

CPW Where buildings come alive			CPW Birmingham: 0121 709 6600 www.cpw.com				BREEAM SCORE %:				Targeted		Achieved		Potential					
			BREEAM-0000-0000				Score % and Minimum Standards met for Classification:				49.4		0.0		59.3					
			Last Updated: 00/00/2020								Unclassified		Unclassified		Unclassified					
			Initials: DF								-		-		Not Pursuing					
			Revision: - A								-		-		Pursuing					
			Date of issue: 15/2/22								-		-		Possible Target					
											-		-		Achieved					
Retail			BREEAM 2018 Tracker		Job Title: Friar Street Reading		New Build:		m²											
			Shell & Core		Job Number: 210771		Refurbishment:		m²											
Name	Item	Responsibility	Comment/Action				Potential Additional	Available Credits	Targeted Credits	Achieved Credits	Target Score %	Achieved Score %								
			Actions required to secure the points given in the assessment				9.90%	106	48	0	49.46	0.00								
Management			Weighting: 0.120				3.20%	15	11	0	8.80	0.00								
Man 01	Project Brief and Design																			
	Project Delivery Planning	Client/ PM	At Stage 1, Project Brief and project meeting minutes outlining roles/ responsibilities/ contributions and showing how each one of the following have been considered: end user requirements, aims of the design/ strategy, installation and construction requirements/ limitations, occupiers' budget and technical expertise in maintaining proposed systems, maintainability and adaptability of proposals, operational energy, requirements for the production of the project, end user documentation, requirements for commissioning, training and aftercare support. Show how the project delivery stakeholders contributions and their consultation has influenced: Initial Project Brief, Project Execution Plan, Communication Strategy, Concept Design.					1	1	-										
	Stakeholder Consultation (interested parties)	Client/ PM	Consultation plan showing scope and process Documentation (e.g. meeting minutes, responsibilities schedule) confirming: - Collaboration began prior to end of RIBA Stage 2. - Roles and responsibilities have been defined, covering all points in Criterion 2. - Comments from consultations have influenced the initial project brief. Third party consultation required for education buildings					1	1	-										
	Pre-Requirement: BREEAM AP	Client/ PM	Evidence/Letter confirming a BREEAM Advisory Professional was appointed to formally agree strategic performance targets early in the design process					N/A	Y	N										
	BREEAM AP (Concept Design)	Client/ PM	Evidence/Letter confirming a BREEAM Advisory Professional was appointed for RIBA stage 2. Meeting minutes / BREEAM trackers showing BREEAM AP contribution and feedback during Concept Design. Pre-assessment report showing targets and design advice to achieve targets					1	1	-										
	BREEAM AP (Developed Design)	Client/ PM	Previous credits must be achieved. Evidence confirming the sustainability champion has been appointed for RIBA Stages 2-4. Meeting minutes / BREEAM trackers showing BREEAM AP contribution and feedback during Developed Design.					1	1	-										
Man 02	Life Cycle Cost (LCC) and Service Life Planning																			
	Elemental LCC Plan	QS	Elemental life cycle cost plan at Stage 2.				2	2	-	-										
	Component Level LCC Plan	QS	Component level life cycle cost plan by the end of Stage 4.				1	1	-	-										
	Capital Cost Reporting	QS	Confidential capital cost reporting to the BRE (data is anonymised by the BRE and used to inform performance benchmarking). Evidence showing the predicted capital cost for the building in £k/ m².					1	1	-										
Man 03	Responsible Construction Practices																			
	Pre-requisite: Legally Harvested and Traded Timber	Main Contractor	Letter/Supplier Certificates confirming all timber will comply with the UK Government Timber Procurement Policy.					N/A	y	N										
	Environmental Management	Main Contractor	Prerequisite for NHS Buildings. Copy of the contractor's ISO14001 Cert & compliance with PPG6 guidelines.					1	1	-										
	Pre-Requirement: BREEAM AP	Main Contractor	Client and main contractor to formally agree performance targets - letter or specification required					N/A	Y	N										
	BREEAM AP (Site)	Main Contractor	BREEAM Advisory Professional to be appointed for the construction period. Spec or letter confirming an AP has been appointed to monitor the project to ensure ongoing compliance with the criteria. Evidence confirming the sustainability champion has been appointed for RIBA Stage 4 onwards. Meeting minutes / BREEAM trackers showing BREEAM AP contribution and feedback during Construction.					1	1	-										
	Responsible Construction Management	Main Contractor	Main contractor to achieve items listed as required plus 6 additional items in Table 4.1 (categories are: vehicle movement, pollution management, tidiness, health and wellbeing, security processes, training, awareness and feedback, monitoring and reporting). CCS score will contribute towards this - item g also required 'ensure clear and safe access in and around the buildings at the point of handover					2	2	-										
	Monitoring of Construction Site Impacts: Utility Consumption	Main Contractor	Site monitoring and target setting for energy consumption and reporting on total CO2/ project value. Site monitoring and target setting for water consumption and reporting on total net water consumption m3.					1	1	-										
	Monitoring of Construction Site Impacts: Transportation	Main Contractor	Site monitoring and target setting for transportation movements and impacts from the delivery of the majority of construction materials to site and construction waste from site. Reporting in kg CO2 equivalent plus total distance travelled (km)					1	1	-										
Man 04	Commissioning and Handover																			
	Commissioning: Testing Schedule and Responsibilities	Main Contractor	Spec or letter confirming commissioning responsibilities, commissioning testing schedule, and relevant codes to be adhered to. A copy of the main contractors programme of works confirming commissioning has been accounted for.					0	0	-										
	Commissioning: Design and Preperation	Main Contractor	During the design stage, the client or main contractor needs to appoint a project team member (who is not involved in the general installation works for the building services systems) with responsibility for undertaking design reviews, commissioning management etc. For buildings with complex building services and systems this requires a specialist commissioning manager.					0	0	-										
	Commissioning: Testing and Inspecting Building Fabric	Main Contractor	Project programme of works to confirm thermographic survey, airtightness testing and inspection has been accounted for. Copy of appointment letter or similar for surveyor.				1	1	-	-										
	Pre-Requirement: Building User Guides	Main Contractor	Letter or Spec confirming commitment to produce Building User Guides and contents. One technical BUG required for Facilities Manager, one non-technical required BUG for building occupiers. Draft copy to be developed and discussed with users first where building occupants are known					N/A	N	N										
	Handover	Main Contractor	Two handover training schedules required: one non-technical (to include an introduction to the non-technical BUG), one technical (to include an introduction to the technical BUG). Letter/spec/programme confirming occupier training					0	0	-										
Health and Wellbeing			Weighting: 0.070				2.10%	10	3	0	2.10	0.00								
Hea 01	Visual Comfort																			
	Daylighting	Architect	Daylight calculations showing compliance with table 5.1 Building plans showing room uses					2	0	-										
	View Out	Architect	Floor plans of the building showing room uses, dimesions, and window locations. Elevations marked up to show dimensions of windows and walls. External/Site plans showing locations of nearby buildings.					1	0	-										
	Internal and External Lighting	M&E	Drawings showing external lighting. Confirmation road lighting has been specified in accordance with BS 5489-1:2013 Confirmation remaining lighting has been specified in accordance with BS EN 12464-2:2014					1	1	-										

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Hea 02	Indoor Air Quality																												
	Pre-requisite: Indoor Air Quality (IAQ) Plan	Contractor	Copy of the compliant indoor air quality plan.					N/A	y	N																			
	Ventilation	M&E	Mech vent buildings - confirmation fresh air rates meet the requirements of BS ISO 17772-1:2017 Nat vent buildings - confirmation fresh air rates meet the requirements of CIBSE AM10. Different codes for education buildings and clinical areas.					0	-	-																			
Hea 04	Thermal Comfort																												
	Thermal Modelling	M&E	Copy of the thermal modelling results Where relevant, including the PMV and PPD values					1	1	-																			
	Design for Future Thermal Comfort	M&E	Re-run of the thermal model with the 2030 weather file. Evidence confirming the building will or can be adapted to withstand effects of climate change Where relevant, the PMV and PPD values for the climate change scenario				1	1	-	-																			
Hea 05	Acoustic Performance																												
	Acoustic Performance	Acoustician	The building meets the listed performance requirements for sound insulation and indoor ambient noise level , including the testing regime required.				1	1	-	-																			
Hea 06	Security																												
	Security of Site and Building	Architect	Correspondence from Security Consultant e.g. police ALO Design drawings showing implementation of recommendations					1	-	-																			
Hea 07	Safe and Healthy Surroundings																												
	Safe Access	Landscape Architect	Site drawings showing paths, cycle lanes, and vehicle delivery routes.					1	1	-																			
	Outside Space	Architect	Design drawings showing an external amenity area for building users that is non-smoking, has seating and avoids areas that have disturbances from noise.				1	1	-	-																			
Energy		Weighting:	0.095				1.46%	13	2	0	1.46	0.00																	
Ene 01	Reduction of Energy Use & Carbon Emissions																												
	Energy Performance	M&E	Copy of the design stage .inp file Output from assessor's calculator				2	9	-	-																			
	Prerequisite: Preliminary Design Workshop	M&E	Prior to Concept Design relevant members of the design team hold a preliminary design workshop focussing on operational energy performance. Meeting agenda/ minutes required.					N/A	N	N																			
	Prediction of Operational Energy Consumption	M&E	Undertake additional energy modelling during the design and post-construction stages to generate predicted operational energy consumption figures. Report predicted energy consumption targets by end use, design assumptions and input data. Carry out a risk assessment to highlight any significant design, technical and process risks that should be monitored and measured during construction and commissioning.					0	-	-																			
Ene 02	Energy monitoring																												
	Sub-metering of End-use Categories	M&E	Drawings showing location of meters. Copy of spec/metering schematics confirming what has been metered, and that meters are labelled and connected to BMS.					0	0	-																			
	Sub-metering of High Energy Load and Tenancy Areas	M&E	Drawings showing location of meters. Copy of spec/metering schematics confirming what has been metered, and that meters are labelled and connected to BMS					0	0	-																			
Ene 03	External lighting																												
	Luminous Efficiency and Lighting Control	M&E	External lighting drawings Confirmation of lights to be installed (could be on drawing) Confirmation of switching and PIR if necessary					1	1	-																			
Ene 04	Low Carbon Design																												
	Passive Design Analysis	M&E	Hea 04 first credit must be awarded. Copy of the analysis results and evidence confirming it is compliant, and was completed at RIBA Stage 2. Report needs to quantify the reduced total energy demand and CO2 emissions resulting from the passive design measures.					1	-	-																			
	Free Cooling	M&E	Not targeted due to mechanical cooling					1	-	-																			
	Low Zero Carbon Technologies	M&E	Copy of the feasibility report at RIBA Stage 2.					1	1	-																			
Ene 06	Energy Efficient Transportation Systems																												
	Energy Consumption	M&E	Copy of transport analysis including confirmation of whether a regenerative drive would be worthwhile. Letter/Evidence confirming lowest energy usage lift has been specified					0	-	-																			
	Energy Efficient Features	M&E	Criterion 1 is achieved. Manufacturer's details confirming standby, variable controls, and energy efficiency lighting.					0	-	-																			

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Transport	Weighting: 0.145						0.00%	12	6	0	7.25	0.00												
Tra 01	Travel Plan																							
	Travel Assessment and Travel Plan	Client/ PM	Travel plan to be produced during the feasibility and design stages and be based on a site specific travel assessment or statement. Must cover disabled access. Client needs to be involved in the development of the travel plan.					2	2	-														
Tra 02	Sustainable Transport Measures																							
	Pre-requisite: Tra 01 Achieved	Client/ PM	Copy of the travel plan and survey Must include AI figure, and disabled access					N/A	Y	N														
	Transport Options Implementation	Architect	Public transport meaures, private transport measures (including electric recharging stations), active travel measures (including cycle racks), alternative transport measures, Public transport timetables. Specification and marked up drawings for private/ active/ alternative transport measures. Safe pedestrian route of less than 500m shown on a scale drawing for all relevant amenities.					10	4	-														
Water	Weighting: 0.020						0.00%	2	2	0	2.00	0.00												
Wat 01	Water Consumption																							
	Water Consumption Reduction	Architect/ M&E/ Main Contractor	Spec/Manufacturers details confirming cisterns, WCs, & taps to be installed or a letter confirming the specified flush/flow rates of each. More than 2 credits unlikely without rainwater harvesting.					0	-	-														
Wat 02	Water Monitoring																							
	Prerequisite: Water Meter on the Mains Water Supply	M&E	A water meter on the mains supply to each building must be installed.					N/A	Y	N														
	Appropriate Sub-Meters	M&E	Drawings showing location of meters. Copy of spec/metering schematics confirming what has been metered, and that meters are labelled and connected to BMS					1	1	-														
Wat 03	Water Leak Detection																							
	Leak Detection System	M&E/ Main Contractor	Drawings and Spec confirming leak detection between site boundary and building entrance meter					1	1	-														
	Flow Control Devices	M&E/ Main Contractor	Solenoid valves connected to PIRs to control cold water supply					0	-	-														
Wat 04	Water Efficient Equipment																							
	Large water consuming systems are designed to minimise unregulated consumption	Architect	Confirmation that there will be no irrigation system on the site Water efficiency calculations.					0	-	-														
Materials	Weighting: 0.220						3.14%	14	4	0	6.28	0.00												
Mat 01	Environmental Impacts from Construction Products - Building Life Cycle Assessment (LCA)																							
	Superstructure	Architect/ LCA Specialist	Copy of building life cycle assessment at Concept Design . A copy of the Mat 01 Results submission tool needs to be submitted to the BRE at the end of Concept Design and before Planning permission is applied for. A copy of the Mat 01 Results submission tool needs to be submitted to the BRE at the end of Technical Design .				2	6	-	-														
	Substructure and Hard Landscaping Options Appraisal during Concept Design	Architect/ LCA Specialist	Copy of options appraisal from Stage 1 / 2 .					1	-	-														
Mat 02	Environmental Impacts from Construction Products - Environmental Product Declarations (EPDs)																							
	Specification of Products with a Recognised EPD	Architect	Copy of construction product EPDs. A total EPD points score of at least 20 is needed to achieve the credit.					1	-	-														
Mat 03	Responsible Sourcing of Construction Products																							
	Pre-requisite: All timber used on the project is 'Legally harvested and traded t	Main Contractor	Letter/Supplier Certificates confirming all timber will comply with the UK Government Timber Procurement Policy					N/A	Y	N														
	Enabling Sustainable Procurement	Main Contractor	A sustainable procurement plan must be used by the design team to guide specification towards sustainable construction products and needs to be in place before Concept Design . It should include sustainability aims, objectives and strategic targets, including a requirement for assessing the potential to procure construction products locally, and procedures to check and verify the effective implementation of the plan. If organisational or covering several sites then additional measures are required.					1	1	-														
	Measuring Responsible Sourcing	Main Contractor	Applicable building materials to be responsibly sourced by main contractor. 1 credit for 10% superstructure. 2 credits also requires 20% internal finishes plus substructure and hard landscaping. 3 credits also requires 30% internal finishes plus substructure and hard landscaping. A copy of the Mat03 calculator Plan/spec/letter detailing the materials making up each building element A copy of the responsible sourcing scheme certificates for each material's manufacturer OR - if materials/manufacturers are not know - a letter of intent confirming the percentage of construction products will be sourced from responsible suppliers to achieve the above					3	2	-														
Mat 05	Designing for Durability and Resilience																							
	Protecting from Degredation and Damage	Architect	Drawings showing areas where pedestrians and trolley movements occur. Design drawings/spec confirming durability measures which will be implemented. Evidence confirming how each applicable building element is protected from potential environmental degradation (including roof and facade) and how convenient access to the roof and facade is achieved. Marked up drawings/ specification and/ or written report required.					1	1	-														
Mat 06	Material Efficiency																							
	Target, Report and Implement Material Efficiency Opportunities	Architect/ Main Contractor	Requires a report at each RIBA stage , plus letter/spec confirming designing for materials efficiency in accordance with BS 8895 &/or WRAP					1	-	-														
Waste	Weighting: 0.080						0.00%	10	7	0	5.60	0.00												
Wst 01	Construction Waste Management																							
	Pre-demolition Audit	Demolition Contractor	Copy of compliant demolition audit. Demolition contractor to be ISO 14001 certified.					1	1	-														
	Construction Resource Efficiency	Main Contractor	1 credit targeted for a compliant site Resource Management Plan with target of less than 13.3m3 (actual not bulk volume) or 11.1 tonnes of non-hazardous waste (from on-site construction and dedicated off-site manufacture) excluding demolition and excavation waste, per 100m2 GIFA.					3	2	-														
	Diversion of Resources from Landfill	Main Contractor	1 credit targeted for non-hazardous construction waste diverted from landfill: non-demolition waste 70% by volume/ 80% tonnage; demolition waste 80% by volume/ 90% tonnage. Excavation waste is excluded.					1	1	-														

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Wst 02 Use of Recycled and Sustainably Sourced Aggregates																														
	Pre-requisite: Pre-demolition Audit	Demolition Contractor	Copy of compliant demolition audit. Demolition contractor to be ISO 14001 certified.					N/A	N	N																				
	Project Sustainable Aggregate Points	Main Contractor	Not targeted. Would require Sustainable Aggregate points to be determined					1	0	-																				
Wst 03 Operational Waste																														
	Operational Waste	Architect	Dedicated recyclable waste storage area to be provided at a rate of 2m2 per 1,000m2 of net floor area for buildings <5,000m NIFA. A minimum of 10m2 for buildings >5,000m2. Marked up to scale drawing to be provided showing recyclable waste storage area in m2 plus separate area for general waste storage. Recyclable waste stream labelling required - to be confirmed on drawing or by email. Water outlet to be provided for areas with organic waste storage.					1	1	-																				
Wst 04 Speculative Finishes																														
	Speculative Floor and Ceiling Finishes	Architect	For tenanted areas where the future occupant is not known - drawing showing show area of carpets or other floor or ceiling finishes to this area only. Where the end user is known, confirmation that the floor and ceiling finishes have been selected by the known occupant of the development. OR where no capets and only ceiling finishes have been installed, the building owner confirms that the first tenants will not be permitted to make substantial alterations to the ceiling finishes.					0	-	-																				
Wst 05 Adaptation to Climate Change																														
	Resilience of Structure, Fabric, Building Services, and Renewables Installation	Architect/ M&E	Climate change adaptation strategy appraisal, including building services and renewable systems, structural and fabric resilience aspects, during Concept Design. To be updated at Technical Design demonstrating how the recommendations/ solutions proposed have been implemented.					1	1	-																				
Wst 06 Design for Disassembly and Adaptability																														
	Recommendations	Architect	Study to explore the ease of disassembly and the functional adaptation potential of different design scenarios at Concept Design.					1	1	-																				
	Implementation	Architect	Update of study at Technical Design demonstrating how the recommendations/ solutions proposed have been implemented. Production of a building adaptability and disassembly guide for prospective tenants.					1	-	-																				
Land Use and Ecology		Weighting: 0.190					0.00%	13	8	0	11.69	0.00																		
LE 01 Site Selection																														
	Previously Occupied Land	Architect/ Client	Marked up to scale drawing showing before/ after are of development footprint on previously occupied land. 75% must be shown as previously occupied to achieve credit.					1	1	-																				
	Contaminated Land	Contaminated Land Professional	A copy of the remediation strategy and implementation plan. Land unlikely to be contaminated					1	-	-																				
LE 02 Identifying and Understanding the Risks and Opportunities for the Project																														
	Prerequisite: Statutory obligations	Ecologist/ Main Contractor	Client or main contractor must confirm compliance is monitored against all relevant UK legislation relating to the ecology of the site.					N/A	y	N																				
	Determining the Ecological Outcomes for the Site	Ecologist/ Main Contractor	1 credit for site survey and evaluation Route 1 - BREEAM Guidance Note GN34 BREEAM Ecological Risk Evaluation Checklist must be completed if targeting foundation route. Appoint a Suitably Qualified Ecologist/ provide a copy of the Ecological Survey and Evaluation document, for Route 2 & maximum credits. 1 credit for site survey and evaluation 1 credit for determining the ecological outcomes for the site.					2	1	-																				
LE 03 Managing Negative Impacts on Ecology																														
	Pre-requisite: LE02 is achieved	Ecologist/ Main Contractor	LE 02's 'Survey and evaluation and Determining ecological outcomes' criteria must be achieved Client or main contractor must confirm compliance is monitored against all relevant UK legislation relating to the ecology of the site.					N/A	Y	N																				
	Planning, Liaison, Implementation and Data	PM/ Ecologist/ Main Contractor	Roles and responsibilities must be clearly defined. Site preparation and construction works to have been planned for and implemented at an early project stage. Project team must have liaised and collaborated with relevant stakeholder and selected appropriate solutions, during site preparation and construction works.					1	1	-																				
	Managing Negative Impacts of the Project	Ecologist/ Main Contractor	Negative impacts from site preparation works must be managed accordingly and the loss of ecological value has been limited as far as possible (1 credit) no overall loss of ecological value has occurred (2 credits).					2	1	-																				
LE 04 Change and Enhancement of Ecological Value																														
	Pre-requisite: LE03 is achieved and additional requirements met	Ecologist/ Main Contractor	Criterion 6 (for Foundation route) or 8 (for Comprehensive route) in LE 03 must be achieved. Client or main contractor must confirm compliance is monitored against all relevant UK legislation relating to the ecology of the site. Roles and responsibilities must be clearly defined. Site preparation and construction works must be planned for and implemented at an early project stage.					N/A	y	N																				
	Ecological Enhancement	Ecologist/ Main Contractor	The project team liaising and collaborating with representative stakeholders must have implemented the solutions/ measure to enhance ecological value (a) on site (b) off site within the zone of influence.					1	1	-																				
	Change and Enhancement of Ecology	Ecologist/ Landscape Architect/ Main Contractor	Up to 3 credits are available based on the change in ecological value (1 credit targeted for no change in ecological value). Completed version of BREEAM Change in Ecological Value Calculator Tool must be included.					3	1	-																				

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Name	Item	Responsibility	Comment/Action			Potential Additional	Available Credits	Targeted Credits	Achieved Credits	Target Score %	Achieved Score %										
LE 05 Long Term Ecology Management and Maintenance																					
	Pre-requisite: Statutory obligations, planning and site implementation	PM/ Ecologist/ Main Contractor	Client or main contractor must confirm compliance is monitored against all relevant UK legislation relating to the ecology of the site. Roles and responsibilities must be clearly defined. Site preparation and construction works must be planned for and implemented at an early project stage. (If achieving via Route 1: Criterion 6 in LE 03 must be achieved) (If achieving via Route 2: Criterion 8 in LE 03 must be achieved, and at least 1 credit under LE 04 for 'Change and Enhancement of Ecology'.)				N/A	Y	N												
	Planning, Liasion, Data, Monitoring and Review Management and Maintenance	PM/ Ecologist/ Main Contractor	The project team liaising and collaborating with representative stakeholders have (a) monitored and reviewed the implementation of the measures and their effectiveness (b) develop and review management and maintenance solutions, actions or measures. Inclusion of a section on Ecological and Biodiversity as part of the tenant/ building owner information.				1	1	-												
	Landscape and Ecology Management Plan Development	Ecologist	5 year landscape and ecology management plan, must include actions and responsibilities for relevant individuals. To be updated to support maintenance of the ecological value of the site.				1	1	-												
Pollution		Weighting:	0.060			0.00%	7	5	0	4.28	0.00										
Pol 01 Impact of Refrigerants																					
	Pre-requisite: All systems comply with BS EN 378:2008 & Institute of Refrigeration Ammonia Refrigeration Systems Code of Practice.						N/A	N	N												
	Impact of Refrigerant	M&E/ Refrigeration Specialist	Refrigerants specified to have DELC of ≤100 CO ₂ -eq/kW. (2 credits), or ≤1000kgCO ₂ -eq/kW (1 credit).				0	-	-												
	Leak Detection	M&E/ Refrigeration Specialist	Requires hermetically sealed systems/benign refrigerants, or a refrigerant leak detection system with automatic isolation and containment.				0	-	-												
Pol 02 Local Air Quality																					
	NOx, PM10 and VOC Emission of Heating Fuels	M&E	Letter/spec/plans confirming heating source/s for space heating and water (e.g. boilers, CHP, POU etc.) Manufacturer's details detailing NOx emissions of installed systems Where relevant - calcs showing NOx conversions. Confirmation of whether the project is in a 'high pollution location' via DEFRA website.				0	-	-												
Pol 03 Flood and Surface Water Management																					
	Pre-requisite: Appropriate Consultant Engaged	Flood Risk Consultant	Appropriately qualified consultant is appointed				N/A	y	N												
	Flood Resilience	Flood Risk Consultant	Site is in FZ1. Two credits assumed available				2	2	-												
	Pre-requisite: Priority Levels are Followed to Create Bespoke Run-Off Solutions	Flood Risk Consultant	Surface water run-off design solutions must be bespoke i.e. must take account of the specific site requirements				N/A	y	N												
	Surface Water Run-Off: Rate	Flood Risk Consultant	Report/ letter/ micro drainage results should show that drainage measures are specified so that the peak rate of run-off from the site to the watercourses shows a 30% improvement for the developed site compared with the pre-developed site. This should comply with the 1 year and 100 year return periods. Calculations should include an allowance for climate change. Letter confirming that maintenance agreements for the ownership, long term operation and maintenance of all SUDS solutions are in place.				1	1	-												
	Surface Water Run-Off: Volume	Flood Risk Consultant	Confirmation that flooding of property will not occur in the event of local drainage system failure AND drainage calcs for post-development run off volume				1	-	-												
	Minimising Watercourse Pollution	Flood Risk Consultant	Confirmation that there will be no discharge from the developed site for rainfall up to 5mm, plus pollution prevention measures				1	-	-												
Pol 04 Reduction of Night Time Light Pollution																					
	Reduction of Potential Light Pollution	M&E	External lighting drawings and specification, including confirmation regarding all external lighting switch off/ down level times.				1	1	-												
Pol 05 Reduction of Noise Pollution																					
	Reduction of Potential Noise Pollution	Acoustician	Background noise assessment and report by acoustician. Noise to be no more than 5dB below existing background levels				1	1	-												
Innovation		Maximum:	10			0.00%	10	0	0	0	0										
Inn 01	Man 03 - Responsible Construction Practices - Responsible Construction Management	Main Contractor	Letter confirming participation in CCS and targeted exemplary score.				1	-	-												
	Hea 01 - Visual Comfort - Daylighting	M&E/ Main Contractor	Design drawings and daylight calculations showing compliance with exemplary level daylight factors.				1	-	-												
	Hea 06 - Security - Security Rating Scheme	Client/ Architect	Participation in a risk based security rating scheme, performance with the scheme verified by an independent party.				1	-	-												
	Ene 01 - Reduction of Energy Use & Carbon Emissions - Beyond Zero Net Regulated	M&E/ Main Contractor	Copy of design stage .inp file showing building achieves a zero net regulated CO ₂ -eq emissions				3	-	-												
	Ene 01 - Reduction of Energy Use & Carbon Emissions - Post-occupancy Stage	M&E/ Client	Achieve all Ene 02 credits. Client/ occupier commits funds for post occupancy energy modelling, to be submitted to the BRE. Assessor is appointed to report on actual consumption vs predicted.				2	-	-												
	Wat 01 - Water Consumption - Reduction of 65+%	M&E/Architect/Main Contractor	Completed Wat 01 calculator tool and details of flow rates of specified sanitary ware. (Unavaialbe without rainwater harvesting).				0	-	-												
	Mat 01 - Environmental Impacts - Core Building Services Option Appraisal	Architect/ LCA Specialist	Complete building LCA options appraisal of at least 3 significantly different core building services design options.				0	-	-												
	Mat 01 - Environmental Impacts - LCA and LCC Alignment	Architect/ LCA Specialist	Achieve Elemental LCC plan and Component Level LCC options appraisal credits. Include relevant design options in LCCs. Show LCA and LCCs option appraisals have been taken into account in design decisions.				1	-	-												
	Mat 01 - Environmental Impacts - Third Party Verification	Architect/ LCA Specialist	LCA is completed by an independent third party.				1	-	-												
	Mat 03 - Responsible Sourcing of Construction Products - Measuring Responsible Sourcing	Main Contractor	All responsible sourcing credits achieved, plus core building services.				1	-	-												
	Wst 01 - Construction Waste Management - Exceptional Resource Efficiency and Diversion	Main Contractor	Target for non-hazardous construction waste diverted from landfill: non-demolition waste 85% by volume/ 90% tonnage; demolition waste 85% by volume/ 95% tonnage; excavation waste 95% by volume or tonnage.				1	-	-												
	Wst 02 - Use of Recycled and Sustainably Sourced Aggregates - Project Sustainability	Main Contractor	The Project Sustainable Aggregate Points score meets or exceeds the exemplary level performance				1	-	-												
	Wst 05 - Adaptation to Climate Change - Responding to Climate Change	Client	TBC by other credits achieved: Hea 04 thermal comfort criterion 6; Ene 01 6 credits; Ene 04 passive design analysis; Wat 01 3 credits; Mat 05; Pol 03 flood resilience 1 credit, surface water run off 2 credits.				0	-	-												
	LE 02 - Identifying and Understanding the Risks and Opportunities for the Project	Ecologist/ Main Contractor	Ecology report shows wider sustainability benefits have been considered. Hea 07, Pol 03 (surface water run off and minimising water course pollution), and Pol 05 have been achieved.				1	-	-												
	LE 04 - Enhancement of Ecology	Client	Ecological value calculator confirms significant net gain has been achieved.				1	-	-												