contaminated Land (2-3)	1	0	0	0	Credit awarded where the land within the site is deemed to be significantly contaminated by a contaminated land professional, who identifies the degree of contamination, sources/types of contamination and remediation options. AND The client/principal contractor commits to undertaking all remediation in line with the remediation strategy recommended by the specialist and this is carried out prior to development.	1.46%	It was agreed (meeting 06/05/21) that this would not be targeted.	-	-
LE 02 Ecological risks and opportunities					To determine the ecological baseline and zone of influence of the site and identify risks and opportunities for achieving optimum outcomes.				
Pre-requisite (Statutory obligations) (1)	0	Y	Y	N	Pre-requisite achieved where the client or contractor confirms compliance is monitored against all relevant UK and EU or international legislation relating to the ecology of the site.	0%	It was agreed (meeting) that this pre-requisite would be targeted. The project is targeting Route 2 so the Risk Checklist is not required. Action: QS to include compliant clause in the prelims (using Method standard clauses).	QS	Post-planning
Survey and evaluation (2-6) RIBA STAGE 1 ACTION	1	1	1	0	<u>Route 1 (Project team member)</u> - the site has been evaluated using the Ecological Risk Evaluation Checklist (GN34) to confirm that the Foundation route can be used (refer to guidance for methodology). <u>Route 2 (Ecologist)</u> - A Suitably Qualified Ecologist (SQE) carries out a survey and evaluation (see Methodology) for the site early enough to influence site preparation works, layout and, where necessary, strategic planning decisions (typically Preparation and Brief Stage). The survey determines the ecological baseline of the site including: a) Current and potential ecological value and condition of the site, and related areas within the zone of influence; b) Direct and indirect risks to current ecological value; c) Capacity and feasibility for enhancement of the site's ecological value and, where relevant, areas within the zone of influence. Recommendations and data collected from the survey are shared with appropriate project team members to influence decisions made for activities during site preparation, design and construction works.	1.46%	It was agreed (meeting 06/05/21) that this credit would be targeted. It was noted that this credit needs addressing ASAP to prevent the remaining Landscape and Ecology credits from being made unachievable. Action: Client to instruct an ecologist ASAP to undertake the site survey. Action: Eco to provide a copy of the site survey. Provide a completed copy of the Method LE 02 checklist to identify how the survey complies with the detailed requirements. Action: Eco to also provide a completed copy of GN40.	Client / Eco	Stage 1

Credit Title	CREDITS				Summary of Requirements (refer to the BREEAM Guidance Notes for the full credit requirements)	Total Value (%)	Comments/Actions	Actionee	Action deadline
	Credits Available	Base Target	Optimum Target	Credits Awarded					
Determining ecological outcomes (6-7) RIBA STAGE 2 ACTION	1	1	1	0	For both Route 1 and 2: Pre-requisite and first credit achieved AND The project team liaise and collaborate with stakeholders early enough to influence key planning decisions (typically Concept Design stage), to: a: Identify the optimal ecological outcomes for the site. b: Identify, appraise and select measures to meet the optimal ecological outcomes for the site, in line with the mitigation hierarchy of action: 1) avoidance; 2) protection; 3) reduction or limitation of negative impacts; 4) on site compensation; and 5) enhancement, considering the capacity and feasibility within the site, or where viable, off-site.	1.46%	It was agreed (meeting 06/05/21) that this credit would be targeted. The Ecologist will have to attend a meeting with the Design Team to discuss the site survey with the team to identify the optimal ecological outcome for the site. Action: Arch to provide meeting minutes to show liaison between the Eco and the design team. Action: Eco to provide a completed GN40 as above.	Arch / Eco	Stage 2
LE 03 Managing impacts on ecology					To avoid, or limit as far as possible, negative impacts on the ecology of the site and its zone of influence arising as a result of the project.				
Pre-requisite (Ecological risks and opportunities) (1)	0	Y	Y	N	Pre-requisite awarded where LE 02's 'Survey and evaluation and Determining ecological outcomes' criteria have been achieved using the Foundation route (Route 1) or the Comprehensive route (Route 2).	0%	See above for LE 02.	QS	Post-planning
Planning and measures on-site (2-4) RIBA STAGE 2 ACTION	1	1	1	0	All routes: Credit awarded where further planning to avoid and manage negative ecological impacts on-site is carried out early enough to influence the concept design and design brief as well as site preparation planning (typically Concept Design stage). Please refer to the BREEAM Methodology for further details. On-site measures for managing negative ecological impacts during site preparation and construction are implemented based on input from the project team in collaboration with representative stakeholders and data collated as part of LE 02.	1.46%	It was agreed (meeting 06/05/21) that this credit would be targeted, though that this would require appointment of the ecologist to work through. The Design Team must meet to discuss the information shared and collated and provide evidence of how selected measures can be incorporated into the design. Action: Arch to organise an Ecology Workshop to discuss the site survey and any other data shared and collated. (Meeting to include Arch, LA and Eco as a minimum). Provide meeting minutes as evidence. Action: Eco to provide a completed GN40 as above.	Arch/Eco	Stage 2
Managing negative impacts (5-8)	2	2	2	0	Route 1 (Project team member) (one credit) - Credit awarded where criteria 2 and 3 have been achieved and where negative impacts from site preparation and construction works have been managed in accordance with the mitigation hierarchy (please refer to guidance for Methodology) and no overall loss of ecological value has occurred. Route 2 (Ecologist) (up to two credits) - Criteria 2-4 have been achieved. Negative impacts from site preparation and construction works have been managed according to the hierarchy, in line with the SQE's recommendations AND either: a) No overall loss of ecological value has occurred (2 credits) b) The loss of ecological value has been minimised (1 credit).	2.92%	It was agreed (meeting 06/05/21) that two credits would be targeted, though that this would require appointment of the ecologist to work through. Action: Eco to provide completed calculations of the change in ecological value to confirm the credits achievable. Action: LA to provide planting plans to support the calculations.	Eco/LA	Post-planning

Credit Title	CREDITS				Summary of Requirements (refer to the BREEAM Guidance Notes for the full credit requirements)	Total Value (%)	Comments/Actions	Actionee	Action deadline
	Credits Available	Base Target	Optimum Target	Credits Awarded					
LE 04 Ecological change and enhancement					To enhance the ecological value of the site and areas within its zone of influence in support of local, regional and national priorities.				
Pre-requisite (Managing negative impacts on ecology) (1-2)	0	Y	Y	N	Pre-requisite awarded where criterion 6 for Route 1 or 8 for Route 2 in LE 03 have been achieved AND the client or contractor confirms compliance is monitored against all relevant UK, EU or international legislation relating to the ecology of the site.	0%	See above for LE 02.	QS	Post-planning
Ecological enhancement (4-5)	1	1	1	0	<u>Route 1 (Project team member)</u> - N/A, credit for route 2 only. <u>Route 2 (Ecologist)</u> - Credit awarded where measures have been implemented that enhance ecological value based on input from the project team and SQE (in liaison and collaboration with representative stakeholders and with consideration of data shared and collated). Measures are implemented in the following order: a) On site; and where this is not feasible, b) Off site within the zone of influence. Collated data is analysed and where potentially valuable, is provided to local environmental records centres nearest to, or relevant for, the site.	1.46%	It was agreed (meeting 06/05/21) that this credit would be targeted. Action: Eco to provide completed GN40 to demonstrate that appropriate liaison has occurred and to confirm that the collated data (i.e. the site survey information) will be provided to the local environmental records centre. Action: LA to provide evidence that proposed measures have been implemented in the design.	Eco/LA	Post-planning
Change and enhancement of ecology (3 & 6)	3	2	3	0	<u>Route 1 (Project team member)</u> - One credit awarded where locally relevant ecological measures have been implemented that enhance the site's ecological value. The measures adopted are based on recommendations from recognised 'local' ecological expertise and specialist input and guidance and input from the project team in collaboration with representative stakeholders and data collated as part of LE 02. <u>Route 2 (Ecologist)</u> - Up to 3 credits awarded based on the change in ecological value calculation occurring as a result of the project. This must be calculated in accordance with Guidance Note 36. Credits are awarded as follows: - Minimising loss of ecological value (one credit - percentage score of 75-94) - No net loss of ecological value (two credits - percentage score of 95-104) - Net gain of ecological value (three credits - percentage score of 105-109).	4.38%	It was agreed (meeting 06/05/21) that two credits would be targeted, for no net loss of ecological value. Action: Eco to provide completed calculations of the change in ecological value to confirm the credits achievable. Action: LA to provide planting plans to support the calculations.	Eco/LA	Post-planning
LE05 Long term ecology management and maintenance					To secure ongoing monitoring, management and maintenance of the site and, its habitats ecological features to ensure intended outcomes are realised for the long term.				
Pre-requisite (Statutory obligations, planning and site implementation) (1-2)	0	Y	Y	N	Pre-requisite achieved where the client or contractor has confirmed that compliance is being monitored against all relevant UK, EU and international standards relating to the ecology of the site, AND the following: <u>Route 1 (Project team member):</u> Criteria 6 in LE 03 have been achieved; <u>Route 2 (Ecologist):</u> Criteria 8 in LE 03 have been achieved, and at least one LE 04 'enhancement of ecology' credit has been achieved.	0%	See above for LE 02, LE 03 and LE 04.	QS	Post-planning
Management and maintenance throughout the project (3-6)	1	1	1	0	Credit awarded where measures have been implemented based on input from the project team in collaboration with representative stakeholders and data collated as part of LE 02 to manage and maintain ecology throughout the project. To ensure the optimal ecological outcomes agreed in LE 02 are met in-practice, these measures must monitor and review the effectiveness of the mitigation and enhancement measures in place for LE 03 & LE 04 to ensure they are implemented. A section on Ecology and Biodiversity needs to be included in tenant/building owner information to inform the owner/occupant of local ecological features, value and biodiversity on or near the site.	1.46%	It was agreed (meeting 06/05/21) that this credit would be targeted. Action: Eco to provide completed GN40. Action: QS to include a clause in the prelims for the Contractor to include a section on Ecology and Biodiversity in the tenant/building owner information pack (using Method standard clauses).	Eco / QS	Post-planning

Credit Title	CREDITS				Summary of Requirements (refer to the BREEAM Guidance Notes for the full credit requirements)	Total Value (%)	Comments/Actions	Actionee	Action deadline
	Credits Available	Base Target	Optimum Target	Credits Awarded					
Landscape and ecology management plan (7)	1	1	1	0	Credit awarded where a landscape and ecology management plan is developed (in accordance with BS 42020:2013 Section 11.1), covering the first five years after project completion and including: a) Actions and responsibilities of relevant individuals prior to handover; b) The ecological value and condition of the site at handover and how this is expected to change; c) Identification of opportunities for ongoing alignment with activities beyond the development project which support the aims of BREEAM; d) Identification and guidance to trigger appropriate remedial actions to address previously unforeseen impacts. e) Clearly defined and allocated roles and responsibilities for delivering the plan. The landscape and management plan is updated to support maintenance of the ecological value of the site.	1.46%	It was agreed (meeting 06/05/21) that this credit would be targeted. Action: LA to produce landscape and ecology management plan with input from Ecologist or provide letter of commitment to do so and provide a copy of the plan at Post Construction.	LA/Eco	Post-planning
Sub-Total	13	11	12	0	One land use and ecology credit equals 1.46%				
Weighted Sub-Total	19	16.08	17.54	0.00					
POLLUTION									
Pol 03 Flood and surface water management					To avoid, reduce and delay the discharge of rainfall to public sewers and watercourses, thereby minimising the risk and impact of localised flooding on-site and off-site, watercourse pollution and other environmental damage.				
Pre-requisite (1)	0	Y	Y	Y	An appropriate consultant is appointed to carry out and demonstrate the development's compliance with all criteria.	0.00%	It was agreed (meeting 06/05/21) that this would be achieved. Consultant is appointed.	-	
Flood Resilience (2-4)	2	2	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 is not in a functional floodplain; AND the ground level of the building and access to the building and site are 600mm above the design flood level for the site's location, OR, where final building and site design reflects recommendations made by appropriate consultant, in accordance with BS 8533: 2017. Two credits are awarded where the assessed development is located in a zone defined as having a low annual probability of flooding and there is a low risk of flooding from all sources: fluvial, tidal, surface water, groundwater, sewers, reservoirs, canals and other artificial sources. All current and future sources of flooding must be taken into account.	2.00%	It was agreed (meeting 06/05/21) that two credits would be achieved, for low risk from all sources of flooding. It was agreed that a Flood Risk Assessment has been produced. There is a minor risk of sewers and groundwater but overall is considered low. Action: CE to provide a copy of the FRA for review once complete.	CE	Pre-planning
Pre-requisite (Surface Water Run-Off) (5)	0	Y	Y	N	Pre-requisite met where the design for surface water run-off is bespoke, i.e. specific to site and the environment surrounding the site (natural and man-made). Priority levels detailed in the guidance need to be followed.	0.00%	It was agreed (meeting 06/05/21) that this would be achieved.	CE	Pre-planning
Surface Water Run-Off (6-16)	2	1	2	0	One credit is awarded where surface water drainage measures are specified to ensure the peak run-off rate shows a 30% improvement (for brownfield sites) or is no greater (for greenfield sites) for the developed site compared to pre-development, in line with 1 year and 100 year return period events. A second credit is awarded where flooding of property will not occur in the event of local drainage system failure. In addition, the drainage strategy must meet certain other requirements from one of two options detailed in the BREEAM guidance. Maintenance agreements should be in place for the ownership, operation and maintenance of all specified SuDs. All calculations must include an allowance for climate change, in accordance with current best practice guidelines.	2.00%	It was agreed (meeting 06/05/21) that the first credit would be achieved but the second may be difficult due to a nearby sewer. Action: CE to confirm pre-planning, how many credits are achievable. Please complete Guidance Note 38 to confirm the credits achievable and send to Method for review. Provide supporting evidence (e.g. calculations, drawings, drainage strategy report) for the purposes of the design stage assessment.	CE	Pre-planning

Credit Title		CREDITS				Summary of Requirements (refer to the BREEAM Guidance Notes for the full credit requirements)	Total Value (%)	Comments/Actions	Actionee	Action deadline
		Credits Available	Base Target	Optimum Target	Credits Awarded					
Minimising Watercourse Pollution (16-23)		1	0	0	0	Credit awarded where there is no discharge from the developed site for rainfall up to 5mm AND Effective on site treatment has been specified in areas that could be a source of watercourse pollution, including low and high risk (oil/petrol interceptors required) areas. All systems must be designed and installed in line with PPG3 and the SUDS manual and with PPG13 for vehicle wash areas. A comprehensive up-to-date drainage plan should be handed over to building/site occupiers at the end of the project.	1.00%	It was agreed (meeting 06/05/21) that this credit would not be achieved. No soakaway, but will be using the SUDS train.	-	-
Pol 04 Reduction of night time light pollution					To ensure that external lighting is concentrated in the appropriate areas and that upward lighting is minimised, thereby reducing unnecessary light pollution, energy consumption and nuisance to neighbouring properties.					
Reduction of Night Time Light Pollution (1-5)		1	1	1	0	Credit awarded where the external lighting design is in compliance with the Institution of Lighting Professionals (ILP) Guidance Notes for the Reduction of Obtrusive Light (2011) and all external lighting (except security lighting) is automatically switched off between 2300-0700. If safety or security lighting is provided, these dim down to the lower levels in Table 2 of the ILP's guidance notes. Illuminated advertisements must comply with ILP PLG05. 'External lighting' includes both lighting mounted externally, and lighting mounted inside a building that is primarily intended to enhance its external appearance, or light external spaces, after dark.	1.00%	It was agreed (meeting 06/05/21) that this would be achieved. Action: M&E to include compliant clause in the specification (using Method standard clauses). Provide supporting drawings for the design stage assessment.	M&E	Post-planning
Sub-Total		6	4	5	0	One pollution credit equals 1%				
Weighted Sub-Total		6	4.00	5.00	0.00					
INNOVATION CREDITS / EXEMPLARY LEVEL CREDITS - A maximum of 10 credits are available in aggregate from any combination of the following:										
Man 03	Responsible Construction Practices (23)	1	0	0	0	Achieve all items in Table 4.1.	1.00%	It was agreed (meeting 06/05/21) that this credit would not be targeted but the contractor would be encouraged to achieve this. Action: QS to include a compliant clause in the prelims (using Method standard clauses).	QS	Post-planning
Hea 01	Visual Comfort (14)	1	0	0	0	One credit awarded where a higher level of daylighting is achieved. Please refer to the technical guidance for details.	1.00%	Credit not targeted.	-	-
Hea 06	Security (4)	1	0	0	0	Credit awarded where a compliant risk based security rating scheme (e.g. SABRE) has been used and the performance against the scheme has been confirmed by independent assessment and verification.	1.00%	Credit not targeted.	-	-
Mat 01	Environmental Impacts - Building LCA (10-18) RIBA STAGE 2 ACTION	2	1	1	0	Up to two credits awarded independently as follows: One credit where the Life Cycle Cost analysis credits under Man 02 are achieved and the LCC and LCA analyses are aligned. Please see BREEAM manual for further details. One credit where a suitably qualified third party carries out the building LCAs or produces a report verifying the building LCAs accurately represent the designs under consideration during Concept Design and Technical Design. Itemise the findings of the verification checks including, as a minimum, the quality requirements as per the BREEAM manual.	1.00%	It was agreed (meeting 06/05/21) that the third party verification credits will be targeted as the LCA report will be checked. Action: Client to instruct. Action: Method once instructed to provide report to confirm compliance for the design stage assessment. Include details of the third party verification.	Client / Method	Stage 2
Mat 03	Responsible sourcing of construction products (4)	1	0	0	0	Credit awarded where at least 50% of the available responsible sourcing points have been achieved.	1.00%	Credit not targeted.	-	-

Credit Title		CREDITS				Summary of Requirements (refer to the BREEAM Guidance Notes for the full credit requirements)	Total Value (%)	Comments/Actions	Actionee	Action deadline
		Credits Available	Base Target	Optimum Target	Credits Awarded					
Wst 01	Construction Waste Management (8-11)	1	0	0	0	Credit awarded where the total non-hazardous construction waste and final diversion of resources from landfill figures exceed the benchmarks: ≤ 1.6m ³ / 1.9 tonnes non-hazardous construction waste generated by the development per 100sqm GIFA; and at least 85% by volume / 90% by tonnage of non-hazardous construction waste, 85% by volume / 95% by tonnage of non-hazardous demolition waste, and 95% by volume / 95% by tonnage of excavation waste is diverted from landfill.	1.00%	Credit not targeted.	-	-
Wst 02	Use of recycled and sustainably sourced aggregates (7)	1	0	0	0	Credit awarded where the Project Sustainable Aggregate Points score is more than 6.	1.00%	Credit not targeted.	-	-
LE 02	Wider site sustainability (8-10)	1	0	0	0	Credit awarded where the team considers wider site sustainability-related activities and the potential for ecosystem service related benefits when determining the optimal ecological outcome (refer to guidance methodology) AND Hea 07 (both credits), Pol 03 (Surface water run off & Minimising watercourse pollution) and Pol 05 credits have been achieved.	1.00%	Credit not targeted.	-	-
LE 04	Change and enhancement of ecological value (7)	1	0	0	0	Credit awarded where a significant net gain of ecological value (percentage score of 110 or above) has been achieved.	1.00%	Credit not targeted.	-	-
Inn 01	Special Innovative Feature (2)	10	0	0	0	Up to ten credits can be awarded if a successful application is made to the BRE to have any particular building feature, technology, system or process associated with the project recognised as 'innovative'. One credit available per successful application.	10.00%	Credits not targeted.	-	-
Sub-Total		10	1	1	0.00	One Innovation credit = 1%. A maximum of 10% can be awarded in this section.				
Weighted Sub-Total		10	1.00	1.00	0.00					

TOTALS

Base Target	71.04
Optimum Target	78.68
Credits Awarded	0.00
Total required for 'Pass'	30
Total Required for 'Good'	45
Total required for 'Very Good'	55
Total required for 'Excellent'	70
Total required for 'Outstanding'	85

PROJECT TEAM KEY:	
Client = Client (Aberdeen Standard)	Contractor = Contractor (TBA)
PM = Project Manager (TBA)	CE = Civil Engineer (CNM)
Arch = Architect (Squire and Partners)	TP = Transport Planner (Stantec)
QS = Quantity Surveyor (TBA)	Eco = Ecologist (TBA)
M&E = Mechanical and Electrical Engineer (Method M&E)	Aco = Acoustician (TBA)
LA = Landscape Architect (Macgregor Smith)	AP = BREEAM Accredited Professional (Method Consulting - Natasha Fox)
SE = Structural Engineer (CNM)	BREEAM ASSESSOR/AP (Method): Method Consulting

Completed by: RM Date: 17/06/21

Checked by: NCF Date: 17/06/21

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