

BREEAM UK Domestic Refurbishment 2014 Pre-Assessment Estimator v0.1

This assessment and indicative BREEAM rating is not a formal certified BREEAM assessment or rating and must not be communicated as such. The score presented is indicative of a dwelling's potential performance and is based on a simplified pre-formal BREEAM assessment and unverified commitments given at an early stage in the design process.

Building name		108, London Street				
Indicative building score (%)		57.54%				
Indicative BREEAM rating		BREEAM Very Good				
Management	Health & Wellbeing	Energy	Water	Materials	Waste	Pollution

	Minimum Standards				
	Pass	Good	Very Good	Excellent	Outstanding
Ene 02	✓	✓	✓	✗	✗
Wat 01	✓	✓	✓	✗	✗
Hea 05	✓	✓	✓	✓	✓
Hea 06	✓	✓	✓	✓	✓
Pol 03	✓	✓	✓	✓	✓
Mat 02	✓	✓	✓	✓	✓

INNOVATION

Section Weighting: 10%

Indicative Section Score: 2.00%

Comments**MANAGEMENT**

Section Weighting: 12%

Indicative Section Score: 10.91%

Man 01 Home Users Guide

No. of BREEAM credits available	3	Available contribution to overall score:	3.27%
No. of BREEAM innovation credits	0	Minimum Standards applicable:	No
Assessment Criteria	Where a Home Users Guide be provided to all dwellings, covering all issues set out in the 'Users Guide Contents list', three credits may be awarded		
	Indicative Credits		
	3		

Comments

A compliant BREEAM HUG will be developed and supplied to all units assessed.

Man 02 Responsible Construction Practices

No. of BREEAM credits available	2	Available contribution to overall score:	2.18%
No. of BREEAM innovation credits	1	Minimum Standards	No
Assessment Criteria	Where a compliant considerate construction scheme will be used, credits are awarded depending on the score achieved as outlined below:		
	Indicative Credits		
	1		

Large Scale - project with more than 5 units

	One Credit	Two Credits
Considerate Constructors Scheme	Score of 25-34 with a score of 5 in each section	Score of 35-39 with a score of 7 in each section
Alternative Compliant Scheme	Compliance	Beyond Compliance

Small Scale - project with 5 units or fewer

	One Credit	Two Credits
Considerate Constructors Scheme	Score of 25-34 with a score of 5 in each section	Score of 35-39 with a score of 7 in each section
Alternative Compliant Scheme	Compliance	Beyond Compliance
Checklist A-3	50% of the optional items	80% of the optional items

Exemplary Credit

Considerate Constructors Scheme	Score of 40 or more with a score of 7 in each section	* Small Scale Project Only
Alternative Compliant Scheme	Exemplary Level Compliance	
Checklist A-3*	All Items (Optional & Mandatory)	

Indicative Innovation Credits Achieved
Please Select**Comments**

The main contractor will register with the Considerate Constructors Scheme and aim to deliver a final score of at least 25, with at least 5 scored in each section.

Man 03 Construction Site Impacts

No. of BREEAM credits available	1	Available contribution to overall score:	1.09%
No. of BREEAM innovation credits	0	Minimum Standards applicable:	No
Assessment Criteria	Where evidence demonstrate that site impacts will be monitored, as detailed below:		
	Indicative Credits		
	1		

	One Credit
Large Scale	Where there is evidence to demonstrate that 2 or more of the sections in Checklist A-4 are completed
Small Scale	Where there is evidence to demonstrate that 2 or more of the sections in Checklist A-5 are completed

Sections of Checklist	
Large Scale - Checklist A-4	Small Scale - Checklist A-5
Monitor, report and set targets for CO2 production of energy use arising from site activities	Set objectives for reducing CO2 production from energy use arising from site activities
Monitor, report and set targets for water consumption arising from site activities	Set objectives for reducing water use arising from site activities
A main contractor with an environmental materials policy	Main contractor environmental materials statement
A main contractor that operates an Environmental Management System	80% of site timber is reclaimed, re-used or responsibly sourced
80% of site timber is reclaimed, re-used or responsibly sourced	

Same definition of small and large scale as in Man 02

Comments

Energy & water use will be monitored on a monthly basis throughout the construction process against initial targets and reported at post construction stage.

Man 04 Security			
No. of BREEAM credits available	2	Available contribution to overall score:	2.18%
No. of BREEAM innovation credits	0	Minimum Standards applicable:	No
Assessment Criteria			Indicative Credits
Where the following requirements will be met:			2
One Credit Secure windows and doors	External doors and accessible windows meet minimum standards and appropriately certified		
Two Credits Secured by design	Principles and guidance of Secured by Design Section 2 are complied with		
	A suitably qualified security consultant is consulted at the design stage and their recommendations are incorporated into the refurbishment		
Comments			
All new windows and doors will be specified to comply with PAS24 and LPS1175 as appropriate and the development as a whole will comply with Secured by Design Section 2.			
Man 05 Protection and Enhancement of Ecological Features			
No. of BREEAM credits available	1	Available contribution to overall score:	1.09%
No. of BREEAM innovation credits	1	Minimum Standards applicable:	No
Assessment Criteria			Indicative Credits
Where the following requirements will be met:			1
One Credit Protecting Ecological Features	Site survey carried out to determine presence of ecological features		
	Statutory Nature Conservation Organisation notified of protected species		
	Features of ecological value protected during refurbishment works		
Exemplary Credit Ecological enhancement	A suitably qualified ecologist recommends features to enhance ecology of the site		Indicative Innovation Credits Achieved
	adopts all general ecological recommendations		1
	adopts 30% of additional recommendations		
Comments			
An ecologist has surveyed the site and supplied recommendations for two credits.			
Man 06 Project Management			
No. of BREEAM credits available	2	Available contribution to overall score:	2.18%
No. of BREEAM innovation credits	2	Minimum Standards applicable:	No
Assessment Criteria			Indicative Credits
Where the following requirements will be met:			2
One Credit Project Roles and Responsibilities	Where all of the project team are involved in the project decision making		
	Small Scale - the project manager assigns individual and shared responsibilities amongst the project team including all trades on site		
	Large Scale - the project manager assigns individual and shared responsibilities across the following key design and refurbishment stages: i. Planning and Building control notification ii. Design iii. Refurbishment iv. Commissioning and handover v. Occupation		
Small Scale projects: five units or fewer and less than £100k		Large Scale projects: more than five units and more than £100k	
One Credit Handover and Aftercare	Handover meeting arranged		
	2 or more of the following committed to: - A site inspection within 3 months of occupation - Conduct post occupancy interviews with building occupants or a survey via phone or posted information within 3 months of occupation - Longer term after care e.g. a helpline, nominated individual or other appropriate system to support building users for at least the first 12 months of occupation		
Exemplary Credits			Indicative Innovation Credits Achieved
One Exemplary Credit Early Design Input	Where A BREEAM Accredited Professional has been appointed to oversee key stages within the project. OR Where a BREEAM Domestic Refurbishment Assessor has been appointed at an early stage of the project, prior to the production of a refurbishment specification		0
One Exemplary Credit Thermographic Surveying and Airtightness Testing	Where Thermographic surveying and Airtightness testing have been carried out at both pre and post refurbishment stages Where an improved air tightness target has been set at design stage and testing demonstrates that this has been achieved post refurbishment		
Comments			
The requirements of the two credits associated with this category will be undertaken.			

HEALTH & WELLBEING		Section Weighting: 17%		Indicative Section Score 5.67%	
Hea 01 Daylighting					
No. of BREEAM credits available	2	Available contribution to overall score		2.83%	
No. of BREEAM innovation credits	0	Minimum Standards applicable		No	
Assessment Criteria					Indicative Credits
Where the refurbishment results in a neutral impact on daylighting or where minimum daylighting standards are met, up to two credits may be awarded as follows:					1
For Existing Dwellings and Change of Use Projects					
First Credit Maintaining Good Daylighting		The refurbishment results in a neutral impact on the dwellings daylighting levels in the kitchen, living room, dining room and study			
Where the property is being extended					
First Credit Maintaining Good Daylighting		New spaces achieve minimum daylighting levels			
		The extension does not significantly reduce daylighting levels in the kitchen, living room, dining room or study of neighbouring properties			
For All Properties					
Second Credit Minimum Daylighting		The dwelling achieves minimum daylighting levels in the kitchen, living room, dining room and study			
Comments					
An initial review of the floor plans, elevations and location of adjacent buildings suggests that one of the two credits for this category will be available with internal finishes being the same or lighter than the current internal finishes, but it would appear initially that the credit for daylight factor will not be available in all the units, although some will gain the second credit.					
Hea 02 Sound Insulation					
No. of BREEAM credits available	4	Available contribution to overall score		5.67%	
No. of BREEAM innovation credits	0	Minimum Standards applicable		No	
Assessment Criteria					Indicative Credits
To ensure the provision of acceptable sound insulation standards and so minimise the likelihood of noise complaints.					1
Properties where sound testing has been carried out:					
Up to Four Credits		Four credits awarded according to the improvement over building regulations. See table in additional information in Technical Manual			
Properties where sound testing is not feasible and not required by the appointed Building Control body					
Two Credits		Where existing separating walls and floors are designed to meet the requirements of Building Regulations with compliant construction details			
Up to Four Credits		Where a Suitably Qualified Acoustician (SQA) provides recommendations for the specification of all existing separating walls and floors			
		SQA confirms in their professional opinion that they have the potential to meet or exceed the sound insulation credit requirements			
		Where these recommendations are implemented			
		See table in additional information in Technical Manual			
Historic Buildings					
Up to Four Credits		Where the dwelling is a Historic Building and sound testing results demonstrate existing separating walls and floor meet the Historic Building credit requirements			
		See table in additional information in Technical Manual			
		Where sound testing is not feasible and not required by the appointed Building Control body meeting criteria 2 and 3 using Table 12			
		Properties where sound testing has been carried out, credits awarded according to the improvement over building regulations. See table in additional information in Technical Manual			
		Where the dwelling is a detached property			
		Where the dwelling is a property with separating walls or floors only between non habitable rooms OR Testing not required by building control body			
Detached Properties					
Four Credits		By Default			
Properties with separating walls or floors only between non habitable rooms OR Testing not required by building control body					
Four Credits		By Default			
Comments					
It is expected that airborne and impact sound insulation values will be at least the same post refurbishment and tested on completion for the award of one credit.					
Hea 03 Volatile Organic Compounds					
No. of BREEAM credits available	1	Available contribution to overall score		1.42%	
No. of BREEAM innovation credits	0	Minimum Standards applicable		No	
Assessment Criteria					Indicative Credits
Where the refurbishment avoids the use of VOCs with new products meeting the following requirements:					0
One Credit Avoiding the use of VOCs		Where all decorative paints and varnishes used in the refurbishment have met the requirement listed in table 5.4 in the Technical Manual			
		Where at least five of the eight remaining product categories listed in table 5.4 have met the testing requirements and emission levels for Volatile Organic Compound (VOC) emissions against the relevant standards identified within table 5.4 in the Technical Manual			
		Where five or less products are specified within the refurbishment, all must meet the requirements in order to achieve this credit.			
Comments					
The credit available here is very difficult to claim due to a lack of suitable products available, so this category is currently not targeted.					

Hea 04 Inclusive Design																												
No. of BREEAM credits available	2	Available contribution to overall score	2.83%																									
No. of BREEAM innovation credits	1	Minimum Standards applicable	No																									
Assessment Criteria			Indicative Credits																									
Where an access statement has been carried out using Checklist A-8 of the Technical Manual to optimise the accessibility of the home as follows:			0																									
<table border="1"> <thead> <tr> <th rowspan="2"></th> <th colspan="2">Checklist A-8 of the Technical Manual</th> </tr> <tr> <th>Section 1</th> <th>Section 2</th> </tr> </thead> <tbody> <tr> <td>One Credit Minimum Accessibility</td> <td>Completed with Evidence</td> <td></td> </tr> <tr> <td>Two Credits Advanced Accessibility</td> <td>Completed with Evidence</td> <td>Completed with Evidence</td> </tr> </tbody> </table>					Checklist A-8 of the Technical Manual		Section 1	Section 2	One Credit Minimum Accessibility	Completed with Evidence		Two Credits Advanced Accessibility	Completed with Evidence	Completed with Evidence														
	Checklist A-8 of the Technical Manual																											
	Section 1	Section 2																										
One Credit Minimum Accessibility	Completed with Evidence																											
Two Credits Advanced Accessibility	Completed with Evidence	Completed with Evidence																										
Exemplary Performance			Indicative Innovation Credits Achieved																									
One Credit	Where an access expert suitably qualified member of the design team has completed sections 1, 2 and 3 of Checklist A-8, access statement template with evidence provided of the measures implemented in the refurbishment		0																									
Comments																												
At this stage it is not clear if the requirements for this credit can be met, so no credit taken, although this will be further investigated when/if planning permission is granted.																												
Hea 05 Ventilation																												
No. of BREEAM credits available	2	Available contribution to overall score	2.83%																									
No. of BREEAM innovation credits	0	Minimum Standards applicable	Yes																									
Assessment Criteria			Indicative Credits																									
Where the dwelling meets the following ventilation requirements:			1																									
One Credit Minimum Ventilation Requirements	A minimum level of background ventilation is provided (with trickle ventilators or other means of ventilation) for all habitable rooms, kitchens, utility rooms and bathrooms compliant with section 7, Building Regulations Approved Document Part F, 2010																											
	A minimum level of extract ventilation is provided in all wet rooms (e.g. kitchen, utility and bath-rooms), compliant with section 5, Building Regulations Approved Document Part F 2010.																											
	A minimum level of purge ventilation is provided in all habitable rooms and wet rooms, compliant with section 7, Building Regulations Approved Document Part F, 2010.																											
	It is an historic building and meets historic building requirements in CN4 of the technical manual																											
Two Credits Advanced Requirements	Ventilation is provided for the dwelling that meets the requirements of Section 5 of Building Regulations Part F in full																											
	Where the building is a historic building and meets the requirements for Historic Buildings in compliance note 4 of the technical manual																											
Comments																												
It is a MANDATORY requirement that an assessment is carried out to establish the current levels of air tightness and structural moisture prior to the specification of fabric measures and heating systems. The refurbishment will be designed to meet the requirements of Building Regulations Part F section 3.11–3.16. This will also allow for once credit to be claimed.																												
Hea 06 Safety																												
No. of BREEAM credits available	1	Available contribution to overall score	1.42%																									
No. of BREEAM innovation credits	0	Minimum Standards applicable	Yes																									
Assessment Criteria			Indicative Credits																									
Where a fire and carbon monoxide (CO) detection and alarm system is specified as follows:			1																									
One Credit Fire and Carbon Monoxide (CO) Detection and Alarm Systems	Where a compliant fire detection and fire alarm system is provided																											
	Carbon Monoxide detector installed if dwelling is supplied with mains gas or other fossil fuel																											
	Mains supplied fire detection and alarm system if project involves re-wiring*																											
	Battery operated fire detection and alarm system if no re-wiring* is to take place																											
* see CN9 in Hea 06 for the definition of re-wiring																												
Comments																												
The relevant alarms will be fitted and specified to the standards required by BREEAM.																												
ENERGY Section Weighting: 43% Indicative Section Score 22.98%																												
Ene 01 Improvement in Energy Efficiency Rating																												
No. of BREEAM credits available	6	Available contribution to overall score	8.90%																									
No. of BREEAM innovation credits	0	Minimum Standards applicable	No																									
Assessment Criteria			Indicative Credits																									
Where the following targets are met for the improvement in Energy Efficiency Rating achieved as a result of refurbishment:			0.5																									
<table border="1"> <thead> <tr> <th>Improvement in EER</th> <th>Credits</th> </tr> </thead> <tbody> <tr><td>≥ 5</td><td>0.5</td></tr> <tr><td>≥ 9</td><td>1</td></tr> <tr><td>≥ 13</td><td>1.5</td></tr> <tr><td>≥ 17</td><td>2</td></tr> <tr><td>≥ 21</td><td>2.5</td></tr> <tr><td>≥ 26</td><td>3</td></tr> <tr><td>≥ 31</td><td>3.5</td></tr> <tr><td>≥ 36</td><td>4</td></tr> <tr><td>≥ 42</td><td>4.5</td></tr> <tr><td>≥ 48</td><td>5</td></tr> <tr><td>≥ 54</td><td>5.5</td></tr> <tr><td>≥ 60</td><td>6</td></tr> </tbody> </table>			Improvement in EER	Credits	≥ 5	0.5	≥ 9	1	≥ 13	1.5	≥ 17	2	≥ 21	2.5	≥ 26	3	≥ 31	3.5	≥ 36	4	≥ 42	4.5	≥ 48	5	≥ 54	5.5	≥ 60	6
Improvement in EER	Credits																											
≥ 5	0.5																											
≥ 9	1																											
≥ 13	1.5																											
≥ 17	2																											
≥ 21	2.5																											
≥ 26	3																											
≥ 31	3.5																											
≥ 36	4																											
≥ 42	4.5																											
≥ 48	5																											
≥ 54	5.5																											
≥ 60	6																											
Comments																												
At this stage no Part L1b SAP calculations have been undertaken, so an assumption of likely credits to claimed is made based on similar projects undertaken by the BREEAM assessor.																												

Ene 02 Energy Efficiency Rating Post Refurbishment				
No. of BREEAM credits available	4	Available contribution to overall score	5.93%	
No. of BREEAM innovation credits	2	Minimum Standards applicable	Yes	
Assessment Criteria				Indicative Credits
Where the following Energy Efficiency Rating benchmarks will be met as a result of refurbishment:				2
	EER post refurbishment	Credits	Minimum requirements	
	≥50	0.5	'Pass' level EER of 50	
	≥55	1	'Good' level EER of 58	
	≥60	1.5		
	≥65	2	'Very Good level' EER of 65	
	≥70	2.5	'Excellent' level EER of 70	
	≥75	3		
	≥80	3.5	'Outstanding' level EER of 81	
	≥85	4		
	Exemplary	Credits		Indicative Innovation Credits Achieved
	≥90	1		Please Select
	≥100	2		
Comments				
At this stage no Part L1b SAP calculations have been undertaken, so an assumption of likely credits to claimed is made based on similar projects undertaken by the BREEAM assessor. NOTE: It is MANDATORY to gain at least two credits in this section to achieve a VERY GOOD rating.				
Ene 03 Primary energy demand				
No. of BREEAM credits available	7	Available contribution to overall score	10.38%	
No. of BREEAM innovation credits	0	Minimum Standards applicable	No	
Assessment Criteria				Indicative Credits
Where the following Primary Energy Demand benchmarks will be met as a result of refurbishment:				4
	Primary Energy Demand Post Refurbishment	Credits		
	≤ 400	0.5		
	≤ 370	1		
	≤ 340	1.5		
	≤ 320	2		
	≤ 300	2.5		
	≤ 280	3		
	≤ 260	3.5		
	≤ 240	4		
	≤ 220	4.5		
	≤ 200	5		
	≤ 180	5.5		
	≤ 160	6		
	≤ 140	6.5		
	≤ 120	7		
Comments				
At this stage no Part L1b SAP calculations have been undertaken, so an assumption of likely credits to claimed is made based on similar projects undertaken by the BREEAM assessor.				
Ene 04 Renewable Technologies				
No. of BREEAM credits available	2	Available contribution to overall score	2.97%	
No. of BREEAM innovation credits	0	Minimum Standards applicable	No	
Assessment Criteria				Indicative Credits
Where the dwelling will meet the following % contribution from renewables and primary energy demand targets as a result of refurbishment				0
	Dwelling Type	Primary Energy Demand	Percentage from Renewables	
			1 Credit	2 Credits
	Detached	≤ 250 kWh/m ² /year	≥10%	≥20%
	Semi-Detached		≥10%	≥20%
	Bungalow		≥10%	≥20%
	End of Terrace		≥10%	≥20%
	Mid Terrace	≤ 220 kWh/m ² /year	≥10%	≥20%
	Low Rise Flat		≥10%	≥20%
	Mid Rise Flat		≥10%	≥15%
	High Rise Flat		≥10%	≥15%
Comments				
No renewable energy technologies will be installed as part of this development.				
Ene 05 Energy Labelled White Goods				
No. of BREEAM credits available	2	Available contribution to overall score	2.97%	
No. of BREEAM innovation credits	0	Minimum Standards applicable	No	
Assessment Criteria				Indicative Credits
Where Energy Efficiency White goods are to be provided as follows:				1
First Credit				
	Appliance	Appliance provided	Appliance not to be provided	
	Fridges, Freezers and Fridge-Freezers	A+ Rating under EU Energy Efficiency Labelling Scheme	EU Energy Efficiency Labelling Scheme Information Leaflet provided to all dwellings	
Second Credit				
	Appliance	Appliance provided	Appliance not to be provided	
	Washing Machines and Dishwashers	Washing Machine A++ under EU Energy Efficiency Labelling Scheme AND Dishwasher A+ under EU Energy Efficiency Labelling Scheme	Second credit not achieved	
	Washer-Dryers and Tumble Dryers	Appliances specified with A Rating under EU Energy Efficiency Labelling Scheme	EU Energy Efficiency Labelling Scheme Information Leaflet provided to all dwellings	
Comments				
White goods will not be supplied, but information on EU Energy Labelling Scheme for White Goods will be for a single credit.				

Ene 06 Drying Space				
No. of BREEAM credits available	1	Available contribution to overall score	1.48%	
No. of BREEAM innovation credits	0	Minimum Standards applicable	No	
Assessment Criteria				Indicative Credits
Where adequate, secure internal or external space with posts and footings or fixings is provided with the following:				1
1 Credit				
Number of bedrooms	Drying line required			
1-2	4m+			
3+	6m+			
Comments				
An internal drying line will be supplied to each unit in the bathroom, with appropriate ventilation.				
Ene 07 Lighting				
No. of BREEAM credits available	2	Available contribution to overall score	2.97%	
No. of BREEAM innovation credits	0	Minimum Standards applicable	No	
Assessment Criteria				Indicative Credits
Where energy efficient internal and external lighting is provided as follows:				2
External Lighting - 1				
Energy Efficient Space Lighting of more than 45 lumens per circuit watt and Energy Efficient Security Lighting OR				
Where Energy Efficient Space Lighting is provided ONLY				
Internal Lighting - 1				
Maximum average wattage across the total floor area of the dwelling of 9 watts/m2				
Comments				
A compliant energy efficient lighting specification will be installed for the full two credits.				
Ene 08 Display Energy Devices				
No. of BREEAM credits available	2	Available contribution to overall score	2.97%	
No. of BREEAM innovation credits	1	Minimum Standards applicable	No	
Assessment Criteria				Indicative Credits
Where consumption data is displayed to occupants by a compliant energy display device				2
Electricity usage data displayed		Primary Heating Fuel		
		Electricity	Other	
Electricity usage data displayed		2 credits awarded	1 credit awarded	
Primary Heating Fuel usage data displayed		N/A	1 credit awarded	
Electricity & Primary Heating Fuel usage displayed		N/A	2 credits awarded	
Exemplary Credits				
One credit		Where the first two credits are achieved		
Recording consumption data		Where any compliant Energy Display Device is capable of recording consumption data		
Comments				
An appropriate device to monitor electricity usage (both realtime and historical) will be supplied for all the credits under this category, as the heating system proposed is electric based.				
Ene 09 Cycle Storage				
No. of BREEAM credits available	2	Available contribution to overall score	2.97%	
No. of BREEAM innovation credits	0	Minimum Standards applicable	No	
Assessment Criteria				Indicative Credits
Where individual or communal compliant cycle storage is provided as follows:				2
Dwelling Size	One Credit	Two Credits		
Studios/ 1 bedroom	1 per two dwellings	1 per dwelling		
2-3 bedrooms	1 per dwelling	2 per dwelling		
4 bedrooms	2 per dwelling	4 per dwelling		
Comments				
Communal cycle storage for twelve cycles is supplied in the basement for the award of both credits.				
Ene 10 Home Office				
No. of BREEAM credits available	1	Available contribution to overall score	1.48%	
No. of BREEAM innovation credits	0	Minimum Standards applicable	No	
Assessment Criteria				Indicative Credits
Where sufficient space and services will be provided to allow occupants to set up a home office in a suitable room with adequate ventilation				1
Comments				
Sufficient space, plug points and telephone sockets will be available in an appropriate location to comply with this category.				

WATER		Section Weighting: 11%		Indicative Section Score 7.70%	
Wat 01 Internal Water Use					
No. of BREEAM credits available	3	Available contribution to overall score		6.60%	
No. of BREEAM innovation credits	1	Minimum Standards applicable		Yes	
Assessment Criteria					Indicative Credits
Where the dwellings water consumption meets the following consumption benchmarks, or where terminal fittings meet the following water consumption standards:					2.5
Calculated Water Consumption (litres/person/day)	Equivalent terminal fitting standards	Minimum Standard	Credits		
>150	Typical baseline performance	N/A	0		
from 140 to ≤ 150	All showers specified to 'Good' OR All taps and WC's to 'Good' OR Kitchen fittings specified to 'Excellent'	N/A	0.5		
from 129 to < 140	All showers specified to 'Excellent' OR All showers and bathroom taps to 'Good'	BREEAM Very Good	1		
from 118 to < 129	All bathroom and WC room fittings specified to 'Good' OR All bathroom fittings specified to 'Excellent'	N/A	1.5		
from 107 to < 118	All Bathroom and WC room fittings specified to 'Excellent' OR All Bathroom fittings Specified to 'Excellent' and WC room fitting specified to 'Good' OR All Bathroom fittings, kitchen and utility fittings specified to 'Good'	BREEAM Excellent	2		
from 96 to < 107	All kitchen, bathroom, utility room and WC room fittings specified to 'Good' OR All bathrooms, kitchens and utility rooms specified to 'Excellent'	N/A	2.5		
< 96	All bathroom fittings specified to 'Excellent' and WC room, kitchen and utility room fittings specified to 'Good'	BREEAM Outstanding	3		
NOTE: 'Good' fittings are equivalent to good practice fittings with "Excellent" fittings equivalent to best practice fittings (see the technical manual for full details).					
Exemplary Credit		If the water consumption is less than 80l/person/day		Indicative Innovation Credits Achieved	
				0	
Comments					
An appropriate specification will be developed to ensure a water usage per person per day of below 107l for 2.5 credits. This will see the usage of flow restrictors and or aerators for basin & kitchen taps and the showers, dual flush WCs and standard bath volumes.					
Wat 02 External Water Use					
No. of BREEAM credits available	1	Available contribution to overall score		2.20%	
No. of BREEAM innovation credits	0	Minimum Standards applicable		No	
Assessment Criteria					Indicative Credits
Where the following requirements will be met:					1
Requirements:					
One Credit	Where a compliant rainwater collection system for external/internal irrigation use has been provided to dwellings. OR Where dwellings have no individual or communal garden space.				
Comments					
Claimed by default as units under assessment have no private or communal external space.					
Wat 03 Water Meter					
No. of BREEAM credits available	1	Available contribution to overall score		2.20%	
No. of BREEAM innovation credits	0	Minimum Standards applicable		No	
Assessment Criteria					Indicative Credits
Where an appropriate water meter for measuring usage of mains potable water meter has been provided to dwelling(s), one credit may be awarded					0
Comments					
There is currently only one product available on the market that meets the requirements of this category and it is expensive, so will only be considered if other currently claimed credits become a problem to attain.					
MATERIALS		Section Weighting: 8%		Indicative Section Score 4.83%	
Mat 01 Environmental Impact of Materials					
No. of BREEAM credits available	25	Available contribution to overall score		4.16%	
No. of BREEAM innovation credits	0	Minimum Standards applicable		No	
Assessment Criteria					Indicative Credits
Up to 25 credits can be awarded, with credits calculated using the Mat 01 calculator tool. The table below shows the maximum number of credits available for each element:					15
Elements	Green Guide Rating credits available	Thermal performance credits			
Roof	5	3			
External walls	5	3.8			
Internal walls (including separating walls)	5	-			
Upper and Ground Floor	5	1.2			
Windows	5	2			
The full 25 credits represents all of the elements containing refurbished or existing materials that meet the Green Guide Rating of A+(6)					
GG Rating	Points for existing / refurbished elements	Points for new elements			
A+ (6)	5				
A+ (5)	4.6				
A+ (4)	4.2				
A+ (3)	3.8				
A+ (2)	3.4				
A+	3	3			
A	2	2			
B	1	1			
C	0.5	0.5			
D	0.25	0.25			
E	0	0			
Where the full 25 credits cannot be achieved the score can be 'topped up' with thermal performance credits. The full number of thermal performance credits for each element can be achieved when achieving the minimum U-values shown below.					
Elements		Minimum U-Value			
Roof		0.11			
External walls		0.15			
Internal walls (including separating walls)		-			
Upper and Ground Floor		0.15			

	Windows	1.4
Comments	At this stage no calculations have been undertaken to assess this, but given the high level of retained materials, experience from similar projects undertaken by the BREEAM assessor suggests that a score of 15 credits is a reasonable assumption at this stage.	

Mat 02 Responsible Sourcing of Materials			
No. of BREEAM credits available	15	Available contribution to overall score	2.50%
No. of BREEAM innovation credits	0	Minimum Standards applicable	Yes
Assessment Criteria			Indicative Credits
Where new materials are responsibly sourced, up to 12 credits may be awarded where 80% of new materials for an element are responsibly sourced. The credits achieved are dependent on % of point achieved which is based upon the responsible sourcing tier level of each material sourced as detailed below:			6
Sustainable Procurement Plan (3 BREEAM credits)		Will all new timber used in the project be sourced in accordance with the UK Government's Timber Procurement	
The principal contractor sources materials for the project in accordance with a documented sustainable procurement plan		Yes	
OR Where the principal contractor is a Small Company (up to 3 BREEAM credits)			
Checklist A-9 is filled in with supporting evidence			
Table 1	BREEAM credits	% of available points achieved	
	12	≥54%	
	10	≥45%	
	8	≥36%	
	6	≥27%	
	4	≥18%	
	2	≥9%	
Comments			
At this stage no calculations have been undertaken to assess this, but given the high level of retained materials, experience from similar projects undertaken by the BREEAM assessor suggests that a score of 6 credits is a reasonable assumption at this stage.			
Mat 03 Insulation			
No. of BREEAM credits available	8	Available contribution to overall score	1.33%
No. of BREEAM innovation credits	0	Minimum Standards applicable	No
Assessment Criteria			Indicative Credits
Where any new insulation specified for use within external walls, ground floor, roof and buildings services meet the following requirements:			8
Requirements			
4 Credits	Where the Insulation Index for new insulation used in the buildings is ≥2		
	Where Green Guide ratings are determined using the Green Guide to specification tool		
Requirements			
4 Credits	Where ≥ 80% of the new thermal insulation used in the building elements is responsibly sourced.		
Comments			
At this stage no calculations have been undertaken to assess this, but given the high level of retained materials, experience from similar projects undertaken by the BREEAM assessor suggests that a score of 8 credits is a reasonable assumption at this stage.			
WASTE Section Weighting: 3% Indicative Section Score 1.20%			
Was 01 Household Waste			
No. of BREEAM credits available	2	Available contribution to overall score	1.20%
No. of BREEAM innovation credits	0	Minimum Standards applicable	No
Assessment Criteria			Indicative Credits
Where compliant recycling and composting facilities are provided, up to two credits may be awarded as follows			1
First Credit - Recycling Facilities			
Scenario	Internal recycling storage requirements		
Compliant collection scheme in place	3 internal recycling containers provided where recycling is not sorted post collection		
	1 internal recycling container provided where recycling is sorted post collection		
	Minimum 30 litre total capacity, no single container less than 7 litre capacity		
	Dedicated position in accordance with compliance note 1		
No compliant collection scheme in place No adequate external storage	3 internal recycling containers provided		
	Minimum 60 litre total capacity		
No compliant collection scheme in place Adequate external storage provided	Dedicated position in accordance with compliance note 1		
	3 internal recycling containers provided		
	Minimum 30 litre total capacity, no single container smaller than 7 litre		
Second credit - Composting facilities			
With external space		Without external space	
Where a composting service or facility is provided for green/garden waste	Where a composting service or facility is provided for kitchen waste		
Where a composting service or facility is provided for kitchen waste	Where an interior container is provided for kitchen composting waste of at least 7 litres		
Where an interior container is provided for kitchen composting waste of at least 7 litres			
Comments			
A dedicated bin will be supplied internally to each unit and external bin storage will be sized and specified to meet requirements. RBC operate a compliant recycling service and waste collection service.			
Was 02 Refurbishment Site Waste Management			
No. of BREEAM credits available	3	Available contribution to overall score	1.80%
No. of BREEAM innovation credits	1	Minimum Standards applicable	No
Assessment Criteria			Indicative Credits
Up to three credits are available depending on the site waste management plan to be implemented as follows			1
Projects up to £100k			
Three Credits	Where waste generated through the refurbishment process is managed in accordance with Checklist A-9	Indicative Innovation Credits Achieved	
Exemplary Credit	Where a compliant Level 1; Site Waste Management Plan (SWMP) is in place	0	
Projects up to £300k			
Three Credits	Where a compliant Level 1; Site Waste Management Plan (SWMP) is in place		
Exemplary Credit	Where a compliant Level 2; Site Waste Management Plan (SWMP) is in place		
	Non-hazardous construction waste generated by the dwellings refurbishment meets or exceeds the resource efficiency benchmark		
	The percentage of non-hazardous construction waste and demolition		

	waste generated by the project has been diverted from landfill and meets or exceeds the refurbishment & demolition waste diversion benchmarks
Projects over £300k	
First Credit Management Plan	Where a compliant Level 2; Site Waste Management Plan (SWMP) is in place
Second Credit Good Practice Waste Benchmarks	First credit achieved
	Non-hazardous construction waste generated by the dwellings refurbishment meets or exceeds the resource efficiency benchmark
	Amount of waste generated against £100,000 of project value is recorded in the SWMP
	Pre-refurbishment audit of the existing building is completed
Third Credit Best Practice Waste Benchmarks	If demolition is included as part of the refurbishment programme, then the audit should also cover demolition materials
	Where the first two credits have been achieved achieved
Exemplary Credit	Where Non-hazardous demolition waste generated by the dwellings refurbishment meets or exceeds the refurbishment & demolition waste diversion benchmarks
	Where non-hazardous construction waste generated by the dwellings refurbishment meets or exceeds the <i>exemplary level resource efficiency benchmark</i>
	Where Non-hazardous demolition waste generated by the dwellings refurbishment meets or exceeds the exemplary level diversion benchmarks
Comments	
A compliant Level 2 SWMP will be developed for the scheme to include target benchmarks for resource efficiency.	

POLLUTION		Section Weighting: 6%		Indicative Section Score 2.25%									
Pol 01 NOx Emissions													
No. of BREEAM credits available	3	Available contribution to overall score	2.25%										
No. of BREEAM innovation credits	0	Minimum Standards applicable	No										
Assessment Criteria				Indicative Credits									
Credits are awarded on the basis of NOx emissions arising from the operation of space heating and hot water systems for each refurbished dwelling as follows:				0									
		<table border="1"> <thead> <tr> <th colspan="2">Dry NOx Emissions</th> </tr> </thead> <tbody> <tr> <td>One Credit</td> <td>≤100 mg/kWh (NOx class 4 boiler)</td> </tr> <tr> <td>Two Credits</td> <td>≤70 mg/kWh (NOx class 5 boiler)</td> </tr> <tr> <td>Three Credits</td> <td>≤40 mg/kWh</td> </tr> </tbody> </table>		Dry NOx Emissions		One Credit	≤100 mg/kWh (NOx class 4 boiler)	Two Credits	≤70 mg/kWh (NOx class 5 boiler)	Three Credits	≤40 mg/kWh		
Dry NOx Emissions													
One Credit	≤100 mg/kWh (NOx class 4 boiler)												
Two Credits	≤70 mg/kWh (NOx class 5 boiler)												
Three Credits	≤40 mg/kWh												
Comments													
It is not possible to gain these credits with an electric based heating system.													
Pol 02 Surface Water Runoff													
No. of BREEAM credits available	3	Available contribution to overall score	2.25%										
No. of BREEAM innovation credits	1	Minimum Standards applicable	No										
Assessment Criteria				Indicative Credits									
Where impacts of the refurbishment on surface water runoff are neutralised or where runoff is reduced as a result of refurbishment, up to three credits can be awarded as follows:				1									
Requirements		New hard standing areas must be permeable											
One Credit Neutral Impact on Surface Water		If building on to previously permeable area additional run-off must be managed on site											
		Calculations should be carried out by an appropriately qualified professional											
Requirements		Where the criteria needed for One Credit has been achieved											
OR Second Credits Reducing Run-Off From Site: Basic		Where all run-off from the roof for rainfall depths up to 5 mm, have been managed on site using source control methods											
		Include runoff from all existing and new parts of the roof.											
		An appropriately qualified professional should be used to design an appropriate drainage strategy for the site											
Requirements		Where run-off as a result of the refurbishment is managed on site using source control											
OR Three Credits Reducing Run-Off From Site: Advanced		An appropriately qualified professional should be used to design an appropriate drainage strategy for the site.											
		The peak rate of run-off as a result of the refurbishment for the 1 in 100 year event has been reduced by 75% from the existing site.											
		The total volume of run-off discharged into the watercourses and sewers as a result of the refurbishment, for a 1 in 100 year event of 6 hour duration has been reduced by 75%.											
		An allowance for climate change must be included for all of the above calculations, in accordance with current best practice (PPS25, 2010).											
Requirements		Where all run-off from the developed site is managed on site using source control											
Exemplary Credit		The peak rate of run-off as a result of the refurbishment for the 1 in 1 year event is reduced to zero.											
		The peak rate of run-off as a result of the refurbishment for the 1 in 100 year event is reduced to zero.											
		There is no volume of run-off discharged into the watercourses and sewers as a result of the refurbishment, for a 1 in 100 year event of 6 hour duration.											
		An allowance for climate change must be included for all of the above calculations, in accordance with current best practice (PPS25, 2010).											
Comments				Indicative Innovation Credits Achieved									
				0									
A neutral position will occur as there will be no change to impermeable area, so one credit available, but this will require confirmation by a suitably qualified consultant.													
Pol 03 Flooding													
No. of BREEAM credits available	2	Available contribution to overall score	1.50%										
No. of BREEAM innovation credits	0	Minimum Standards applicable	Yes										
Assessment Criteria				Indicative Credits									
Where the dwelling is located in a low flood risk zone, or where in a medium to high flood risk zone and a flood resilience/resistance strategy has been implemented, up to two credits can be awarded as follows:				2									
Minimum Standards		A minimum of two credits must be achieved for this issue at the Excellent and Outstanding levels											
Option 1 - Low Flood Risk													
Two Credits		Where a Flood Risk Assessment (FRA) has been carried out and the assessed dwellings are defined as having a low annual probability of flooding.											
Option 2 - Medium / High Flood Risk													
Two Credits		Where a Flood Risk Assessment (FRA) has been carried out and the assessed dwellings are defined as having a medium or high annual probability of flooding.											
		Two credits are awarded where as a result of the dwellings floor level or measures to keep water away the dwelling is defined as achieving avoidance from flooding by following Checklist A-10; Decision Strategy Flow Chart.											
		Where avoidance is not possible, two credits are achieved where a full flood resilience/resistance strategy is implemented for the dwellings in accordance with recommendations made by a Suitably Qualified Building Professional											
Comments													
It is understood that the site is in an area of Low Risk of flooding, although an official FRA will be required to show this.													