

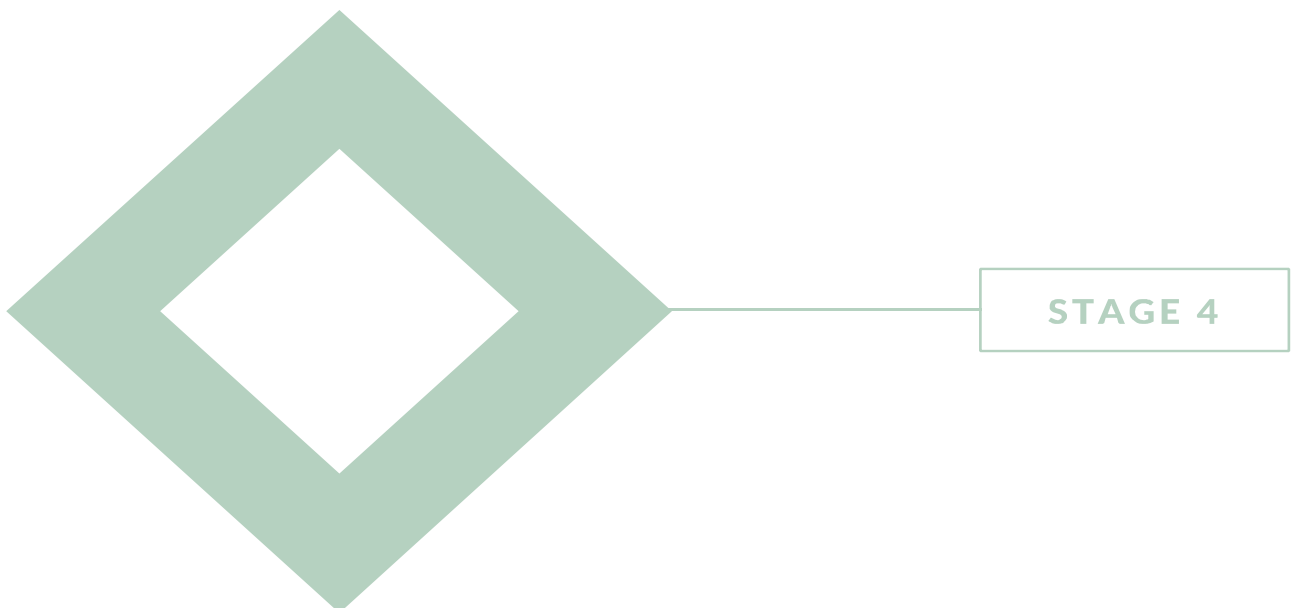
# Station Hill - Phase 1. Reading. Lincoln MGT.

## SUSTAINABILITY

STAGE 4 BREEAM REPORT

RETAIL & OTHER BUILDING ASSESSMENT REVIEW.

REVISION 1 - 11 DECEMBER 2019



## Audit sheet.

| Rev. | Date       | Description            | Prepared | Verified |
|------|------------|------------------------|----------|----------|
| 0    | 08/07/2019 | Issue for Stage 4.     | AB       | JD       |
| 1    | 11/12/2019 | Updated with comments. | AB       | MW       |
|      |            |                        |          |          |
|      |            |                        |          |          |
|      |            |                        |          |          |
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|      |            |                        |          |          |
|      |            |                        |          |          |

This document has been prepared for Lincoln MGT only and solely for the purposes expressly defined herein. We owe no duty of care to any third parties in respect of its content. Therefore, unless expressly agreed by us in signed writing, we hereby exclude all liability to third parties, including liability for negligence, save only for liabilities that cannot be so excluded by operation of applicable law. The consequences of climate change and the effects of future changes in climatic conditions cannot be accurately predicted. This report has been based solely on the specific design assumptions and criteria stated herein.

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## Note

At the point of the stage 4 issue the intended target for the BREEAM Assessments was BREEAM 'Excellent' (min:<70%) in line with the outline planning consent granted for the wider scheme in 2015, and Reading Borough Local Development Framework, Policy CS1: Sustainable Construction and Design. Subsequently the Committee Report conditions issued by Reading Borough Council on the 17<sup>th</sup> July 2019, confirmed '*All non-residential floorspace within each Plot shall achieve a BREEAM 'Very Good' rating with a minimum of 62.5 points. Where feasible, the office use within each Plot shall achieve a BREEAM 'Excellent' rating. ii) The development of each Plot shall thereafter be carried out and retained in accordance with the approved details of the sustainability/environmental performance*'.

As no office BREEAM assessment was being completed for the Phase 1 development, BREEAM 'Very Good' (62.5%) was accepted as an initial assessment target for all commercial areas. An aspiration for BREEAM 'Excellent' was also accounted for where feasible in line with the RBC local Development Framework and Outline Planning Consent previously required.

Throughout this report, the evidence and scores reported on are no longer an accurate representation of the current Phase 1 BREEAM Assessments. The scores provided establish a reflective update of the current status at this point of issue on the 8<sup>th</sup> July 2019. Please refer to Appendix A for a full review of the Station Hill Phase 1 BREEAM Summary Tracker on this date.

Currently to date (11<sup>th</sup> December 2019) the awarded scores for the assessments are as follows:

- BREEAM Retail: 70.22% (BREEAM Excellent); and
- BREEAM D2 Community Areas: 67.58% (BREEAM Very Good).

The remainder of this report remains as previously issued on the 8<sup>th</sup> July 2019.

## Executive Summary.

Hoare Lea has been appointed by Lincoln MGT as BREEAM Assessor for the Phase 1 of Station Hill Development, in Reading. Following on from the BREEAM Pre-Assessment report issued for planning, and the stage 3 update. This report has been written primarily to provide an update on how the BREEAM UK New Construction (NC) 2018 Retail and Community (D2) Shell Only Design Stage assessments are progressing, with respect to the discharge of the planning requirements associated with BREEAM.

BREEAM 'Excellent' is the planning requirement, with a minimum score of 70%. At this stage of the assessment, including any additional appointments, the following scores are targeted:

- BREEAM Retail: 71.68% (BREEAM 'Excellent'); and
- BREEAM D2 Community Areas: 72.28% (BREEAM 'Excellent').

A reasonable margin of between 5-7 % is recommended above the minimum required score (70%) at this stage to secure the target rating against design changes and potential constraints identified during the construction stage. In order to secure a 5-7% buffer, we recommend the following additional credits are actioned:

- Ene 01: Reduction of Energy Use and Carbon Emissions – (+4 credits),
- Wst 02: Recycled Aggregates (+1 credit),
- LE 04: Change and Enhancement of Ecological Value - (+1 Exemplary credit), and
- Pol 03: Flood Risk Management and Reducing Surface Water Run-off (+1 credit).

As of Monday 8th July 2019, the assessments are achieving the following scores:

- BREEAM Retail: 17.32% (BREEAM Unclassified); and
- BREEAM D2 Community Areas: 17.57% (BREEAM Unclassified).

As well as additional appointments, there are a number of credit requirements that need to be evidenced in order to achieve the credits targeted.

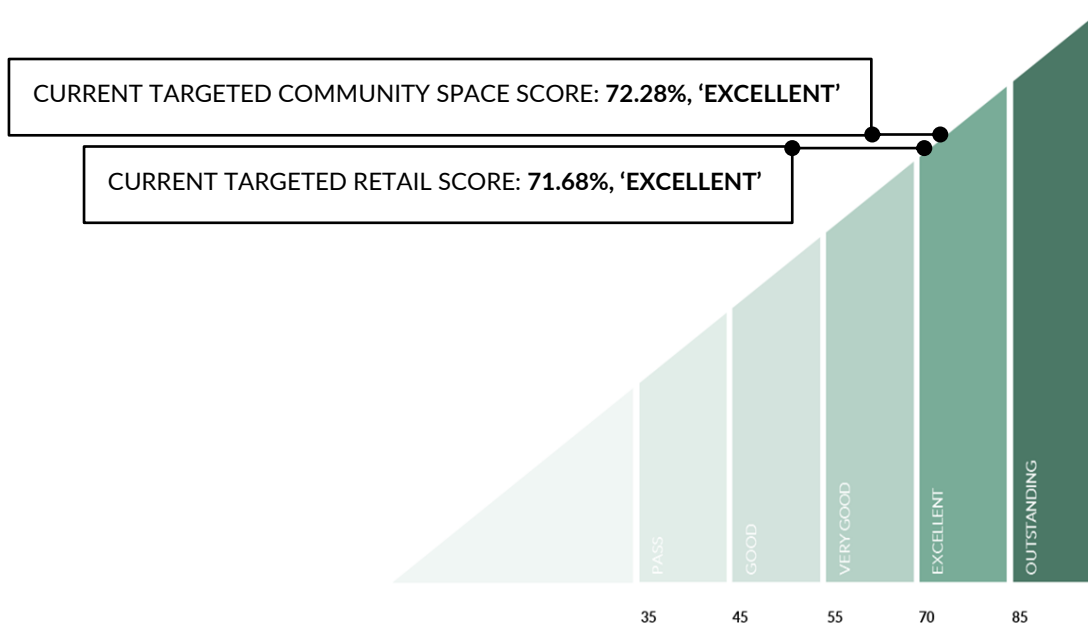


Figure 1: BREEAM 2018 Scale and Anticipated Performance Scores for the BREEAM Assessment.

## 1. Introduction.

Hoare Lea has been appointed by Lincoln MGT as BREEAM Assessor for Phase 1 of the Station Hill Development in Reading. This report has been written primarily to provide an update on how the BREEAM Assessments are progressing with respect to the discharge of the planning requirements associated with BREEAM.

### 1.1 BREEAM Planning Conditions.

Outline planning consent was granted for the Station Hill development in 2015, based on the BREEAM NC 2011 criteria with a requirement to achieve 'Very Good'. In order to maximise the sustainability features on site, the client has decided to pursue a BREEAM 'Excellent', complying with the BREEAM UK NC 2018 assessment criteria in line with Reading Borough Council Local Development Framework, Policy CS1: Sustainable Construction and Design.

### 1.2 Reading Borough Council Local Development Framework.

Reading Borough Local Development Framework has confirmed the current requirement for BREEAM 'Excellent', under Policy CS1: Sustainable Construction and Design, which requires the following:

Proposals for new development, including the construction of new buildings and the redevelopment and refurbishment of existing building stock, will be acceptable where the design of buildings and site layouts use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care, and take account of the effects of climate change.

To meet these requirements: -

- All new housing is required to meet the most up to date Eco-Homes 'Very Good' as a minimum standard, and all new commercial developments are required to meet the most up to date BREEAM 'Very Good' as a minimum standard;
- **On larger developments of more than 10 dwellings or 1,000 m<sup>2</sup> of floorspace, ensure that 50% of the provision meets the most up to date Eco-Homes and BREEAM 'Excellent' standards;**
- All new developments maximise the use of energy efficiency and energy conservation measures in their design, layout and orientation to reduce overall energy demand;
- All developments of more than 10 dwellings or 1000m<sup>2</sup> floorspace incorporate on-site generation of energy from renewable sources and energy efficient design measures (including the use of CHP where appropriate) to off-set at least 20% of predicted carbon dioxide emissions from the estimated energy usage of the completed and occupied development;
- All developments reduce mains water use and demonstrate that water conservation measures are incorporated so that predicted per-capita consumption does not exceed the appropriate levels set out in the Code for Sustainable Homes or BREEAM Standards;
- Developments incorporate sustainable urban drainage facilities and techniques as part of the layout of a development as appropriate and as advised by the Environment Agency, including minimising the size of impermeable areas so that peak run-off and annual water run-off is reduced where possible and in any case, is no greater than the original conditions of the site. Particular care will be needed in areas of flood risk where different solutions may be required.

## 2. Assessment Details.

A BREEAM Retail (Shell Only), and Non-residential institution (Shell Only) 2018 assessment are currently underway for the Station Hill Phase 1 Development.

## 2.1 Minimum Standards.

As well as the 70% score requirement, there are BREEAM minimum standards which must also be met to achieve the BREEAM 'Excellent' rating. These are highlighted in Table 1 below.

Table 1 BREEAM Minimum Standards for BREEAM 'Excellent' (70%).

| BREEAM Issue |                                              | BREEAM 'Excellent'                               | Targeted | Achieved                                                                                             |
|--------------|----------------------------------------------|--------------------------------------------------|----------|------------------------------------------------------------------------------------------------------|
| Man 03       | Responsible Construction Practices           | One credit (responsible construction management) | ✓        | <b>Cast Consultancy:</b><br>Contractors Prelims document to be issued to demonstrate compliance.     |
| Ene 01       | Reduction of energy use and carbon emissions | Four credits (Energy performance)                | ✓        | <b>Hoare Lea:</b><br>Review of the Stage 4 information                                               |
| Wat 02       | Water Monitoring                             | Criterion 1 only                                 | ✓        | ✓                                                                                                    |
| Mat 03       | Responsible sourcing of materials            | Criterion 1 only                                 | ✓        | ✓                                                                                                    |
| Wst 03       | Operational Waste                            | One credit                                       | ✓        | <b>Peter Brett/Stantec:</b><br>Waste Management report to be issued and reviewed against compliance. |

## 2.2 Current and Potential Scores.

Currently, the assessments are targeting the following scores:

- BREEAM Retail: 71.68% (BREEAM 'Excellent');
- BREEAM D2 Community Areas: 72.28% (BREEAM 'Excellent').

Table 2 BREEAM Targeted Scores.

| Assessment         | Targeted Score at Planning | Revised Targeted Score at Stage 3 | Revised Targeted Score at Stage 4 |
|--------------------|----------------------------|-----------------------------------|-----------------------------------|
| Retail             | 76.00%                     | 76.00%                            | 71.68%                            |
| D2 Community Areas | 76.80%                     | 76.80%                            | 72.28%                            |

A reasonable margin of between 5-7 % is recommended above the minimum required score (70%) at this stage to secure the target rating against design changes and potential constraints identified during the construction stage.

In order to ensure this buffer is achieved, the following potential credits have been identified:

- Ene 01: Reduction of Energy Use and Carbon Emissions – (+4 credits),
- Wst 02: Recycled Aggregates (+1 credit),
- LE 04: Change and Enhancement of Ecological Value - (+1 Exemplary credit), and
- Pol 03: Flood Risk Management and Reducing Surface Water Run-off (+1 credit).

These credits, if targeted and achieved, will capture an average 5.72% increase on the score, allowing for a 5-7% buffer to be achieved above the baseline requirements.

### 2.3 Current Awarded Score.

As of Monday 8th July 2019, the current scores for the Station Hill Phase 1 BREEAM Assessments are as follows:

- BREEAM Retail: 17.32% (BREEAM Unclassified); and
- BREEAM D2 Community Areas: 17.57% (BREEAM Unclassified).

The majority of the design stage credits will be assessed and validated using the Stage 4 information.

### 2.4 Additional Appointments.

Table 3 outlines the Additional Appointments which are required to be made in association with the BREEAM Assessments. If these credits are not accounted for, the assessment will be at significant risk of breaching the planning conditions, and failing to achieve BREEAM 'Excellent'. A status updated is required on the appointments detailed in Table 3, in order to determine if these credits can still be achieved.

Table 3 Additional Appointments.

| Credit Issues                                      | Appointment Required  | Evidence Required                                                                                       | Applicable to Both Assessments? |
|----------------------------------------------------|-----------------------|---------------------------------------------------------------------------------------------------------|---------------------------------|
| Man 02: Life cycle cost and service life planning. | Cast Consultancy      | Stage 4 Component level LCC options appraisal plan.                                                     | ✓                               |
| Hea 01: Visual Comfort                             | GIA                   | BREEAM Compliant Daylighting report                                                                     | ✓                               |
| Tra 01: Transport assessment and travel plan*      | Peter Brett (Stantec) | BREEAM Compliant Travel Plan + Confirmation of Sustainable Transport Measures which will be integrated. | ✓                               |

\*Appointment is subject to whether S106, can be accepted by the BRE as valid commitment that a travel plan will be provided at Post Construction incorporating all Tra 01, and Tra 02 requirements.

## 3. Early Stage Credit Requirements.

Under the BREEAM New Construction 2018 assessment criteria, there are a number of requirements that are time critical and require early action by the design team in order for the credits to be secured.

All early stage outstanding BREEAM evidence should be provided as soon as possible in order to verify compliance against the targeted credits. The actions for these credits are required by the end of RIBA Stages 1 and 2. The members responsible for the items have been highlighted below:

Table 4 RIBA Stage 1 - Early Stage Actions.

| Credit Issues                              | RIBA Stage 1 Actions                                                                                                                                                                                             | Owner           | Tracker    |
|--------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|------------|
| Man 01:<br>Project Brief and Design        | First credit: Stakeholder consultation: By the end of Stage 1 – definition and engagement of key stakeholders (incl. team member with significant construction experience) and their roles and responsibilities. | DP9 + CRTKL     | Completed. |
| Le 04:<br>Enhancing Site Ecology           | The ecologist must be appointed by RIBA Stage 1 to carry out initial surveys, and subsequently provide recommendations in a report at RIBA Stage 2.                                                              | Watermans + DP9 | Completed. |
| Le 05:<br>Long Term impact on Biodiversity |                                                                                                                                                                                                                  |                 |            |

Table 5 RIBA Stage 2 - Early Stage Actions.

| Credit Issues                                                                      | RIBA Stage 2 Actions                                                                                                                                                                                         | Owner                                    | Tracker     |
|------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|-------------|
| Man 01:<br>Project Brief and Design                                                | Prior to completion of the Concept Design, the design team consult with all interested parties on matters that cover the minimum consultation content.                                                       | CRTKL                                    | Completed.  |
|                                                                                    | Demonstrate how the stakeholder contributions and consultation exercise outcomes influence the Initial Project Brief and Concept Design.                                                                     | DP9                                      | Underway    |
| Hea 06<br>Security                                                                 | Appoint a Suitability Qualified Security Specialist (SQSS) to conduct a Security Needs Assessment (SNA).                                                                                                     | HL Security                              | Completed.  |
| Mat 03<br>Responsible sourcing of materials                                        | Development and use a project Sustainable Procurement Plan for the project                                                                                                                                   | CRTKL + Cast Consultancy                 | Outstanding |
| Wst 01<br>Construction waste management                                            | Carry out (where relevant) a pre-demolition audit.                                                                                                                                                           | Demolition Contractor + Cast Consultancy | Outstanding |
| Wst 05<br>Adaptation to climate change                                             | Conduct a climate change adaption strategy appraisal for structural and fabric resistance                                                                                                                    | CRTKL + Ramboll                          | Underway    |
| LE 02<br>Identifying and understanding the risks and opportunities for the project | The project team is required to liaise and collaborate with representative stakeholders to identify and consider the ecological outcome for the site.                                                        | Watermans + Cast Consultancy             | Completed.  |
| LE 03<br>Managing negative impacts on ecology                                      | Roles and responsibilities have been clearly defined, allocated and implemented to support successful delivery of project outcomes at an early enough stage to influence the concept design or design brief. | Watermans + Cast Consultancy             | Underway.   |

## 4. Items for Resolution.

The Items for Resolution, as outlined in Table 6 below, reflect a select few of the currently targeted credits which have been identified as having a significant risk to not being achieved. The table has identified the percentage per credit which each issue (e.g. Management, Health and Wellbeing, Energy, etc.) has to offer, as well as the percentage at risk which can be lost from the current baseline score if the targeted credits for the associated criteria are not achieved.

It is recommended that the assessor's comments are reviewed, and a full understanding of the information required to fulfil the credit is achieved in order to secure the credit.

If the items outlined in Tables 3-6 are not addressed, this will result in a decline from each of the targeted scores, and a failure to achieve targeted score of BREEAM 'Excellent' (≥70%).

Table 6 BREEAM Credits - Items for Resolution.

| BREEAM Credits                                           | % per credit per Issue | % at Risk | BREEAM Assessors Comment & Action Required                                                                                                                                                   | Responsibility                   |
|----------------------------------------------------------|------------------------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| Man 02 – Life cycle cost and service life planning. (+2) | 0.80%                  | 0.80%     | Cost consultant to provide Component level LCC options appraisal plan document and confirm the Predicted capital costs for the project.                                                      | Cast Consultancy                 |
| Hea 01 – Visual Comfort (+2)                             | 0.88%                  | 1.76%     | Daylighting Consultant to be appointed and confirm that a BREEAM compliant Daylighting Report will be provided prior to Stage 4.                                                             | GIA + Cast Consultancy           |
| Hea 07 – Safe and Healthy Surroundings. (+1)             | 0.88%                  | 0.88%     | As-designed drawings to be provided by the Architect/Landscape designer demonstrating all measures as outlined under the Safe Access criteria have been included into the final development. | CRTKL + LDA                      |
| Tra 01 – Transport assessment travel plan. (+2)          | 1.21%                  | 2.42%     | BREEAM Compliant Travel Plan to be completed covering necessary criteria.                                                                                                                    | DP9 + Peter Brett (Stantec)      |
| Tra 02 – Sustainable Transport Measures. (+9)            | 1.21%                  | 10.89%    | Architect to provide as-designed drawings outlining all compliant measures to be included on site.                                                                                           | DP9, Peter Brett (Stantec) + LDA |

| BREEAM Credits                                                  | % per credit per Issue | % at Risk | BREEAM Assessors Comment & Action Required                                                                                                                                                                                                                    | Responsibility                           |
|-----------------------------------------------------------------|------------------------|-----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| Mat 01 – Environmental impacts from Construction Products. (+2) | 1.35%                  | 2.70%     | Architect to confirm elemental build up for all external walls, frame, internal walls, roof, stairs and ramps, upper floors, windows and Doors.<br>Detailed drawings to also be provided in order to demonstrate compliance.                                  | CRTKL                                    |
| Mat 03 – Responsible Sourcing of Materials (+3)                 | 1.57%                  | 3.14%     | Confirmation a sustainable procurement plan must be used by the design team to guide specification towards sustainable construction products.<br>Evidence of level of responsible sourcing achieved for each construction product. For example, certificates. | CRTKL + Cast Consultancy                 |
| Mat 05 - Designing for Durability and Resilience. (+1)          | 1.57%                  | 1.57%     | Marked up drawings and completed proformas to be provided by Architect demonstrating protection against vulnerable parts of the internal building from material degradation, and protecting exposed parts of the building from environmental factors.         | CRTKL + Ramboll                          |
| Wst 01 – Construction Waste Management (+1)                     | 0.80%                  | 0.80%     | Pre- demolition audit to be provided to confirm 1 <sup>st</sup> credit.                                                                                                                                                                                       | Demolition Contractor + Cast Consultancy |
| Wst 03 – Operational Waste Requirements (+1)                    | 0.80%                  | 0.80%     | Waste management report to be provided in order to outline to the BREEAM Assessor how the waste is to be managed by the tenant on site.                                                                                                                       | Peter Brett (Stantec) + DP9.             |
| Wst 05 – Adaptation to climate change (+1)                      | 0.80%                  | 0.80%     | Architect to complete BREEAM Proforma and confirm how the building has been designed to mitigate and manage the potential risks of climate change.                                                                                                            | CRTKL + Ramboll                          |
| Wst 06 – Design for disassembly and adaptability (+1)           | 0.80%                  | 0.80%     | Architect to provide GA drawings demonstrate how the building has been designed for disassembly and functional adaptability.                                                                                                                                  | CRTKL + Ramboll                          |

| BREEAM Credits                           | % per credit per Issue | % at Risk | BREEAM Assessors Comment & Action Required                                                                 | Responsibility   |
|------------------------------------------|------------------------|-----------|------------------------------------------------------------------------------------------------------------|------------------|
| Le 02 – Le 05: Land use and Ecology (+7) | 1.46%                  | 14.60%    | Contractor prelims document to be issued in order to demonstrate compliance with Le 02-Le 05 requirements. | Cast Consultancy |

## 5. Conclusion.

The Design Stage BREEAM Assessments for the Phase 1 of the Station Hill development, is underway with targeted scores of:

- BREEAM Retail: 71.68% (BREEAM 'Excellent'); and
- BREEAM D2 Community Areas: 72.28% (BREEAM 'Excellent').

The targeted scores and minimum requirements captured are currently in line with a BREEAM 'Excellent' rating, as per the planning requirements set by Reading Borough Council and Policy CS1: Sustainable Construction and Design, as well as BREEAM minimum standards. In order to comply with these targets, evidence will be required to be provided in order to demonstrate compliance.

It is recommended, a 5–7% buffer is attained above the minimum requirement (70%) throughout the assessment. Section 2.2 has identified potential credits which can be target in order to ensure a 5-7% buffer is achieved. This buffer will allow for any potential discrepancies and unforeseen changes / non-compliances which may occur during construction stage to be absorbed without jeopardising the overall BREEAM 'Excellent' target.

In order to ensure a successful delivery of the design stage assessment, it is recommended the client and design team fully review the targeted credits highlighted within this report, and ensure all the criteria has been incorporated into the final Stage 4 package in order to demonstrate compliance with the BREEAM assessment.

**Appendix A: Station Hill, Phase 1 BREEAM Summary Tracker.**

SHR Phase 1 - BREEAM New Construction 2018.

|                                     |                                                                                                 | Tracker + Assessment                                            |          |          |                |          |          |                 |   |  |
|-------------------------------------|-------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|----------|----------|----------------|----------|----------|-----------------|---|--|
|                                     |                                                                                                 | 2018                                                            |          |          | 2018           |          |          | NOT<br>TARGETED |   |  |
|                                     |                                                                                                 | RETAIL                                                          |          |          | OTHER BUILDING |          |          |                 |   |  |
|                                     |                                                                                                 | SHELL ONLY                                                      |          |          | SHELL ONLY     |          |          |                 |   |  |
|                                     |                                                                                                 | AVAILABLE                                                       | TARGETED | ACHIEVED | AVAILABLE      | TARGETED | ACHIEVED |                 |   |  |
| Management                          | Man 01: Project Brief and design (Stage 1 & 2)                                                  | 4                                                               | 2        | 1        | 4              | 2        | 1        | 2               |   |  |
|                                     | Man 02: Lifecycle Cost and Service Life Planning (Stage 2)                                      | 4                                                               | 2        | S4       | 4              | 2        | S4       | 2               |   |  |
|                                     | Man 03: Responsible Construction Practices (Me), (Mo)                                           | 6                                                               | 6        | S4       | 6              | 6        | S4       | 0               |   |  |
|                                     | Man 04: Commissioning and Handover (Me), (Mo)                                                   | 1                                                               | 0        | 0        | 1              | 0        | 0        | 1               |   |  |
|                                     | Man 05: Aftercare (Me), (Mo)                                                                    | N/A                                                             | N/A      | N/A      | N/A            | N/A      | N/A      |                 |   |  |
|                                     | Total                                                                                           | 15                                                              | 10       | 1        | 15             | 10       | 1        |                 |   |  |
| Health and Wellbeing                | Hea 01: Visual Comfort                                                                          | 4                                                               | 3        | S4       | 3              | 2        | S4       | 1               |   |  |
|                                     | Hea 05: Acoustic Performance                                                                    | 1                                                               | 1        | S4       | 1              | 1        | S4       | 0               |   |  |
|                                     | Hea 06: Safety and Security (Stage 2)                                                           | 1                                                               | 1        | 1        | 1              | 1        | 1        | 0               |   |  |
|                                     | Hea 07: Safe & Healthy Surroundings                                                             | 2                                                               | 2        | 1        | 2              | 2        | 1        | 0               |   |  |
|                                     | Total                                                                                           | 8                                                               | 7        | 2        | 7              | 6        | 2        |                 |   |  |
|                                     | Energy                                                                                          | Ene 01: Reduction of Energy Use and Carbon Emissions (Me), (Mo) | 9        | 5        | S4             | 9        | 6        | S4              | 4 |  |
| Ene 03: External Lighting           |                                                                                                 | 1                                                               | 1        | S4       | 1              | 1        | S4       | 0               |   |  |
| Ene 04: Low Carbon Design (Stage 2) |                                                                                                 | 3                                                               | 0        | 0        | 3              | 0        | 0        | 3               |   |  |
| Total                               |                                                                                                 | 13                                                              | 6        | 0        | 13             | 7        | 0        |                 |   |  |
| Transport                           | Tra 01: Transport assessment and travel plan                                                    | 2                                                               | 2        | S4       | 2              | 2        | S4       | 0               |   |  |
|                                     | Tra 02: Sustainable Transport Measures (Stage 2)                                                | 10                                                              | 9        | S4       | 10             | 9        | S4       | 1               |   |  |
|                                     | Total                                                                                           | 12                                                              | 11       | 0        | 12             | 11       | 0        |                 |   |  |
| Water                               | Wat 02: Water Monitoring (Mg), (Mvg), (Me), (Mo)                                                | 1                                                               | 1        | 1        | 1              | 1        | 1        | 0               |   |  |
|                                     | Wat 03: Water Leak Detection                                                                    | 1                                                               | 1        | 1        | 1              | 1        | 1        | 0               |   |  |
|                                     | Wat 04: Water Efficient Equipment                                                               | 1                                                               | 1        | 1        | 1              | 1        | 1        | 0               |   |  |
|                                     | Total                                                                                           | 3                                                               | 3        | 3        | 3              | 3        | 3        |                 |   |  |
| Materials                           | Mat 01: Environmental impacts from construction products - Building life cycle assessment (LCA) | 7                                                               | 2        | S4       | 7              | 2        | S4       | 5               |   |  |
|                                     | Mat 02: Environmental Impacts from Construction Products                                        | 1                                                               | 1        | S4       | 1              | 1        | S4       | 0               |   |  |
|                                     | Mat 03: Responsible Sourcing of Materials (M) (Mg), (Mvg), (Me), (Mo)                           | 4                                                               | 3        | S4       | 4              | 3        | S4       | 1               |   |  |
|                                     | Mat 05: Designing for Durability and Resilience                                                 | 1                                                               | 1        | S4       | 1              | 1        | S4       | 0               |   |  |
|                                     | Mat 06: Material Efficiency (Stage 1)                                                           | 1                                                               | 0        | 0        | 1              | 0        | 0        | 1               |   |  |
|                                     | Total                                                                                           | 14                                                              | 7        | 0        | 14             | 7        | 0        |                 |   |  |
| Waste                               | Wst 01: Project Waste Management (Mo)                                                           | 5                                                               | 3        | S4       | 5              | 3        | S4       | 2               |   |  |
|                                     | Wst 02: Recycled Aggregates                                                                     | 1                                                               | 0        | 0        | 1              | 0        | 0        | 1               |   |  |
|                                     | Wst 03: Operational Waste (Me), (Mo)                                                            | 1                                                               | 1        | S4       | 1              | 1        | S4       | 0               |   |  |
|                                     | Wst 04: Speculative Floor and Ceiling Finishes                                                  | N/A                                                             | N/A      | N/A      | N/A            | N/A      | N/A      |                 |   |  |
|                                     | Wst 05: Adaptation to Climate Change (Stage 2)                                                  | 1                                                               | 1        | S4       | 1              | 1        | S4       | 0               |   |  |
|                                     | Wst 06: Design for Disassembly and Adaptability (Stage 2)                                       | 2                                                               | 1        | S4       | 2              | 1        | S4       | 1               |   |  |
|                                     | Total                                                                                           | 10                                                              | 6        | 0        | 10             | 6        | 0        |                 |   |  |
| Landscape and Ecology               | LE 01: Site Selection                                                                           | 2                                                               | 1        | 1        | 2              | 1        | 1        | 1               |   |  |
|                                     | LE 02: Identifying and understanding the risk and opportunities on site                         | 2                                                               | 2        | 0        | 2              | 2        | 0        | 0               |   |  |
|                                     | LE 03: Managing negative impacts on ecology                                                     | 3                                                               | 3        | 1        | 3              | 3        | 1        | 0               |   |  |
|                                     | LE 04: Change and enhancement of ecological value (Stage 1 & 2)                                 | 4                                                               | 3        | 3        | 4              | 3        | 3        | 1               |   |  |
|                                     | LE 05: Long Term Impact on Biodiversity (Stage 1 & 2)                                           | 2                                                               | 2        | 1        | 2              | 2        | 1        | 0               |   |  |
|                                     | Total                                                                                           | 13                                                              | 11       | 6        | 13             | 11       | 6        |                 |   |  |
| Pollution                           | Pol 01: Impact of Refrigerants                                                                  | N/A                                                             | N/A      |          | N/A            | N/A      | N/A      |                 |   |  |
|                                     | Pol 02: Local Air Quality                                                                       | N/A                                                             | N/A      |          | N/A            | N/A      | N/A      |                 |   |  |
|                                     | Pol 03: Flood Risk Management and Reducing Surface Water Run-off                                | 5                                                               | 4        | 4        | 5              | 4        | 4        | 1               |   |  |
|                                     | Pol 04: Reduction of Night-time Light Pollution                                                 | 1                                                               | 1        | S4       | 1              | 1        | S4       | 0               |   |  |
|                                     | Pol 05: Noise Attenuation                                                                       | N/A                                                             | N/A      |          | N/A            | N/A      | N/A      |                 |   |  |
|                                     | Total                                                                                           | 6                                                               | 5        | 4        | 6              | 5        | 4        |                 |   |  |
|                                     | Innovation credit                                                                               | 10                                                              | 1        |          | 10             | 1        |          | 9               |   |  |
|                                     | Total                                                                                           | 10                                                              | 1        | 0        | 10             | 1        | 0        |                 |   |  |
| Scores                              | Excellent Minimum Required Score                                                                | 70                                                              |          |          | 70             |          |          |                 |   |  |
|                                     | Recommended Minimum Excellent Targeted Score                                                    | 75                                                              |          |          | 75             |          |          |                 |   |  |
|                                     | Targeted Score                                                                                  | 71.68                                                           |          |          | 72.28          |          |          |                 |   |  |
|                                     | Achieved Score                                                                                  | 17.32                                                           |          |          | 17.57          |          |          |                 |   |  |



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