

From: [Scarlett Franklin](#)
To: [Nori Touati](#)
Cc: [PA](#); [Kostas Mastronikolaou](#)
Subject: 8892_Jackson's Corner - BREEAM and Part L - update
Date: 07 July 2020 12:10:41
Attachments: [image001.png](#)

Afternoon Nori,

Following our recent discussions on Jackson's Corner, I wanted to clarify our current position in terms of Part L and BREEAM.

Since our instruction for the preassessments and based on our progress to date, the BREEAM pre-assessment stage scope has been carried out as far as possible based on the information made available to us, and can be closed off as soon as the pending feedback from team is received by XCO2 as to whether certain credits can be targeted. However, the Part L pre-assessment work has not progressed much since our appointment as no meaning information have been provided.

If instructed for the full BREEAM (combined) assessment (submission with the aim to get certification), please note the following key timescales from instruction:

- 1-2 months to collect all required evidence from the contractor for formal BREEAM assessments and submission to BRE. Given our past experience, we must note here that this is on the condition that the contractor provides all information required for evidence. As noted above, XCO2 will require 1 month following receipt of all evidence to prepare the assessment report for submission to the BRE;
- 8-10 weeks for BRE to review and provide comments on the BREEAM submission;
- 2-4 weeks for us to address any comments and resubmit if required.

We have also proposed fees for Part L and EPCs (full assessments) but these will only start if we complete the instructed pre-assessment first, and the EPC full assessment scope is instructed as part of this proposal. The timescales for this work are as follows:

- Pre-assessment [instructed]: 2-3 weeks from receipt of initial information requested (none received to date);
- Assessment for EPC: 3 weeks from instruction and from receipt of all evidence information from the contractor to produce EPCs.

We understand that the delays in receiving information has been partly due to the impacts of COVID-19. Consequently, some team members have not been able to send through documentation, or been delayed in doing so which in turn has impacted both assessments.

Please let me know if you would like any further details.

Many thanks,
Scarlett

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For the health and wellbeing of our staff and collaborators, the majority of the XCO2 team will be working remotely effective 17th March 2020. Our office number above will continue to work and we will be sure to put you in touch with the relevant person.