

Assessment report: Seafield Court

Stage: Post Refurbishment

Site name: Seafield Court

Client name:

Date: 14/6/2020

Assessment ref: BREEAM-0083-4887

Assessment references

Registration number:	BREEAM-0083-4887	Date created:	14/6/2020
Assessor name: First:	Ryan	Surname:	Thrower
Assessor licence number:	RT14		
Assessor organisation:	NRG Consulting (GB) Ltd		
Architect name:	Aura Homes		
Developer name:	Seafield Court Management		
Property owner	Seafield Court Management		

Site details

Site name:	Seafield Court
Address:	Seafield Court
	Russell Street
Town:	Reading
County:	Berkshire
Post code:	RG1 7XD
Country:	United Kingdom

Certificate details

The certificate will have the name of the architect (if entered above) and the name of the developer (from above).

Any other names to appear on the certificate are listed below:

Name	Label
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Dwelling details

Report ref.	Address 1	Address 2	Town	Postcode
1	Flat 7	Seafield Court	Reading	RG1 7XD
2	Flat 8	Seafield Court	Reading	RG1 7XD

Post Refurbishment : Seafield Court (BREEAM-0083-4887)

BREEAM Rating										
Dwellings	Man	Hea	Ene	Wat	Mat	Wst	Pol	Inn	Total	Rating
Flat 7	5.45%	14.16%	25.20%	6.60%	4.00%	1.20%	0.75%	0.00%	57.37%	★★★★☆☆ 'Very Good'
Flat 8	5.45%	14.16%	25.20%	6.60%	4.00%	1.20%	0.75%	0.00%	57.37%	★★★★☆☆ 'Very Good'

Post Refurbishment : Seafeld Court (BREEAM-0083-4887)

Issue scores

Please Note: X means the exemplary credit for the relevant issue

Management

Dwelling	Man 01 Home Users Guide	Man 02 Responsible Construction Practices	Man 03 Construction Site Impacts	Man 04 Security	Man 05 Protection and Enhancement of Ecological Features	Man 06 Project Management
Flat 7	3 / 3	0 / 2 X: 0 / 1	0 / 1	1 / 2	1 / 1 X: 0 / 1	0 / 2 X: 0 / 2
Flat 8	3 / 3	0 / 2 X: 0 / 1	0 / 1	1 / 2	1 / 1 X: 0 / 1	0 / 2 X: 0 / 2

Health and Wellbeing

Dwelling	Hea 01 Daylighting	Hea 02 Sound Insulation	Hea 03 Volatile Organic Compounds	Hea 04 Inclusive Design	Hea 05 Ventilation	Hea 06 Safety
Flat 7	2 / 2	3 / 4	0 / 1	2 / 2 X: 0 / 1	2 / 2	1 / 1
Flat 8	2 / 2	3 / 4	0 / 1	2 / 2 X: 0 / 1	2 / 2	1 / 1

Energy

Dwelling	Ene 01 Improvement in Energy Efficiency Rating	Ene 02 Energy Efficiency Rating Post Refurbishment	Ene 03 Primary Energy Demand	Ene 04 Renewable Technologies	Ene 05 Energy Labelled White Goods	Ene 06 Drying Space	Ene 07 Lighting	Ene 08 Energy Display Devices	Ene 09 Cycle Storage	Ene 10 Home Office
Flat 7	4.0 / 6.0	2.0 / 4.0 X: 0.0 / 2.0	4.0 / 7.0	0 / 2	1 / 2	1 / 1	2 / 2	2 / 2 X: 0 / 1	1 / 2	0 / 1
Flat 8	4.0 / 6.0	2.0 / 4.0 X: 0.0 / 2.0	4.0 / 7.0	0 / 2	1 / 2	1 / 1	2 / 2	2 / 2 X: 0 / 1	1 / 2	0 / 1

Water

Dwelling	Wat 01 Internal Water Use	Wat 02 External Water Use	Wat 03 Water Meter
Flat 7	2.0 / 3.0 X: 0.0 / 1.0	1 / 1	0 / 1
Flat 8	2.0 / 3.0 X: 0.0 / 1.0	1 / 1	0 / 1

Materials

Dwelling	Mat 01 Environmental Impact of Materials	Mat 02 Responsible Sourcing of Materials	Mat 03 Insulation
Flat 7	16 / 25	0 / 15 X: 0 / 1	8 / 8
Flat 8	16 / 25	0 / 15 X: 0 / 1	8 / 8

Waste

Dwelling	Wst 01 Household Waste	Wst 02 Refurbishment Site Wide Waste Management
Flat 7	2 / 2	0 / 3 X: 0 / 1
Flat 8	2 / 2	0 / 3 X: 0 / 1

Pollution			
Dwelling	Pol 01 NOx Emissions	Pol 02 Surface Water Run Off	Pol 03 Flooding
Flat 7	0 / 3	1 / 3 X: 0 / 1	0 / 2
Flat 8	0 / 3	1 / 3 X: 0 / 1	0 / 2

Innovation	
Dwelling	Inn 01 Innovation
Flat 7	0 / 10
Flat 8	0 / 10

Assessment Issue Details Management (Man)

Man 01 Home Users Guide

Homes (Refer to page 3)	Credits	Questions	
		Home user guide provided to all dwellings?	Contain all information required?
1	3 / 3	Yes	Yes
2	3 / 3	Yes	Yes

Man 02 Responsible Construction Practices

Homes (Refer to page 3)	Credits	Questions		
		Score achieved under CCS	Type of scheme implemented	Any section score less than 7 (or 5)
1	0 / 2		No scheme used	
2	0 / 2		No scheme used	

Man 03 Construction Site Impacts

Homes (Refer to page 3)	Credits	Questions
		2 or more items from checklist A-4 or A-5 completed?
1	0 / 1	
2	0 / 1	

Man 04 Security

Homes (Refer to page 3)	Credits	Questions						
		Existing doors and windows retained?	Existing doors and windows meet CN4?	New external doors and windows installed?	New external doors and windows meet CN1?	Secured by Design Section 2 complied with?	Suitably Qualified Security Consultant (SQSC) involved?	SQSC's recommendations implemented?
1	1 / 2	No		Yes	Yes	No	No	No
2	1 / 2	No		Yes	Yes	No	No	No

Man 05 Protection and Enhancement of Ecological Features

Homes (Refer to page 3)	Credits	Questions					
		Ecological survey carried out?	Protected species reported?	Existing ecological features protected and maintained?	Suitably Qualified Ecologist (SQE) appointed?	All general SQE recommendations adopted?	30% or more additional SQE recommendations adopted?
1	1 / 1	Yes	Yes	Yes	No	No	No
2	1 / 1	Yes	Yes	Yes	No	No	No

Man 06 Project Management

Homes (Refer to page 3)	Credits	Questions						
		Individual and shared responsibilities assigned?	Responsibilities assigned to these stages -					Handover meeting arranged?
			Planning and Building control notification	Design	Refurbishment	Commissioning and handover	Occupation	
1	0 / 2	No						No
2	0 / 2							

Man 06 Project Management

Homes (Refer to page 3)	Credits	Questions						
		Which of the following are taking place?			BREEAM AP appointed?	BREEAM Assessor appointed prior to spec writing?	Thermographic survey pre and post refurbishment?	Was airtightness target met?
		Site inspection	Post occupancy interviews	Longer term after care				
1	0 / 2				No	No	No	No
2	0 / 2							

Health and Wellbeing (Hea)

Hea 01 Daylighting

Homes (Refer to page 3)	Credits	Questions	Minimum daylighting level achieved?	Extension included?	New spaces meet minimum daylighting levels?	Extension have neutral impact on neighbours?
		Has neutral impact on daylighting?				
1	2 / 2	Yes	Yes	No		
2	2 / 2	Yes	Yes	No		

Hea 02 Sound Insulation

Homes (Refer to page 3)	Credits	Questions					
		Dwelling meets or goes beyond national regulations?	SQA confirmed potential to meet national regulations?	Historic building requirements met?	Assessment method followed	Construction details show Part E compliance?	If not Req 4 which Req has been met
1	3 / 4	Yes			Sound Testing will be carried out		
2	3 / 4	Yes			Sound Testing will be carried out		

Hea 03 Volatile Organic Compounds

Homes (Refer to page 3)	Credits	Questions							
		Paints and varnishes meet requirements?	Which of the following products met the requirements listed in table 14?						
			Wood Panels	Wood Flooring	Floor coverings	Ceiling tiles	Floor adhesives	Wall-coverings	Wall adhesives
1	0 / 1								
2	0 / 1								

Hea 04 Inclusive Design

Homes (Refer to page 3)	Credits	Questions					
		Section 1, 2 and 3 complete?	Section 1 complete?	Section 1 and 2 complete?	Evidence to support Section 1 and 2?	Evidence to support Section 1, 2 and 3?	Evidence to support Section 1 ?
1	2 / 2	No	Yes	Yes	Yes	Yes	No
2	2 / 2	No	Yes	Yes	Yes	Yes	No

Hea 05 Ventilation

Homes (Refer to page 3)	Credits	Questions					
		Historic building?	Minimum Ventilation Requirements			Advanced Ventilation	
			Minimum background ventilation met?	Minimum extract ventilation met?	Minimum purge ventilation met?	Advanced requirements met?	
1	2 / 2	No	Yes	Yes	Yes	Yes	
2	2 / 2	No	Yes	Yes	Yes	Yes	

Hea 06 Safety

Homes (Refer to page 3)	Credits	Questions			
		Compliant fire and CO detector installed?	Compliant CO Detector installed?	Dwelling supplied by fossil fuel?	Mains powered?
1	1 / 1	Yes		No	Yes
2	1 / 1	Yes		No	Yes

Energy (Ene)

Ene 01 Improvement in Energy Efficiency Rating

Homes (Refer to page 3)	Credits	Questions		
		Improvement in EER?	energy assessor appointed?	
1	4.0 / 6	39	Yes	
2	4.0 / 6	40	Yes	

Ene 02 Energy Efficiency Rating Post Refurbishment

Homes (Refer to page 3)	Credits	Questions		
		Final EER?	energy assessor appointed?	Minimum standards exempt?
1	2.0 / 4	66	Yes	No
2	2.0 / 4	65	Yes	No

Ene 03 Primary Energy Demand

Homes (Refer to page 3)	Credits	Questions	
		Primary Energy Demand	energy assessor appointed?
1	4.0 / 7	232	Yes
2	4.0 / 7	221	Yes

Ene 04 Renewable Technologies

Homes (Refer to page 3)	Credits	Questions					
		Dwelling type	Percentage met by renewables?	Primary Energy Demand target met?	Primary Energy Demand	Technology certified under MCS?	CHP meets CHPQA?
1	0 / 2						
2	0 / 2						

Ene 05 Energy Labelled White Goods

Homes (Refer to page 3)	Credits	Questions								
		Appliances with A+ rating or better				Appliance with relevant EU rating?				
		Fridges	Freezers	Fridge-Freezers	None of the above	Washing Machine (A++ Rating)	Tumble dryer (A Rating)	Washer-dryer (A Rating)	Dishwasher (A+ Rating)	None of the above
1	1 / 2			Yes						Yes
2	1 / 2			Yes						Yes

Ene 06 Drying Space

Homes (Refer to page 3)	Credits	Questions			
		Adequate drying space?	Number of bedrooms	Length of drying line provided (m)	Drying space compliant?
1	1 / 1	Yes	2	30	Yes
2	1 / 1	Yes	2	30	Yes

Ene 07 Lighting

Homes (Refer to page 3)	Credits	Questions			
		Compliant space lighting?	Compliant security lighting?	Security lighting meets lumens requirement?	Internal lighting wattage (watts/m2)
1	2 / 2	Yes	Yes	Yes	6
2	2 / 2	Yes	Yes	Yes	6

Ene 08 Energy Display Devices

Homes (Refer to page 3)	Credits	Questions				
		Compliant Energy Display Device installed?	Is electricity the main heating fuel?	What does it provide?		
				Current Electricity Consumption	Current Primary Heating Fuel Consumption	Historic consumption data
1	2 / 2	Yes	Yes	Yes	Yes	Yes
2	2 / 2	Yes	Yes	Yes	Yes	Yes

Ene 09 Cycle Storage

Homes (Refer to page 3)	Credits	Questions		
		Type of property	Number of cycle storage spaces	Is the storage compliant?
1	1 / 2	2 or 3 bedroom dwelling	1	Yes
2	1 / 2	2 or 3 bedroom dwelling	1	Yes

Ene 10 Home Office

Homes (Refer to page 3)	Credits	Questions			
		Meets the following:			
		CN1: A suitable room	CN2: Sufficient services	CN3: Sufficient space	CN4: Adequate ventilation
1	0 / 1				
2	0 / 1				

Water (Wat)

Wat 01 Internal Water Use

Homes (Refer to page 3)	Credits	Questions		
		Equivalent water consumption?	Assessment method followed	Minimum standards exempt?
1	2.0 / 3	114	Water Efficiency Calculator	No
2	2.0 / 3	114	Water Efficiency Calculator	No

Wat 01 Internal Water Use

Homes (Refer to page 3)	Credits	Questions		
1	2.0 / 3			
2	2.0 / 3			

Wat 02 External Water Use

Homes (Refer to page 3)	Credits	Questions	
		Has compliant rainwater collection system?	Has garden space?
1	1 / 1		No
2	1 / 1		No

Wat 03 Water Meter

Homes (Refer to page 3)	Credits	Questions	
		Compliant water meter installed?	
1	0 / 1		
2	0 / 1		

Materials (Mat)

Mat 01 Environmental Impact of Materials

Homes (Refer to page 3)	Credits	Questions
		Number of Mat 01 credits?
1	16 / 25	16
2	16 / 25	16

Mat 02 Responsible Sourcing of Materials

Homes (Refer to page 3)	Credits	Questions							
		Legal timber?	Percentage of available responsible sourcing of materials points achieved	Assessment route?	Micro enterprise?	Checklist A-9 section 1 completed?	Checklist A-9 section 2 completed?	Checklist A-9 section 3 completed?	Sustainable Procurement Plan?
1	0 / 15	Yes							
2	0 / 15	Yes							

Mat 03 Insulation

Homes (Refer to page 3)	Credits	Questions	
		New insulation installed?	2.5 credits awarded in Ene 02?
1	8 / 8	Yes	
2	8 / 8	Yes	

Waste (Wst)

Wst 01 Household Waste

Homes (Refer to page 3)	Credits	Questions					
		Which criterion met?			Number of internal recycling containers provided	Minimum total capacity	Containers meet CN1?
		Criterion 1:	Criterion 2:	Criterion 3:			
1	2 / 2	Yes		Yes	1	30	Yes
2	2 / 2	Yes		Yes	1	30	Yes

Wst 01 Household Waste

Homes (Refer to page 3)	Credits	Questions		
		Has significant external private space?	Which criterion met?	
			A composting service or facility is provided for kitchen waste	Composting bin at least 7 litres?
1	2 / 2	No		Yes
2	2 / 2	No		Yes

Wst 02 Refurbishment Site Wide Waste Management

Homes (Refer to page 3)	Credits	Questions			
		Level 1 SWMP in place?	Exemplary Level Performance		
			Level 2 SWMP in place?	Met or exceeded benchmark in CN7?	Met or exceeded benchmark in CN8?
1	0 / 3				
2	0 / 3				

Pollution (Pol)

Pol 01 NOx Emissions

Homes (Refer to page 3)	Credits	Questions	
		NOx emissions (mg/kWh)	Met CN2?
1	0 / 3		
2	0 / 3		

Pol 02 Surface Water Run Off

Homes (Refer to page 3)	Credits	Questions					
		New hard standing areas permeable?	Impacts on surface water neutralised?	Is there an extension?	Calculations done by professional?	Roof runoff managed?	AQP be used for drainage strategy?
1	1 / 3	Yes		No		No	No
2	1 / 3	Yes		No		No	No

Pol 02 Surface Water Run Off

Homes (Refer to page 3)	Credits	Questions			
		AQP be used for drainage strategy?	Criterion 8 met?	Criterion 9 met?	AQP used to meet criterion 8?
1	1 / 3	No	No	No	No
2	1 / 3	No	No	No	No

Pol 03 Flooding

Homes (Refer to page 3)	Credits	Questions					
		Flood risk assessment carried out?	Recommendations of APQ followed?	Recommendations of APQ followed?	Avoidance achieved or measures in place?	Avoidance achieved or measures in place?	Flood Risk?
1	0 / 2						
2	0 / 2						

Innovation (Inn)

Inn 01 Innovation

Homes (Refer to page 3)	Credits	Questions
1	0 / 10	
2	0 / 10	