

Planning Department
Bridge Street
Reading
RG1 2LU

25th November 2022

41 London Street, RG1 4PS, BREEAM Domestic Refurbishment

Dear Planning Department,

I am writing as the appointed BREEAM Assessor to confirm that we have as a team identified and addressed the BREEAM Credits and criterion to achieve the planning outcome of a Very Good Rating.

The project has been registered with the BRE, details as follows:-

Your new reference number: BREEAM-0097-1002

BREEAM Scheme: BREEAM UK

Registration Type: BREEAM Domestic Refurbishment - 2014

Development Name: 41 London Street

Client/Developer: San Corporation Limited

Full address: London Street, Reading, RG1 4PS.

Number of buildings: 2

Net floor area (m2): 281

Notes: 1 1 bedroom flat and 7 HMO (Bedrooms/bedsits) - constitutes 2 Units assessed.

The BREEAM Pre-Assessment report carried out by the team confirms that as a team we are moving forward to achieving the Very Good Rating, and that a score of 66.64% is targeted.

As a team we are driven to ensure that the Building is sustainable and energy efficient.

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Vision, form and function

The BREEAM AP (Accredited Professional) appointed by the team on this job is Robert Diamond and between the assessor and BREEAM AP we will confirm that we will be carrying out the following to achieve the Certification on this and so we will be ensuring the BREEAM Very Good Certificate will be issued on this.

The BREEAM AP appointment by the client ensures the following:-

Work with the project team, including the client, to consider the links between BREEAM issues and to assist them in maximising the project's overall performance against BREEAM throughout Developed Design.

Monitor progress against the performance targets agreed throughout all stages where decisions critically impact the specification and tendering process and the BREEAM performance.

Proactively identify risks and opportunities related to the achievement of the targets agreed.

Provide feedback to the project team as appropriate, to support them in taking corrective actions and achieving their agreed performance targets.

Monitor and, where relevant, coordinate the generation of appropriate evidence by the project team.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Geoff Reed', with a stylized flourish at the end.

Geoff Reed
Sustainability Consultant