



Section	Per Credit	% Credits Assumed	Assumed Credits	Potential Credits	Available Credits	% Weighting	Proven Score
Management	0.52%	66.67%	14	0	21	11.00%	14.29%
Health and Wellbeing	0.82%	64.71%	11	6	17	14.00%	5.88%
Energy	0.70%	47.83%	11	5	23	16.00%	8.70%
Transport	0.83%	100.00%	12	0	12	10.00%	0.00%
Water	0.78%	66.67%	6	3	9	7.00%	0.00%
Materials	1.07%	7.14%	1	11	14	15.00%	0.00%
Waste	0.60%	50.00%	5	3	10	6.00%	0.00%
Land Use and Ecology	1.00%	76.92%	10	2	13	13.00%	0.00%
Pollution	0.67%	50.00%	6	6	12	8.00%	0.00%
Innovation	1.00%	10.00%	1	9	10	10.00%	0.00%
Total		57.78%	77	45	141		3.79%

This Schedule should be read in conjunction with the BREEAM New Construction 2018 Manual which you can access by clicking the link below.

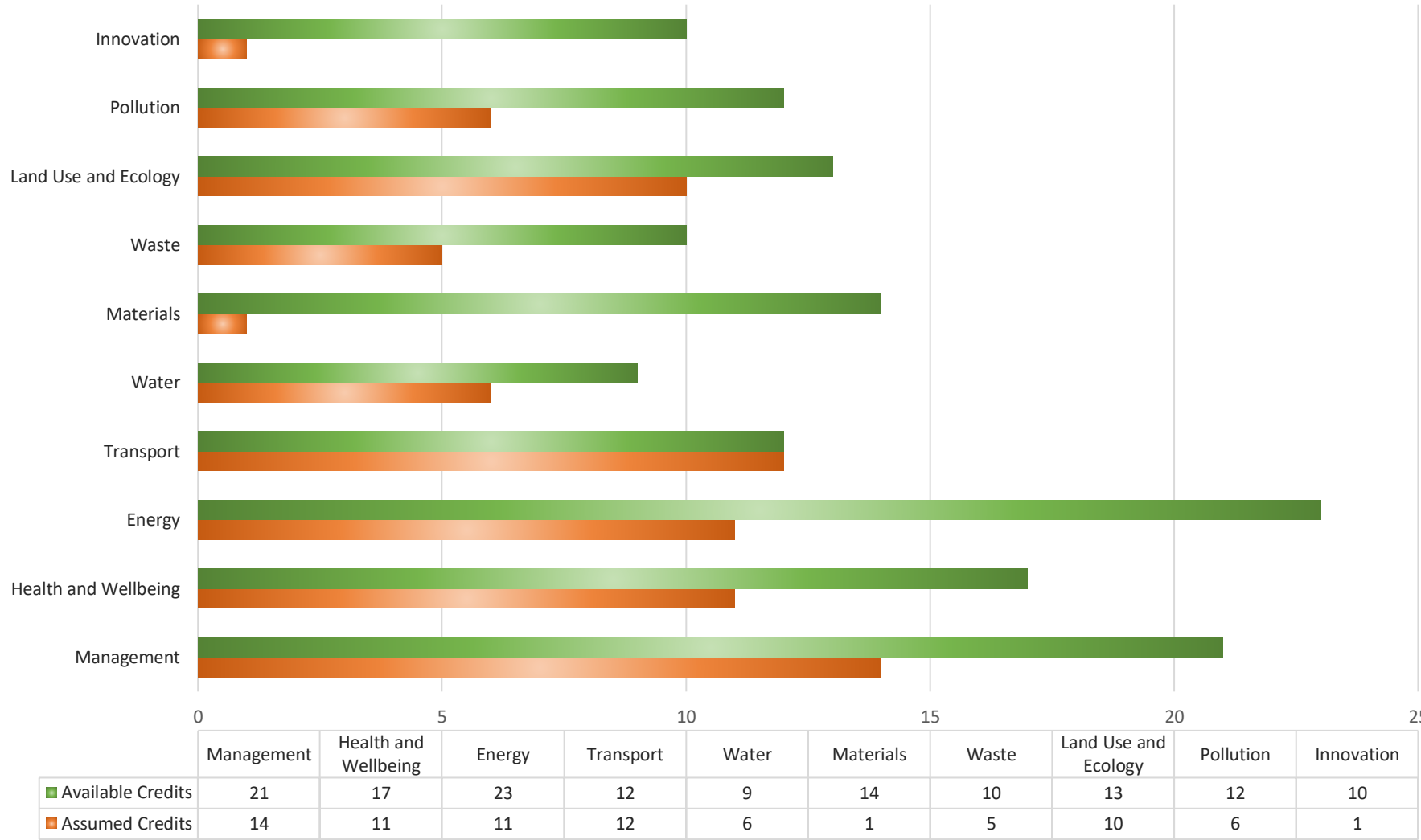
Please refer to the BREEAM Manual for the full description of each issue and any additional information such as assessment methodology, relevant definitions and tables. Please note that this schedule is only a brief overview of the criteria and is used for the purpose of tracking the targeted score.

The Schedule operates in a simple traffic light system as outlined in the key below. If you have any queries please call 01962 834400 and ask to speak to a member of the Ridge Sustainability Team.

Be aware that in the latest version of the BREEAM New Construction 2018 manual the Land & Ecology issues 2 to 5 have been rewritten by the BRE and have changed in multiple areas.

[BREEAM New Construction Manual](#)

BREEAM Rating	% Score
Outstanding	≥ 85
Excellent	≥ 70
Very Good	≥ 55
Good	≥ 45
Pass	≥ 30
Unclassified	< 30



Greyfriars Church
BREEAM Evidence Schedule

RIDGE

Issue ID	Issue name	Criteria	Credit summary	Time Bound?	Available Credits	Assumed Credits	% Weighting	Notes	Proven Score
Man 01	Project Brief & Design	Project Delivery Planning		RIBA Stage 2	1	0	0.00%	Requires action during RIBA Stage 2 to achieve so not currently assumed. Must demonstrate how defining roles and responsibilities has tangibly impacted the Project Execution Plan, Communications plan etc so can be tricky to demonstrate retrospectively and requires extensive details to confirm credit.	
		1 to 2	Meeting minutes or other documentary evidence confirming that all relevant parties (1a - 1c) have met and discussed points 2.a to 2.h) prior to the end of RIBA Stage 2.						
		3	Documentation confirming defined roles, responsibilities and contributions and how they have influenced/ changed project brief, PEP, Communications Plan and Concept Design (3.a to 3.d)						
		Stakeholder Consultation (Interested Parties)		RIBA Stage 2	1	0	0.00%	Requires action during RIBA Stage 2 to achieve. When considered retrospectively many schemes struggle to achieve the detailed requirements of this issue despite undertaking extensive consultation with stakeholders - this is due to the long list of requirements that must be considered so this is not currently assumed.	
		4 to 6	Documentation confirming that all interested parties (view definitions) have been consulted by the design team. This must cover as a minimum content in Methodology in the manual. Demonstrate how the stakeholder contributions and consultation exercise outcomes have influenced the initial project brief and concept design						
		BREEAM Advisory Professional Credits		Pre Requisite					
		8	The project team including the client agree performance targets (view definitions) during early stages.						
		BREEAM AP (Concept Design)		RIBA Stage 1	1	0	0.00%	BREEAM AP should be appointed at RIBA Stage 1 or Stage 2 at the very latest in order for this criteria to be achieved	
		9	Confirmation of appointment of Sustainability Champion, must confirm stage of appointment (appointment letter and copy of project programme would be ideal)						
			Formal confirmation of BREEAM target - contract or letter of appointment with project team defining target can be used for this						
		BREEAM AP (Developed Design)			1	0	0.00%	Only achievable if the above is proven	
		11	Confirmation that Sustainability Champion has been appointed to monitor progress throughout design process and formally report on progress This could be the AP reports						
			Meeting minutes confirming Sustainability Champion's attendance at key project meetings at Concept Design, Developed Design and Technical Design stages						
Man 01 Total					4	0	0.00%	0	

Greyfriars Church
BREEAM Evidence Schedule

RIDGE

Issue ID	Issue name	Criteria	Credit summary	Time Bound?	Available Credits	Assumed Credits	% Weighting	Notes	Proven Score
Man 02	Life Cycle Cost & Service Life Planning	Elemental Life Cycle Cost (LCC)		RIBA Stage 2					2
		1 to 3	Elemental life cycle cost plan carried out by competent person in line with PD 156865:2008 including: - future replacement costs over an analysis period - service life, maintenance and operation cost estimates.		2	2	1.05%		
			Provides examples of how the above has influenced the design/ specification to minimise life cycle costs.						
		Component Level LCC Option Appraisal		RIBA Stage 4	1	1	0.52%		
		4	Component level life cycle cost plan in line with PD 156865:2008 covering all elements where applicable listed in the manual (4.a to 4.d).						
		5	Documentary evidence demonstrating examples of how LCC has influenced design/ specification of building and systems						
		Capital Cost Reporting			1	1	0.52%		1
		6	Documentary evidence indicating capital cost in pounds per square meter						
Man 02 Total					4	4	2.10%	3	
Man 03	Responsible Construction Practices	1	Documentary evidence confirming that all timber will be legally harvested and traded sourced from suppliers capable of providing certification required - a policy document or letter of confirmation is acceptable at design stage but not post construction (view relevant definitions in manual)	Pre Requisite					
		Environmental Management			1	1	0.52%		
		3	A copy of the principal contractors EMS/ EMAS certificate or for BS 8555 evidence of status e.g. copy of phase 4 audit. Note requirement covers all parties that at any stage manage the site e.g. demolition contractor too						
		4	Confirmation from principal contractor of best practice pollution prevention policies in line with PPG6.						
		BREEAM Advisory Professional Credits		Pre Requisite					
		5	The Client and the Contractor formally agree performance targets. Meeting minutes.						
		BREEAM AP (Site)			1	0	0.00%		
		6	Confirmation Advisory Professional appointed to monitor BREEAM throughout Construction, Handover & Close Out. Documentary evidence will be required that AP makes frequent site visits and has authority to require actions to be taken to tackle any compliance issues.						
	Meeting minutes confirming Advisory Professional present at relevant project meetings								



Issue ID	Issue name	Criteria	Credit summary	Time Bound?	Available Credits	Assumed Credits	% Weighting	Notes	Proven Score
		Responsible Construction Management			2	2	1.05%		
		7 to 9	View Table 4.1 in the Manual For one credit: Achieve all ticked criteria For two credits: Achieve the above and 6 additional criteria						
		Monitoring of Construction-Site Impacts			2	2	1.05%		
		10	Documentary evidence confirming who is responsible for monitoring construction site impacts						
		11 to 14	Monitor and record Energy consumption in kWh						
		16 to 18	Monitor and record Water consumption m3						
		20 to 22	Monitor and record transport movements and impacts. View manual for minimum content.						
		Man 03 Total							

Greyfriars Church
BREEAM Evidence Schedule



Issue ID	Issue name	Criteria	Credit summary	Time Bound?	Available Credits	Assumed Credits	% Weighting	Notes	Proven Score
Man 04	Commissioning & Handover	Commissioning and Testing Schedule & Responsibilities			1	1	0.52%		
		1 to 2	Schedule of commissioning and testing in line with 2.a to 2.d						
		3	Confirmation that the commissioning schedule will be in line with Building regulations, BSRIA and CIBSE. Refer to 3.a to 3.e for BMS requirements.						
		4	Confirmation of who is appointed to monitor and programme commissioning works on behalf of the client						
		5	Principal contractors programme of works and budget indicating that commissioning and testing activities have been allowed for						
		Commissioning Design and Preparation		Design Stage	1	1	0.52%		
		7	Confirmation of who is responsible for managing the commissioning of the building services and summary of their responsibilities (these should include items 7.a to 7.c in the manual)						
		Testing and Inspecting Building Fabric			1	0	0.00%		
		9	Confirmation that thermographic survey and air tightness test and inspection will be carried out by suitably qualified professional						
		10	Confirmation that any defects identified in the thermographic survey/ air testing will be rectified prior to building handover.						
		Handover			1	1	0.52%		
		11	Confirmation that 2no. Building User Guides will be provided and the scope of the Guide's content (see Methodology in the manual)						
		12	Confirmation that a training schedule will be prepared (and appropriately timed) and will include required criteria (View Methodology)						
Man 04 Total					4	3	1.57%	0	



Issue ID	Issue name	Criteria	Credit summary	Time Bound?	Available Credits	Assumed Credits	% Weighting	Notes	Proven Score
Man 05	Aftercare	Aftercare Support			1	1	0.52%		
		1	Confirmation that appropriate aftercare will be in place and will cover BREEAM requirements 1.a to 1.d in the Manual.						
		2	Confirmation of how energy and water consumption data for a minimum of 12 months will be collected and monitored once building is occupied with reference to adjustments as necessary.						
		Commissioning Implementation			1	1	0.52%		
		3	Confirmation that seasonal commissioning activities will be completed for 12 month period after occupation for simple / complex systems as appropriate						
		Post Occupancy Evaluation							
		4 to 5	Confirmation that a post occupancy evaluation will be undertaken by an independent third party one year after occupation and will cover all criteria 5.a to 5.b.		1	0	0.00%		
		6 to 7	Confirmation of commitment to disseminate relevant information about buildings post occupancy performance to necessary stakeholders						
Man 05 Total					3	2	1.05%	0	

Greyfriars Church
BREEAM Evidence Schedule

RIDGE

Issue ID	Issue name	Criteria	Credit summary	Time Bound?	Available Credits	Assumed Credits	% Weighting	Notes	Proven Score
Hea 01	Visual Comfort	All	Design plans for each floor in the building with each room / area appropriately labelled for use		1	1	0.82%		
		Control of Glare from Sunlight							
		1 to 3	Production of glare control assessment which identifies areas at risk of glare and details measures that will be put in place. It must be demonstrated that does not increase energy for lighting. Applicable spaces and measures found under Definitions .						
		Daylighting			1	0	0.00%	Daylighting requirements are very challenging to achieve and can conflict with thermal comfort considerations.	
		4	Daylight calculations confirming: - Building areas assessed - Average daylight factor for each area OR - Average and minimum point daylight illuminance for each area. NOTE: please indicate the position of the 2% daylight factors ioslux contours in each of the room assessed View Table 5.1, 5.2 and 5.3						
		View Out			1	0	0.00%	Not currently assumed based on current layout, will be kept under review as the design evolves further.	
		5 to 7	Confirmation that view out criteria is achieved for 95% of floor area in occupied spaces						
		Internal and External Lighting Levels, Zoning and Control			1	1	0.82%		
		8 to 11	A copy of the specification, relevant room schedules and other confirmation confirming; a) the internal / external maintained illuminance levels and b) the standards that the illuminance levels are specified to						
		12 to 14	Confirmation of how the internal lighting is zoned and controlled in line with criteria 12.a to 12.l .						
Hea 01 Total					4	2	1.65%	0	

Greyfriars Church
BREEAM Evidence Schedule

RIDGE

Issue ID	Issue name	Criteria	Credit summary	Time Bound?	Available Credits	Assumed Credits	% Weighting	Notes	Proven Score			
Hea 02	Indoor Air Quality	Indoor Air Quality Plan		Pre Requisite				Not required if none of the other credits are targeted below				
		1	Copy of the Indoor Air Quality Plan covering as a minimum 1.a to 1.e in the Manual									
		Ventilation			1	0	0.00%	This is typically very challenging to achieve in central locations so is not currently assumed				
		2	Confirmation of ventilation strategy for the building to include (2.a to 2.e); a) relevant standards, b) design ventilation pathways, c) HVAC filtration and d) CO2 / air quality sensors where required									
		Emissions from Construction Products						2	0	0.00%	Many project teams have struggled to achieve this under BREEAM 2018 as the requirements are now harder than previous versions of BREEAM, even some of the main paint manufacturer's do not yet have products that comply.	
		3	Confirmation of VOC standards that construction products will meet – the following are applicable; paint and varnishes, wood based products, floor materials, ceiling, wall, acoustic and thermal insulation materials, interior adhesives and sealants. View Table 5.11 in the Manual .									
		Post-construction Indoor Air Quality Measurement						1	0	0.00%	Not assumed as if the specification requirements cannot be proven (above) this would be a risk item	
		5 to 10	Confirmation of targeted formaldehyde and VOC levels and that this will be proven by appropriate post construction testing with remediation measures if necessary, view criteria in manual.									
Hea 02 Total								4	0	0.00%		0

Greyfriars Church
BREEAM Evidence Schedule

RIDGE

Issue ID	Issue name	Criteria	Credit summary	Time Bound?	Available Credits	Assumed Credits	% Weighting	Notes	Proven Score
Hea 04	Thermal Comfort	Thermal Modelling		RIBA Stage 3-4	1	1	0.82%		1
		1 to 4	Confirmation that appropriate thermal modelling has been carried out and demonstrates internal temperatures in compliance with relevant standards (CIBSE AM11). Thermal modelling results should be provided – specifically for air conditioned buildings the PMV and PPD must be provided. In line with criteria 1 to 4 in the Manual.						
		Design for Future Thermal Comfort			1	1	0.82%		
		6 to 8	Confirmation that thermal model demonstrates requirements for criteria 3 are achieved for the projected climate change environment, or can be easily adapted with passive measures to meet these requirements. For air conditioned buildings the PMV and PPD must be provided.						
		Thermal Zoning and Controls							
10 to 11	Confirmation that the thermal modelling analysis has informed the temperature control strategy and the strategy addresses all of the listed criteria 11.a to 11.d in the Manual .								
Hea 04 Total					3	3	2.47%	1	
Hea 05	Acoustic Performance	All	Confirmation that the building meets the required acoustic performance standards and testing requirements for indoor ambient noise level – professional report and calculations from the acoustician should be provided View Tables 5.14 to 5.19 for criteria for different buildings.		3	3	2.47%		
Hea 05 Total					3	3	2.47%	0	
Hea 06	Security	Security of Site and Building		RIBA Stage 2	1	1	0.82%		
		1 to 3	Security Needs Assessment and associated recommendations from a suitably qualified security consultant confirming a) the scope of their advice, b) the stage of design their advice was sought and c) summary of their recommendations						
			Confirmation that recommendations will be implemented / how they are implemented - ideally this should be manufacturer's literature / marked-up copy of site / design plans highlighting examples						
Hea 06 Total					1	1	0.82%	0	

Greyfriars Church
BREEAM Evidence Schedule



Issue ID	Issue name	Criteria	Credit summary	Time Bound?	Available Credits	Assumed Credits	% Weighting	Notes	Proven Score
Hea 07	Safe and Healthy Surroundings	Safe Access			1	1	0.82%		
		1 to 6	A marked up site plan highlighting all criteria from 1 to 6 listed in the Manual .						
		Outside Space			1	1	0.82%		
		7	Plan/ mark up of outdoor space with an amenity area (view Definitions)						
					2	2	1.65%	0	
Ene 01	Reduction of Energy Use & Carbon Emissions	Energy Performance			9	2	1.39%	Additional modelling required to achieve these credits which is an expensive exercise, given unregulated loads analysis is already assumed for Ene 08 these credits have not been targeted currently.	
		1	Copy of Building Regulations Output Document from approved software. Output must be based on 'as designed' stage of analysis (BRUKL)						
		Prediction of Operational Energy Consumption							
		2	Meeting minutes showing that the relevant members of the design team have met to discuss operational energy performance	Pre Requisite					
3 to 5	Additional modelling is undertaken to predict operational energy consumption and design stage and post construction. Report any targets and carry out a risk assessment. View Methodology .		4	0	0.00%				
Ene 01 Total					13	2	1.39%	0	
Ene 02	Energy Monitoring	Sub-metering of End-use Categories			1	1	0.70%		
		1	Confirmation that energy systems installed will enable at least 90% of estimated annual energy consumption of each fuel to be assigned to various end-use categories of energy consuming systems						
		2	-Areas greater than 1000m2 are metered -For smaller buildings, evidence of sub metering with pulsed output to enable BMS connection.						
		Sub-metering of High Energy Load and Tenancy Areas			1	1	0.70%		
5	Accessible energy monitoring system or energy sub meters with pulsed output to enable connection to a future BMS.								
Ene 02 Total					2	2	1.39%	0	
Ene 03	External Lighting	All	Design drawings and / or specification confirming the proposed external lighting and their controls and average initial luminous efficacy of 70 luminaire lumens per circuit Watt. View Methodology .		1	1	0.70%		
Ene 03 Total					1	1	0.70%	0	

Greyfriars Church
BREEAM Evidence Schedule

RIDGE

Issue ID	Issue name	Criteria	Credit summary	Time Bound?	Available Credits	Assumed Credits	% Weighting	Notes	Proven Score
Ene 04	Low Carbon Design	Passive Design Analysis			1	1	0.70%		1
		1	The first Hea 04 Credit is achieved						
		2 & 3	Design teams analysis of possible passive design solutions covering all required criteria in the Methodology (1 to 12) and confirmation of what solutions are selected and what the subsequent reduction in CO2 emissions is	RIBA Stage 2					
		Free Cooling		RIBA Stage 2	1	0	0.00%	Free cooling can be challenging to achieve and often conflicts with other considerations such as security particularly in this type of location.	
		6	Confirmation of the free cooling strategies that are utilised and that no mechanical vent is used within the building (some exclusions apply) View Methodology (1 to 8)						
		Low Zero Carbon Feasibility Study		RIBA Stage 2	1	1	0.70%		1
		7	Copy of feasibility study covering criteria 1 to 10 in Methodology.						
8	Confirmation that an LZC technology has been specified for the building in line with the findings of feasibility study and what the subsequent reduction in CO2 emissions is. Technologies under 50 kW _e or 45 kW _{th} must be certified by a Microgeneration Certification Scheme (MCS), or equivalent, and installed by MCS (or equivalent) certified installers.								
Ene 04 Total					3	2	1.39%	2	
Ene 06	Energy Efficient Transportation System	Energy Consumption			1	1	0.70%		
		1	Transportation demand study covering all required criteria from 1.a to 1.d						
		Energy Efficient Features			1	1	0.70%		
		3 & 4	Confirmation of specified transportation system – ideally manufacturer’s product details however formal letter of commitment can be accepted at design stage						
Ene 06 Total					2	2	1.39%	0	
Ene 08	Energy Efficient Equipment	1	Design team confirmation of building’s unregulated energy consuming loads and estimation of the total annual unregulated energy consumption (hand calculations are acceptable) View Table 6.5		2	2	1.39%		
		2 to 3	Design team confirmation of systems / processes that use a significant proportion of total annual unregulated energy demand for the development and how this will be reduced (design team to justify how a meaningful reduction is demonstrated)				Agreed it was likely to be kitchen that had highest loads so would be action for kitchen specialist at relevant time usually		
Ene 08 Total					2	2	1.39%	0	

Greyfriars Church
BREEAM Evidence Schedule

RIDGE

Issue ID	Issue name	Criteria	Credit summary	Time Bound?	Available Credits	Assumed Credits	% Weighting	Notes	Proven Score
Tra 01	Transport Assessment & Travel Plan	Travel Plan		RIBA Stage 2					
		1 to 5	Produce a Travel Plan based on a site-specific transport statement/ assessment covering all criteria from 2.a to 2.g and Methodology View Table 7.1 for applicable amenities		2	2	1.67%		
			Scale map highlighting the location of the building and all public transport nodes in proximity of the building						
			Confirmation that suggested features are implemented						
Tra 01 Total					2	2	1.67%	0	
Tra 02	Sustainable Transport Measures	All	Confirmation that Tra 01 is achieved and the site's accessibility index has been calculated.						
		Option 1	The existing AI calculated in Tra 01 achieves ≥ 8					Transport Statement confirm AI of 38.8	
		Option 2	Confirmation that future accessibility index will be higher and evidence that services will be in place as applicable (bus, tram, train etc)						
		Option 3	Documentary evidence confirming the public transport information service that is proposed					This is assumed - will need to be a live updated service, a notice board or other non-‘real time’ solutions are not compliant for this transport measure.	
		Option 4	Documentary evidence confirming that sufficient number of compliant electric recharging stations will be provided					Electric car charging assumed	
		Option 5	Car share documentary evidence covering all requirements					Car share assumed	
		Option 6	Evidence that early consultation has taken place with local authority re pedestrian and cycle routes and confirmation that one proposition will be implemented by the scheme	Stage 1 (option 6 only)	10	10	8.33%		

Greyfriars Church
BREEAM Evidence Schedule

RIDGE

Issue ID	Issue name	Criteria	Credit summary	Time Bound?	Available Credits	Assumed Credits	% Weighting	Notes	Proven Score
		Option 7	Documentary evidence confirming that compliant cycle storage will be provided. 1 space per 20 staff and 1 space per 20 visitor, this is reduced due to AI being over 8, see option 1.					Up tp 270 people are estimated to be on site at the same time on weekly basis which mean that 14 cycle storage spaces are needed to comply - assumed as 20 shown	
		Option 8	Documentary evidence confirming that compliant cycle facilities will be provided (showers, change, lockers, drying space). Option 7 must be achieved for this to be awarded. Facilities only need to be available for staff.						
		Option 9	Evidence confirming at least three existing compliant amenities (500m)					Compliant local amenities are proven	
		Option 10 & 11	Evidence confirming provision of new compliant amenity(ies) (500m)					The proposed building counts as a new amenity as it is an improved community facility	
		Option 12	Evidence confirming implementation of one site specific improvement measure not recognised under BREEAM in line with recommendations of Travel Plan. This must be reviewed by BRE.						
Tra 02 Total					10	10	8.33%	0	
Wat 01	Water Consumption	All	Completed Wat 01 Calculator		5	2	1.56%		
		1 to 2	A copy of the relevant section of the M&E specification and/or manufacturer's details confirming the technical specification for sanitary fittings (flow rate) and controls to be installed. Design plan showing the location within the building of the sanitary fittings						
		3 to 4	Technical details of any rainwater and grey water recycling systems confirming yield and system specified in accordance with relevant standards						
Wat 01 Total					5	2	1.56%	0	
Wat 02	Water Monitoring	All	A copy of the specification clause and design drawing confirming the specification and type of water meter(s) and sub-meter(s) and their locations. Including confirmation of connection to BMS where applicable		1	1	0.78%		
Wat 02 Total					1	1	0.78%	0	
Wat 03	Water Leak Detection	1	A copy of the specification clause / design drawings / manufacturer's product information confirming details of leak detection system and flow control devices		2	2	1.56%		
Wat 03 Total					2	2	1.56%	0	

Greyfriars Church
BREEAM Evidence Schedule



Issue ID	Issue name	Criteria	Credit summary	Time Bound?	Available Credits	Assumed Credits	% Weighting	Notes	Proven Score
Wat 04	Water Efficient Equipment	1	Confirmation from design team of all unregulated water demands that could realistically be mitigated or reduced. View Definitions.		1	1	0.78%		
		2	Details of systems or processes that will be implemented to achieve this – a meaningful reduction must be demonstrated						
Wat 04 Total					1	1	0.78%	0	
Mat 01	Environmental Impacts from Construction Products - Building Life Cycle Assessment	Superstructure Comparison with Benchmark (offices, industrial & retail only)		RIBA Stage 2	6	0	0.00%	To achieve maximum credits here an embodied carbon consultant would need to be appointed at RIBA Stage 2 to undertake a detailed assessment of the options for the superstructure, sub structure and hard landscaping and where applicable the proposals must be compared to a BRE benchmark.	
		1 to 2	Detailed documentary evidence confirming Life Cycle Assessment of super structure of building. This can be either BREEAM Simplified Tool or IMPACT compliant tool. Results to be submitted by assessor to BRE prior to end of Stage 2. Further credits are available for repeating this at Stage 4.						
		Superstructure Options Appraisal (all building types)		RIBA Stage 2					
		3 to 5	Detailed documentary evidence demonstrating that 2 - 4 significantly different superstructure design options have been considered using an Life Cycle Assessment tool recognised by the BRE. These considerations should be shown to influence the wider design decision making e.g. described in an options appraisal summary report which explains the reasons for selecting the preferred option. Results to be submitted by assessor to BRE prior to end of Stage 2. Further credits are available for repeating this exercise at Stage 4.						
		Substructure and Hard Landscaping Options during Concept Design (all types)		RIBA Stage 2					
		7	Options appraisal must be complete as criteria 3-4 above, then further credit available for carrying out Life Cycle Assessment options appraisal of a combined total of 6 significantly different substructure or hard landscaping design options (at least 2 of each). Results to be submitted to BRE prior to end of RIBA Stage 2						
Mat 01 Total					7	0	0.00%	0	

Greyfriars Church
BREEAM Evidence Schedule



Issue ID	Issue name	Criteria	Credit summary	Time Bound?	Available Credits	Assumed Credits	% Weighting	Notes	Proven Score	
Mat 02	Environmental Impacts from Construction Products - Environmental Product Declarations	1	List of construction products with Environmental Product Declarations (EPDs) with certificates. View Methodology for points score.		1	0	0.00%	Not currently assumed as the number of products with recognised EPDs is still quite limited. Project team to keep under review as the scheme progresses to see if this could be targeted.		
Mat 02 Total					1	0	0.00%	0		
Mat 03	Responsible Sourcing of Construction Products	1	Copy of relevant responsible sourcing scheme certificate (for timber where certification not provided written confirmation from supplier that all timber is 'legally harvested and traded'), if these are not available then confirmation that products will be sourced from suppliers capable of providing certification can be used at design stage – include this as specific clauses if possible as more robust	Pre Requisite						
		Enabling Sustainable Procurement			RIBA Stage 1	1	0	0.00%	Requires action at RIBA Stage 1 in order to achieve	
		2	Sustainable Procurement Plan – or confirmation that the Contractor will be required to produce one and the scope that this will cover criteria 2.a to 2.e.							
		Responsible Sourcing of Materials				3	1	1.07%		
		3	Using the Materials categories in Table 9.13 , compile a list of construction products used (Table 9.11 and 9.12) and categorise them accordingly. Following this, please provide the appropriate certification, this must match up to the product and the material category specified.							
Completed Mat 03 Calculator										
Mat 03 Total					4	1	1.07%	0		

Greyfriars Church
BREEAM Evidence Schedule

RIDGE

Issue ID	Issue name	Criteria	Credit summary	Time Bound?	Available Credits	Assumed Credits	% Weighting	Notes	Proven Score
Mat 05	Designing for Durability & Resilience	Protecting Vulnerable Parts of the Building from Damage			1	0	0.00%		
		1	Design drawings marked up to illustrate vulnerable internal and external areas/ parts of the building (Measures 1.a to 1.d) See examples of protection measure under Methodology						
		1	Design drawings and/ or specification confirming the durability measures specified						
		Protecting Exposed Parts of the Building from Material Degradation							
		2 to 4	Confirmation of applicable building elements and environmental factors from those listed View key exposed elements under Definitions						
		2 to 4	Confirmation of design and specification measures put in place to limit degradation effects						
Mat 05 Total				1	0	0.00%	0		
Mat 06	Material Efficiency	1	Set targets and report on opportunities and methods to optimise the use of materials. This must initially be done at Preparation & Brief and Concept Design. Examples are provided in Table 9.15.	RIBA Stage 1 & 2	1	0	0.00%	Not targeted as can be very challenging to achieve and requires action at RIBA 1 and each stage that follows.	
		2	Review the original targets and update the report with input from all relevant members of the project team at each RIBA Stage up to and including construction. Where deviations occur record why and provide documentary evidence to support this e.g. meeting minutes.	Throughout					
Mat 06 Total				1	0	0.00%	0		

Greyfriars Church
BREEAM Evidence Schedule

RIDGE

Issue ID	Issue name	Criteria	Credit summary	Time Bound?	Available Credits	Assumed Credits	% Weighting	Notes	Proven Score
Wst 01	Construction Waste Management	Pre-demolition Audit		RIBA Stage 2	1	1	0.60%		
		1 to 3	Copy of the pre demolition audit of any existing buildings, structures or hard surfaces being considered for demolition. The audit must cover criteria 1.a to 1.d and be carried out prior to the end of RIBA Stage 2. View Methodology for the scope of the audit.						
		Construction Resource Efficiency			3	2	1.20%		
		4 to 5	Copy of the Resource Management Plan (RMP) covering 3.a and 3.b . View Definitions for requirements of a compliant RMP. The Resource Management Plan MUST reference the pre-demo audit. Confirmation of targeted resource efficiency for the site - please refer to table 10.1.						
		Diversion of Resources from Landfill			1	1	0.60%		
		6 to 7	Confirmation of the amount of waste that will be diverted from landfill (refer to table 10.2) and waste materials will be sorted into key waste groups. View Definitions						
Wst 01 Total					5	4	2.40%	0	
Wst 02	Use of Recycled and Sustainably Sourced Aggregates	1	Copy of pre demolition audit of any existing buildings, structures or hard surfaces (refer to guidance in Wst 01)	Stage 2	Pre Requisite			Not targeted as unlikely to be achievable.	
		2 to 5	Identification of all aggregate uses, types and quantities then calculate the distance travelled by all aggregates by transport type. Provide data to assessor so Wst 02 calculator tool can be completed.		1	0	0.00%		
		6	Completed Wst 02 calculator tool						
Wst 02 Total					1	0	0.00%	0	
Wst 03	Operational Waste	All	Documentary evidence confirming the types of waste that will be generated by the assessed building e.g. will large amounts of compostable or packing / compactable waste be generated?		1	1	0.60%		
		All	Marked up building/ site plan/ and/ or copy of the specification confirming: -The location of the dedicated recyclable storage area; -Storage area for general waste; -The area (m2) of the storage space(s); -Description of the labelling - Provision of composting facilities / compactor if required View Criteria 1.a to 2.c, additional requirements for healthcare and multi residential units						
Wst 03 Total					1	1	0.60%	0	

Greyfriars Church
BREEAM Evidence Schedule

RIDGE

Issue ID	Issue name	Criteria	Credit summary	Time Bound?	Available Credits	Assumed Credits	% Weighting	Notes	Proven Score
Wst 05	Adaptation to Climate Change	1	Copy of Climate Change Adaptation Strategy Appraisal detailing recommendations / solutions that aim to mitigate identified impacts. Original report to be produced during RIBA Stage 2 and then up dated at RIBA Stage 4 with any omissions justified to assessor. Cross reference elements in the Methodology; Hazard Identification with Risk Estimation, then Evaluation and Management	RIBA Stage 2	1	0	0.00%	Not targeted - requires action prior to the end of RIBA 2	
		Wst 05 Total				1	0	0.00%	0
Wst 06	Design for Disassembly and Adaptability	Recommendations		RIBA Stage 2	1	0	0.00%	Not targeted - requires action prior to the end of RIBA 2	
		1 to 2	Copy of building specific study to explore the ease of disassembly and functional adaptation potential of different design scenarios by end of Concept Stage. Develop a set of recommendations or solutions based on the study during or prior to Concept Stage that aim to enable and facilitate disassembly and functional adaptation. View Methodology						
		Implementation		RIBA Stage 4	1	0	0.00%		
		3 to 5	Provide an update during RIBA Stage 4 that confirms how recommendations of study have been implemented, any omissions to be formally justified in writing to assessor. Provide a guide to communicate characteristics to prospective tenants / building users. View Methodology						
Wst 06 Total					2	0	0.00%	0	
Le 01	Site selection	Previously Occupied Land			1	1	1.00%	Not considered achievable as contamination is not considered likely.	
		1	Design drawings, report and/or photos. Or overlay confirming the type and duration of previous land use and the areas before and after development (including areas of any temporary works to facilitate the development) View Definition						
		Contaminated Land			1	0	0.00%		
		2	A copy of specialist land contamination report including drawings showing contaminated areas and areas that are to be remediated						
		3	Confirmation of remediation strategy and implementation plan – if this is yet to be confirmed then a letter from client or representative confirming will be undertaken is acceptable at design stage.						
Le 01 Total					2	1	1.00%	0	

Issue ID	Issue name	Criteria	Credit summary	Time Bound?	Available Credits	Assumed Credits	% Weighting	Notes	Proven Score
Le 02	Identifying and Understanding the Risks and Opportunities for the Project	Statutory obligations		RIBA Stage 2	Pre Requisite				
		1	Confirmation from Client or Contractor that compliance is monitored against all relevant UK and EU or International legislation relating to ecology of site						
		Survey and Evaluation			1	1	1.00%		
		2	Route 1: Copy of the BREEAM Ecological Risk Evaluation Checklist with supporting documentary evidence as appropriate. View Methodology .						
		3	Route 2: An appropriate ecologist is appointed early enough to ensure early involvement in site configuration and can influence strategy planning decisions						
		4	The ecologist determines the site's ecological baseline, including; Current and potential ecological value and condition of the site and related areas within the Zone of Influence. Direct and indirect risks to current ecological value from the project. Capacity and feasibility for enhancement of the site's ecological value and, where relevant, areas within the Zone of Influence.						
		5	The data collated by ecologist is shared with the project team to inform the site preparation, design and construction works						
		Determining the Ecological Outcomes for the Site			1	1	1.00%		
		6	Survey and evaluation criteria followed for the relevant route						
		7	An optimal ecological outcome for the site is selected after liaising with representative stakeholders and the project team. The outcome should be in line with the mitigation hierarchy of action, see Methodology .						
Le 02 Total					2	2	2.00%	0	

Issue ID	Issue name	Criteria	Credit summary	Time Bound?	Available Credits	Assumed Credits	% Weighting	Notes	Proven Score
Le 03	Managing Negative Impacts on Ecology	Identification & Understanding the Risks and Opportunities for the Site		Pre Requisite					
		1	Le 02 has been achieved						
		Planning, Liaison, Implementation and Data			RIBA Stage 2	1	1	1.00%	
		2	Documentary evidence confirming roles and responsibilities for managing negative impacts on ecology have been clearly defined, allocated and implemented early enough to influence concept design or design brief.						
		3	Documentary evidence confirming that the potential impacts of site preparation and construction works on ecology have been identified at an early project stage to optimise benefits and outputs.						
		4	Project team have proposed solutions and selected measures to be implemented during site preparation and construction works. These should be based on the liaison and collaboration undertaken for Le 02.						
		Managing Negative Impacts of the Project			2	2	2.00%		
		5 to 8	Evidence to confirm that either there has been no loss in ecological value or that this has been limited as far as possible in accordance with hierarchy. View Hierarchy in Methodology						
Le 03 Total					3	3	3.00%	0	
Le 04	Change & Enhancement of Ecological Value	Managing negative impacts on ecology		Pre Requisite					
		1	Criterion 8 of Le 03 has been achieved						
		2	Confirmation from Client or Contractor that compliance is monitored against all relevant UK and EU or International legislation relating to ecology of site (as per criteria 1 of Le 02)						
		Enhancement of Ecology			1	1	1.00%		
		4	Documentary evidence that the recommended solutions and measures (from Le 03) have been or will be implemented and this will result in an enhancement of the ecological value of the site.						
		5	Data collated are analysed and where potentially valuable be provided to the local environmental records centres nearest to, or relevant for, the site.						
		Change and Enhancement of Ecology			3	1	1.00%	Limited space available on site to provide an enhancement	
		6	Route 2 Ecologists confirmation of change in ecological value (should be done in line with GN36).						
Le 04 Total					4	2	2.00%	0	

Greyfriars Church
BREEAM Evidence Schedule

RIDGE

Issue ID	Issue name	Criteria	Credit summary	Time Bound?	Available Credits	Assumed Credits	% Weighting	Notes	Proven Score
Le 05	Long Term Ecology Management and Maintenance	Roles & Responsibilities, Implementation & Stat Obligations		Pre Requisite					
		1	Confirmation from Client or Contractor that compliance is monitored against all relevant UK and EU or International legislation relating to ecology of site (as per criteria 2 of Le 02 and criteria 1 of Le 04)						
		2	Criterion 8 in Le 03 has been achieved, and at least one credit under Le 04 for 'Change and Enhancement of Ecology' has been awarded.						
		Planning, Liaison, Data, Monitoring and Review Management & Maintenance			1	1	1.00%		
		3	Documentary evidence confirming that the solutions and measures developed by collaboration under previous issues have been implemented to: a) monitor and review effectiveness for implementation b) develop and review management and maintenance solutions, actions or measures Criteria 4a) - f) should be considered as part of this						
		4	The building owner information that is supplied should include a section on ecology and biodiversity to inform the owner of local ecological features, value and biodiversity on or near the site.						
		Landscape and Ecology Management Plan Development			1	1	1.00%		
		5 to 6	A landscape and ecology management plan is produced in line with BS 42020:2013 and cover at least the first five years after project completion. View 5.a to 5.e - Plan to be kept up to date to support maintenance of ecological value of the site.						
Le 05 Total					2	2	2.00%		0

Greyfriars Church
BREEAM Evidence Schedule

RIDGE

Issue ID	Issue name	Criteria	Credit summary	Time Bound?	Available Credits	Assumed Credits	% Weighting	Notes	Proven Score
Pol 01	Impact of Refrigerants	1	Where relevant documentary evidence confirming the absence of refrigerant in the development		1	0	0.00%	This is not considered to be likely for the assessed building - if no refrigerants then 3 credits awarded.	
		3 to 5	A copy of the specification/ manufacturer's literature or other confirmation that systems comply with relevant standards and the refrigeration type and details specifically: -System capacity (kw); -Total refrigerant charge (kg); -Operational life (yrs.); -Refrigerant global warming potential; -Annual leakage rate (% refrigerant charge); -Annual purge release factor (% refrigerant charge); -Annual service release (% refrigerant charge); -Probability factor for catastrophic failure (%); -Refrigerant recovery efficiency (%). NOTE: where technical info is not available for all of the above some default figures can be used in some cases		1	0	0.00%	These credits are not currently assumed as are understood to be very challenging to achieve where refrigerants are specified. To be reviewed by M&E team as the scheme develops.	
		3 to 5	Copy of Pol 01 Calculator		1	0	0.00%		
		6 to 7	Confirmation of details of leak detection system(s)						
		Pol 01 Total					3	0	0.00%
Pol 02	Local Air Quality	1 to 2	Confirmation of the NOx, PM and VOC emission levels for all heating and hot water system(s) – can be specification or manufacturer's literature View Table 12.4 and 12.5		2	0	0.00%	Boiler to have max 27 mg/kWh of NOx, is this possible to achieve? Not currently assumed.	
		3	Documentary evidence confirming whether the site is in a low or high pollution location						
Pol 02 Total					2	0	0.00%	0	

Greyfriars Church
BREEAM Evidence Schedule

RIDGE

Issue ID	Issue name	Criteria	Credit summary	Time Bound?	Available Credits	Assumed Credits	% Weighting	Notes	Proven Score	
Pol 03	Flood & Surface Water Management	1	Documentary evidence from appropriately consultant confirming they are qualified in line with BREEAM requirements		Pre Requisite					
		Flood Resilience								
		1 to 3	Copy of site specific Flood Risk Assessment and supporting documentation confirming flood risk and resilience and resistance of the development where applicable. View CN3.2		2	2	1.33%			
		Surface Water Run-Off			Pre Requisite					
		5	Surface water run-off solutions must be bespoke i.e. take into account site specific requirements etc. Priority levels in methodology should be followed.		1	1	0.67%			
		6 to 8	Documentary evidence confirming peak rate of run-off requirements are met - typically included in consultant's report and appendices. Relevant maintenance agreements should also be provided to indicate long term operation and maintenance of all SUDs will be in place.							
		9 to 15	Documentary evidence confirming volume of run-off requirements are met - this must also confirm no flooding of property in event of local drainage system failure. Relevant maintenance agreements are required for achievement of this credit too.							
		Minimising Watercourse Pollution			1	0	0.00%	Only possible to achieve when soakaway / swales are used so not currently assumed.		
		15 to 22	Confirmation from suitably qualified consultant that all of the minimising watercourse pollution criteria are achieved – should be contained within the report with appropriate supporting documentation e.g. drawings							
Pol 03 Total					5	4	2.67%	0		
Pol 04	Reduction of Night Time Light Pollution	1	Design drawings and correspondence confirming that external lighting is not required for the site however does not adversely affect safety and security of site and users		1	1	0.67%			
		2 to 5	OR External lighting design data / calculations / drawings confirming compliance with required standards, locations and controls							
Pol 04 Total					1	1	0.67%	0		

Greyfriars Church
BREEAM Evidence Schedule



Issue ID	Issue name	Criteria	Credit summary	Time Bound?	Available Credits	Assumed Credits	% Weighting	Notes	Proven Score
Pol 05	Reduction of Noise Pollution	1	Site plan highlighting: -All existing and proposed noise sensitive buildings local to, and within, the site boundary; -Proposed sources of noise from the new development; -Distance (m) from these buildings to the assessed buildings		1	1	0.67%		
		2 to 5	Noise Impact Assessment carried out by suitably qualified acoustician which indicates the noise level from the development and where required attenuation measures (at design stage actual measurements are unlikely to be possible however acoustician can use calculations or scale investigations)						
		2 to 5	Formal confirmation from the client or design team that where relevant attenuation measures recommended by acoustician will be installed – can be marked up design plan highlight attenuation measures where applicable						
Pol 05 Total					1	1	0.67%		0
Inn 02	Man 03 Responsible Construction Practices	Exemplary	Confirmation that a score of >40 is achieved for CCS, with a score of at least 7 in each of the five sections		1	1	1.00%		
									0
Inn 04	Hea 01 Visual Comfort	Exemplary	Daylighting criteria has been proven and to exemplary levels as outlined in the manual. Lighting in each zone can be manually dimmed by occupants down to 20% of max light output using dimmer switches in accessible locations. Must avoid flicker and noise		1	0	0.00%		
Inn 05	Hea 02 Indoor Air Quality	Exemplary	For one credit - all products for VOC emission levels have been found to have less than or equal to 0.06mg/m3 For two credits - all products for VOC emission levels have been found to have less than or equal to 0.01mg/m3		1	0	0.00%		
									0
Inn 06	Ene 01 Reduction of Energy Use and Carbon Emissions	Exemplary	Evidence confirming a) carbon neutral energy generation, b) source of the carbon neutral energy, c) calculated estimate of energy consumption from unregulated systems/ process - if confirming zero regulated carbon or carbon negative exemplary credits, d) calculated emissions of exported energy surplus - if confirming carbon negative status.		1	0	0.00%		

Greyfriars Church
BREEAM Evidence Schedule



Issue ID	Issue name	Criteria	Credit summary	Time Bound?	Available Credits	Assumed Credits	% Weighting	Notes	Proven Score
Inn 07	Wat 01 Water Consumption	Exemplary	Detailed documentary evidence indicating a 65% improvement in water consumption against the baseline performance.		1	0	0.00%		
									0
Inn 08	Mat 01 Life Cycle Impacts	Exemplary	A copy of the statement demonstrating benefit of using IMPACT compliant software and a BRE Global email confirmation for receipt of the model OR completed Mat 01 calculator tool confirming exemplary level performance.		1	0	0.00%		
Inn 09	Mat 03 Responsible Sourcing of Materials	Exemplary	Completed Mat 03 calculator tool confirming exemplary level performance (at least 70% of RSM points achieved).		0	0	0.00%		

Greyfriars Church
BREEAM Evidence Schedule



Issue ID	Issue name	Criteria	Credit summary	Time Bound?	Available Credits	Assumed Credits	% Weighting	Notes	Proven Score
Inn 10	Wst 01 Construction Site Waste Management	Exemplary	Confirmation that the amount of waste generated per 100m2 is less than or equal to 1.6m3; the percentage of non-hazardous waste diverted from landfill meets the exemplary level benchmark; all key waste groups are identified for diversion from landfill in the RMP.		1	0	0.00%		
									0
Inn 11	Wst 02 Recycled Aggregates	Exemplary	Confirmation that the percentage of high grade aggregate that is recycled has met exemplary minimum levels. Where the total amount of recycled or secondary aggregate is greater than 35%. The aggregates must not be transported more than 30km by road.		1	0	0.00%		
Inn 12	Wst 05 Adaptation to Climate Change	Exemplary	Confirmation that the criteria outlined in the manual are achieved with regards to Hea 04, Ene 01, Ene 04, Wat 01, Mat 05, and Pol 03.		1	0	0.00%		
									0
Inn 13	Le 02 Ecology Risks & Opportunities	Exemplary	Confirmation that criteria 8 to 10 are achieved Confirmation that wider site sustainability related activities and the potential for ecosystem service related benefits have been considered. See methodology.		1	0	0.00%		
			Achieve both Hea 07 credits for safe access and outside space						
			Achieve Pol 03 credits for surface water run off and minimising watercourse pollution						
			Achieve Pol 05 reduction in noise pollution						
									0