

Credit Criteria Red- Minimum standards Purple - Criteria different depending on building type of type of work being carried out (Part 1, Part 2, Part 3, Part 4, Major Refurbishment)		Comments	Number of credits available	TARGETED (Green: Confident Target, Orange: Require careful consideration)
MANAGEMENT				
Man 01 - Project brief and Design	Stakeholder Consultation (Project Delivery) 1 credit where 1.A project brief is developed prior to Concept Design which sets out: a.Client requirements, b.Project objectives and targets including target BREEAM rating, business objectives etc., c.Timescales and budget, d.Constraints for the project e.g. technical, legal, physical, environmental 2.Prior to completion of the Concept Design (RIBA Stage 2 or equivalent), the project delivery stakeholders have met to identify and define their roles, responsibilities and contributions for each of the key phases of project delivery. Project delivery stakeholders include the client, the building occupier (where known), the design team and the principal contractor. With regards to contractors' involvement, it ensures their input in terms of formulating sustainable design solutions, commenting/inputting on the practicality and build ability of (one or more) design solutions and their impact on programming, cost etc. Where the contractor for the works is not be appointed at the early stages of the project , criterion 1 will be met provided that a suitably experienced person with substantial construction/contracting experience in projects similar to the proposed works is involved prior to appointment of the contractor. A suitably experienced person could be a contractor appointed as a consultant for this stage or a construction project manager. 3.In defining the roles and responsibilities for each key phase of the project, the following must be considered: a.End user requirements, b.Aims of the design and design strategy c.Particular installation and construction requirements/limitations, d.Design and construction risk assessments e.g. CDM, legionella risk assessment e.Legislative requirements e.g. building control notification, heritage requirements f.Procurement and supply chain, g.Identifying and measuring project success in line with project brief objectives h.Occupiers budget and technical expertise in maintaining any proposed systems, i.Maintainability and adaptability of the proposals j.Requirements for the production of project and end user documentation, k.Requirements for commissioning, training and aftercare support. 4.The project team demonstrate how the project delivery stakeholder contributions and the outcomes of the consultation process have influenced or changed the Initial Project Brief, including if appropriate, the Project Execution Plan, Communication Strategy, and the Concept Design.	This credit cannot be targeted as project is beyond RIBA Stage 2	1	0
	Stakeholder consultation (third party) 1 credit where 5. Prior to completion of the Concept Design stage, all relevant third party stakeholders have been consulted by the design team and this covers the minimum consultation content. 6. The project must demonstrate how the stakeholder contributions and outcomes of the consultation exercise have influenced or changed the Initial Project Brief and Concept Design. 7. Prior to completion of the detailed design (RIBA Stage 4, Technical Design or equivalent), consultation feedback has been given to, and received by, all relevant parties. Additionally for Education, Healthcare, Law courts and Major transport node building types only: 8. The consultation exercise used a method carried out by an independent party.	This credit cannot be targeted as project is beyond RIBA Stage 2	1	0
Man 02 - Life cycle cost and service life planning	One credit - Capital cost reporting 1 credit where: 5. Report the capital cost for the building in pounds per square metre (£k/m2), via the BREEAM Assessment Scoring and Reporting tool, Assessment Issue Scoring tab, Management section.	It is assumed that this credit will be targeted.	1	1
	Pre-requisite 1. All timber and timber based products used on the project is 'Legally harvested and traded timber'. Note: For other materials there are no pre-requisite requirements at this stage. Healthcare - As a pre-requisite of awarding any of the available credits for this issue, the principal contractor must achieve the measure requiring operation of 'An Environmental Management System' (as defined in criterion 1 One credit – Environmental management).		N/A	

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Man 03 - Responsible construction practices	Environmental management 1 credit where: 2. The principal contractor operates an environmental management system (EMS) covering their main operations. The EMS must be either: a. third party certified, to ISO 14001/EMAS or equivalent standard; or b. have a structure that is in compliance with BS 8555:2003 and has reached phase four of the implementation stage, ‘implementation and operation of the environmental management system’, and has completed phase audits one to four, as defined in BS 8555. For Healthcare NHS buildings, as a pre-requisite of awarding any of the available credits for this issue, the principal contractor must achieve the measure requiring operation of ‘An Environmental Management System’ (as defined in criterion 1 One credit – Environmental management. 3. The principal contractor implements best practice pollution prevention policies and procedures on-site in accordance with Pollution Prevention Guidelines, Working at construction and demolition-sites: PPG6.	The Contractor does not have EMS certification.	1	0
	Considerate construction Up to two credits : 7. For small scale or low value refurbishment or fit-out projects : a. One credit can be awarded where an individual(s) is responsible for implementing and maintaining the following considerate construction practices throughout the works stage : i. Keeping the site clean and tidy ii. Reducing impacts on the community through community/neighbour engagement iii. Continuous improvements in safety iv. Commitments to respect and fair treatment of all workers v. Suitable site facilities for operatives and visitors b. Two credits can be awarded where the contractor achieves ‘compliance’ with the criteria of a ‘compliant’ scheme. For the purposes of this issue, small scale and low value refurbishment or fit-out projects are defined as projects up to 500m2 total floor area or a contract value of up to £1m for education, industrial, institutions, leisure, retail and multi-residential buildings or up to £2m for health, mixed use, residential institutions and other buildings. 8. Where the refurbishment or fit-out project does not meet the definition of a small scale or low value project (see Relevant definitions) the principal contractor has used a ‘compliant’ organisational, local or national considerate construction scheme and their performance against the scheme has been confirmed by independent assessment and verification. The BREEAM credits can be awarded as follows: a. One credit where the contractor achieves ‘compliance’ with the criteria of a compliant scheme. i.e. Achieve a score of at least 25 points under the Considerate Construction Scheme (CCS) under the Considerate Construction Scheme new Code of Considerate practice (CCP) or an equivalent alternative independently assessed scheme. b. Two credits where the contractor significantly exceeds ‘compliance’ with the criteria of the scheme. i.e. Achieve a score of at least 35 points under the Considerate Construction Scheme new Code of Considerate practice (CCP) with a score of no less than 7 in any one of the 5 CCS categories or an equivalent alternative independently assessed scheme. Minimum standards: 1 credit- Excellent Rating, 2 credits - Outstanding Rating	1 credit targeted for small scale project (up to 500m2, or contract value of £1m). Scheme will not be CCS registered.	2	1
	Monitoring of refurbishment or fit-out-site impacts - Up to two credits: 9. Responsibility has been assigned to an individual(s) for monitoring, recording and reporting energy use, water consumption and transport data (where measured) resulting from all on-site refurbishment or fit-out processes (and dedicated off-site monitoring) throughout the refurbishment or fit-out programme. To ensure the robust collection of information, this individual(s) must have the appropriate authority and responsibility to request and access the data required. Where appointed, the Sustainability Champion could perform this role. First monitoring credit - Utility consumption Energy consumption 10. Criterion 9 is achieved. 11. Monitor and record data of the site energy consumption in kWh (and where relevant, litres of fuel used) as a result of the use of construction plant, equipment (mobile and fixed) and site accommodation (as relevant to the project type). 12. A report shall be produced detailing the daily/shift energy consumption in kWh and carbon dioxide emissions (total kgCO2/project value), using recognised conversion factors. 13. Report the total carbon dioxide emissions (total kgCO2/project value) from the construction process via the BREEAM Assessment Scoring and Reporting tool. Water consumption 14. Criterion 9 is achieved 15. Monitor and record data on principal constructor's and subcontractors' potable water consumption (m3) arising from the use of construction plant, equipment (mobile and fixed) and site accommodation (as relevant to the project type, see Compliance Note). 16. Using the collated data report the total net water consumption (m3), i.e. consumption minus any recycled water use, from the construction process via the BREEAM Assessment Scoring and Reporting tool.	1 credit available for Simple Buildings for energy and water consumption monitoring. 1 credits targeted.	1	1

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Man 05 - Aftercare	Second monitoring credit - Transport of construction materials and waste 17. Criterion 9 is achieved 18. Monitor and record data on transport movements and impacts resulting from delivery of the majority of refurbishment or fit-out materials to site and refurbishment, fit-out and demolition or strip-out waste from site. As a minimum this must cover: a. Transport of materials from the factory gate to the building site, including any transport, intermediate storage and distribution, See Relevant definitions. b. Scope of this monitoring must cover the following as a minimum: i. Where Parts 1 is being assessed materials used in major building elements, including insulation materials ii. Where part 2 is being assessed, materials used for core services iii. Where undertaking a comprehensive refurbishment including fit-out with a combination of parts 1 - 4, materials used for major building elements, services and interior fit-out iv. Where within scope ground works and landscaping materials v. Where undertaking a Part 3 & 4 only assessment, materials used in the fit-out are included with the exception of small scale and low value refurbishment of fit-out projects (see Relevant Definitions) where this credit is not applicable c. Transport of construction waste from the construction gate to waste disposal processing or recovery centre gate. Scope of this monitoring must cover the construction waste groups outlined in the project's waste management plan.	1 credit available for Simple Buildings for energy and water consumption monitoring. 1 credits targete		
	Aftercare support One credit where: 1. There is (or will be) operational infrastructure and resources in place to provide aftercare support to the building occupier(s), which includes the following as a minimum: a. A meeting programmed to occur between the aftercare team/individual and the building occupier/management (prior to initial occupation, or as soon as possible thereafter) to: i. Introduce the aftercare team or individual to the aftercare support available, including the Building User Guide (where existing) and training schedule/content. ii. Present key information about the building including the design intent and how to use the building to ensure it operates as efficiently and effectively as possible. b. On-site facilities management training, to include a walkabout of the building and introduction to and familiarisation with the building systems, their controls and how to operate them in accordance with the design intent and operational demands. c. Initial aftercare support provision for at least the first month of building occupation, e.g. on-site attendance on a weekly basis to support building users and management (this could be more or less frequent depending on the complexity of the building and building operations). d. Longer term aftercare support provision for occupants for at least the first 12 months from occupation, e.g. a helpline, nominated individual or other appropriate system to support building users/management. 2. There is (or will be) operational infrastructure and resources in place to co-ordinate the collection and monitoring of energy and water consumption data for a minimum of 12 months, once the building is occupied. This is done to facilitate analysis of discrepancies between actual and predicted performance, with a view to adjusting systems and/or user behaviours accordingly.	This credit is considered too challenging and not cost effective for such a small scale project. Credit not targeted	1	0
Man 05 - Aftercare	Post occupancy evaluation One credit where 4. The client or building occupier makes a commitment to carry out a post-occupancy evaluation (POE) exercise one year after initial building occupation. This is done to gain in-use performance feedback from building users to inform operational processes, including re-commissioning activities, and maintain or improve productivity, health, safety and comfort. The POE is carried out by an independent party and needs to cover: a. A review of the design intent and construction process (review of design, procurement, construction and handover processes). i. Internal environmental conditions (light, noise, temperature, air quality) ii. Control, operation and maintenance iii. Facilities and amenities iv. Access and layout v. Other relevant issues vi. Sustainability performance (energy/water consumption, performance of any sustainable features or technologies e.g. materials, renewable energy, rainwater harvesting etc.). b. A review of the design intent and construction process (review of design, procurement, construction and handover processes). c. Feedback from a wide range of building users including facilities management on the design and environmental conditions of the building covering: i. Internal environmental conditions (light, noise, temperature, air quality) ii. Control, operation and maintenance iii. Facilities and amenities iv. Access and layout v. Other relevant issues. d. Sustainability performance (energy/water consumption, performance of any sustainable features or technologies e.g. materials, renewable energy, rain- water harvesting etc.). 5. The client or building occupier makes a commitment to carry out the appropriate dissemination of information on the building's post-occupancy performance. This is done to share good practice and lessons learned and inform changes in-user behaviour, building operational processes and procedures, and system controls.	This credit is considered too challenging and not cost effective for such a small scale project. Credit not targeted	1	0
Total - Management:			9	3

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Purple - Criteria different depending on building type of type of work being carried out (Part 1, Part 2, Part 3, Part 4, Major Refurbishment)																		
HEALTH & WELLBEING																		
Hea 01 - Visual comfort	Daylighting (building type dependent) (Credit not applicable to Part 2 & Part 3) Up to three credits where: 3.Up to three credits are awarded on a sliding scale depending on the percentage of relevant building areas that comply with one of the following daylighting criteria: a. The relevant building areas meet good practice daylight factor(s) and other criterion as outlined in Table - 12 and Table - 13. OR b. The relevant building areas meet good practice average and minimum point daylight illuminance criteria as outlined in Table - 14. 4. Two credits where daylighting provision, averaged over all relevant spaces, has improved after refurbishment or fit-out by 30% or more and there is a minimum glazing to floor area ratio of either: a.5% glass to floor area ratio for side windows; OR b.2.5% glass to floor area ratio for roof lights; 5.One credit where daylighting provision, averaged over all relevant spaces, has improved after refurbishment or fit-out by 15% or more and there is a minimum glazing to floor area ratio of either: a.5% glass to floor area ratio for side windows; OR b.2.5% glass to floor area ratio for roof lights The improvement in daylighting provision is calculated using the BREEAM Hea 01 Calculator tool. Please refer to the methodology section for calculation procedures.	2 out of 3 credits targeted. It is assumed that office will achieve standard required	3	2														
	View out (Credits not applicable to Part 2 & Part 3) Up to two credits 6.Two credits where 95% of the floor area in relevant building areas is within 7m of a wall which has a window or permanent opening that provides an adequate view out. 7.One credit where 80% of the floor area space in relevant building areas is within 7m of a wall which has a window or permanent opening that provides an adequate view out and criterion 8 is met. 8.The window/opening must be ≥ 20% of the surrounding wall area (refer to Relevant definitions in the Additional information section). Where the room depth is greater than 7m, compliance is only possible where the percentage of window/opening is the same as, or greater than, the values in table 1.0 of BS 8206 1. 9. In addition, the building type criteria in Table - 15 are applicable to view out criteria. <table><tr><th colspan="2">Minimum glazed areas for view when windows are restricted to one wall</th></tr><tr><th>Depth of room from outside wall (max.) m</th><th>Percentage of window wall as seen from inside (min.) %</th></tr><tr><td><8</td><td>20</td></tr><tr><td>≥8 ≤11</td><td>25</td></tr><tr><td>>11 ≤14</td><td>30</td></tr><tr><td>>14</td><td>35</td></tr><tr><td colspan="2">NOTE Windows which are primarily designed for view may not provide adequate task illumination.</td></tr></table>	Minimum glazed areas for view when windows are restricted to one wall		Depth of room from outside wall (max.) m	Percentage of window wall as seen from inside (min.) %	<8	20	≥8 ≤11	25	>11 ≤14	30	>14	35	NOTE Windows which are primarily designed for view may not provide adequate task illumination.		It is assumed that the office will achieve 2 credits for adequate view out.	2	2
	Minimum glazed areas for view when windows are restricted to one wall																	
Depth of room from outside wall (max.) m	Percentage of window wall as seen from inside (min.) %																	
<8	20																	
≥8 ≤11	25																	
>11 ≤14	30																	
>14	35																	
NOTE Windows which are primarily designed for view may not provide adequate task illumination.																		
Hea 02 - Indoor Air	Ventilation (Credit not applicable for Part 4 only, For Part 2 -applicable in relation to core services, for Part 3 - criteria 3-4 are applicable where there are newly specified or existing local ventilation systems within the refurbishment zone) One credit where: Refurbishment and fit-out works include measures to minimise the concentration and recirculation of pollutants in the building as follows 2.Provide fresh air into the building in accordance with the criteria of the relevant standard for ventilation. 3.Design ventilation pathways to minimise the build-up of air pollutants in the building, as follows: a.In air conditioned and mixed mode buildings/spaces: i.The building’s air intakes and exhausts are over 10m apart and intakes are over 20m from sources of external pollution. OR ii.The location of the building's air intakes and exhausts, in relation to each other and external sources of pollution, is designed in accordance with BS EN 13779:20071 Annex A2. b.In naturally ventilated buildings/spaces: openable windows/ventilators are over 10m from sources of external pollution. 4. Where present, HVAC systems must incorporate suitable filtration to minimise external air pollution, as defined in BS EN 13779:2007 Annex A3. 5. Areas of the building subject to large and unpredictable or variable occupancy patterns have carbon dioxide (CO₂) or air quality sensors specified and: a.In naturally ventilated buildings/spaces: sensors either have the ability to alert the building owner or manager when CO₂ levels exceed the recommended set point, or are linked to controls with the ability to adjust the quantity of fresh air, i.e. automatic opening windows/roof vents. b.In naturally ventilated buildings/spaces: sensors either have the ability to alert the building owner or manager when CO₂ levels exceed the recommended set point, or are linked to controls with the ability to adjust the quantity of fresh air, i.e. automatic opening windows/roof vents.	1 credit available for naturally ventilated building, is over 10m away from sources of air pollution. It is unlikely that this credit can be achieved, due to proximity to road.	1	0														

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Quality	Adaptability - Potential for natural ventilation One credit (credit not applicable to prison buildings and to Part 4 only) where: 13.The building ventilation strategy is designed to be flexible and adaptable to potential building occupant needs and climatic scenarios. This can be demonstrated as follows: a. Occupied spaces of the building are designed to be capable of providing fresh air entirely via a natural ventilation strategy. The following are methods deemed to satisfy this criterion dependent upon the complexity of the proposed system: i.Room depths are designed in accordance with CIBSE AM10 (section 2.4) to ensure effectiveness of any natural ventilation system. The openable window area in each occupied space is equivalent to 5% of the gross internal floor area of that room/floor plate. OR ii.The design demonstrates that the natural ventilation strategy provides adequate cross flow of air to maintain the required thermal comfort conditions and ventilation rates. This is demonstrated using ventilation design tool types recommended by CIBSE AM107 (or for education buildings by using the ClassVent tool). b.For fit-out projects (Part 3 assessments), local services are designed to provide fresh air via a natural ventilation strategy and are appropriately designed according to the room depth in accordance with CIBSE AM10. 13b) applicable for Part 3 14.The natural ventilation strategy is capable of providing at least two levels of user-control on the supply of fresh air to the occupied space (see compliance note CN8 for further details). Note: Any opening mechanisms must be easily accessible and provide adequate user-control over air flow rates to avoid draughts. Relevant industry standards for ventilation can be used to define ‘adequate levels of fresh air’ sufficient for occupancy and internal air pollution loads relevant to the building type. Note: Multi-residential buildings with self-contained flats and individual bedrooms must have a degree of openable window function. This does not need to provide two levels of user-control (as required above), but must be occupant controlled.	The office space will be naturally ventilated. 1 credit targeted	1	1
Hea 04 - Thermal Comfort	Thermal modelling (Criterion 4 only is applicable to Part 4) One credit where: 1.Thermal modelling has been carried out using software in accordance with CIBSE AM11 Building Energy and Environmental Modelling. 2.The software used to carry out the simulation at the detailed design stage provides full dynamic thermal analysis. For smaller and more basic building designs with less complex heating or cooling systems, an alternative less complex means of analysis may be appropriate (such methodologies must still be in accordance with CIBSE AM11). 3.The modelling demonstrates that: a.For air conditioned buildings, summer and winter operative temperature ranges in occupied spaces are in accordance with the criteria set out in CIBSE Guide A Environmental design, Table 1.5; or other appropriate industry standard (where this sets a higher or more appropriate requirement/level for the building type). b.For naturally ventilated/free running buildings: i.Winter operative temperature ranges in occupied spaces are in accordance with the criteria set out in CIBSE Guide A Environmental design, Table 1.5; or other appropriate industry standard (where this sets a higher or more appropriate requirement/level for the building type). ii.The building is designed to limit the risk of overheating, in accordance with the adaptive comfort methodology outlined in CIBSE TM52: The limits of thermal comfort: avoiding overheating in European buildings. 4.Where undertaking a Part 4 assessment a competent person (e.g. chartered building services engineer) must assess the suitability of existing building services and controls to identify any changes that may be required as a result of fit-out works (e.g. as a result of changes to internal layout, occupant density, additional equipment that may increase cooling loads etc.) 5.For air conditioned buildings, the PMV (predicted mean vote) and PPD (predicted percentage of dissa	Thermal modelling will not be carried out for such a small office space.	1	0
	Adaptability - for a projected climate change scenario (Credit not applicable to Part 4) One credit where: 6.Criteria 1 to 4 are achieved. 7.The thermal modelling demonstrates that the relevant requirements set out in criteria 3 are achieved for a projected climate change environment (see Relevant definitions). 8.Where thermal comfort criteria are not met for the projected climate change environment, the project team demonstrates how the building has been adapted, or designed to be easily adapted in future using passive design solutions in order to subsequently meet the requirements under criterion 7. 9.For air conditioned buildings, the PMV and PPD indices based on the above modelling are reported via the BREEAM assessment scoring and reporting tool.	Thermal modelling will not be carried out for such a small office space.	1	0

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Hea 06 - Safety and security	Security of site and building (Credit not applicable to Part 2 & Part 3) One credit where: 1.A Suitably Qualified Security Specialist (SQSS) conducts an evidence-based Security Needs Assessment (SNA) during or prior to Concept Design (RIBA Stage 2 or equivalent). 2. Thet SQSS develops a set of recommendations or solutions during or prior to Concept Design (RIBA Stage 2 or equivalent). These recommendations or solutions aim to ensure that the design of buildings, public and private car parks and public or amenity space are planned, designed and specified to address the issues identified in the preceding SNA. 3. The recommendations or solutions proposed by the SQSS are implemented (see CN7. Any deviation from those recommendations or solutions will need to be justified, documented and agreed in advance with a suitably qualified security specialist.	It is assumed that all criteria for compliance will be achieved.	1	1
Total - Health& Wellbeing:			10	6
ENERGY				
Ene 01 - Reduction in CO ₂ emissions	There are two ways of demonstrating compliance with this issue: (Credit not applicable for Part 4 only) Option 1: Whole building energy model - for projects that want to gain recognition for improvements made at the whole building level, using whole building energy modelling NCM compliant software Up to 15 credits can be awarded for buildings designed to minimise operational energy demand, primary energy consumption and CO₂ emission. Credit are awarded based on the Energy Performance Ratio for Non Domestic Refurbishment (EPR_{NDR}) . The calculation is determined using performance data from the approved building energy calculation software. EPR_{NDR}: 0.06 0.12 0.18 0.24 0.30 0.36 0.42 0.48 0.54 0.60 0.66 0.72 0.78 0.84 0.90and zero net regulated CO2 emissions BREEAM credits: 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 Excellent minimum standard: Requires 6 credits to be achieved (equivalent to an EPR of at least 0.36). Outstanding minimum standard: Requires 10 credits to be achieved (equivalent to an EPR of at least 0.60). Option 2: Elemental level energy model For projects where the scope of work is limited to a single or multiple assessment part (from parts 1, 2, 3 and 4) such as partial or minor refurbishment projects and fit-out projects. This option can however be used by projects undertaking a full refurbishment (all assessment parts) Note: The credits available for option 2 are dependent upon the applicable assessment part and building type as defined in the BREEAM Refurbishment and Fit-out reporting tool however irrespective of the building type and assessment scope, it is always possible to score up to 100% of the credits available to each project. 2.Calculate the energy score using the BREEAM Refurbishment and Fit-out energy model for the applicable assessment parts to determine the credits awarded. Refer to Table - 28 to determine the minimum requirements for this issue. The following should be assessed as applicable to scope of works (see Table - 30 for further detail): a.Part 1, Fabric & structure: thermal performance and air-tightness of building fabric b.Part 2, Core Services: energy performance of core heating, hot water, cooling and ventilation systems and controls c.Part 3, Local services: energy performance of local heating, cooling, ventilation, lighting and controls as relevant d.Part 4, Interior design: not applicable Pass, Good, Very Good minimum standards: Evidence that the project has complied with the minimum requirements of Building Regulations Approved Document Part L2b Excellent minimum standard: Requires a minimum of 36% of available credits to be achieved Outstanding minimum standard: Requires a minimum of 60% of available credits to be achieved	2 credits currently assumed for a slight improvement in building fabric.	3	2

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Ene 04 - Low Carbon Design	One credit - Passive design analysis (Not applicable to Part 4) 1.The first credit within issue Hea 04 Thermal comfort has been achieved to demonstrate the building design can deliver appropriate thermal comfort levels in occupied spaces. 2. The project team carries out an analysis of the existing building fabric, form, site location and outline scheme design to influence decisions made during the Concept Design stage (RIBA Stage 2 or equivalent) and identifies opportunities for the implementation of passive design solutions and retrofit measures that reduce demands for energy consuming building services (see compliance note CN7) 3. The building uses passive design measures to reduce the total heating, cooling, mechanical ventilation and lighting loads and energy consumption in line with the findings of the passive design analysis and the analysis demonstrates a meaningful reduction in the total energy demand as a result . As a minimum, the passive design analysis should cover: 1.Site location, 2. Site weather, 3. Microclimate, 4. Building layout, 5. Building orientation, 6. Building form, 7. Building fabric, 8. Thermal mass or other fabric thermal storage, 9. Building occupancy type 10. Daylighting strategy, 11. Ventilation strategy, 12. Adaptation to climate change.	Credits for passive design and free cooling not targeted.	2	0
Total - Energy:			5	2
TRANSPORT				
Tra 01 - Sustainable Transport Solutions	Issue not applicable to Part 2 & Part 3 This issue is split into two parts: Accessibility Index (up to five credits - building type dependent) Alternative transport measures (up to three credits) Note: Up to a maximum of five credits are available from a combination of the following accessibility index and alternative transport measures criteria. Up to five credits - Accessibility Index 1.The public transport Accessibility Index (AI) for the assessed building is calculated and BREEAM credits awarded in according to building type, Accessibility Index benchmarks 2.The Accessibility Index is determined by entering the following information in to the BREEAM Tra 01 calculator: a.The distance (m) from the main building entrance to each compliant public transport node b.The public transport type(s) serving the compliant node e.g. bus or rail c.The average number of services stopping per hour at each compliant node during the operating hours of the building for a typical day Up to three credits - Alternative transport measures 3.Where alternative transport measures are provided, credits can be awarded based upon the number of measures implemented (1 credit- two measures, 2 credits - four measures, 3 credits - 6 measures)	2 credits currently predicted, according to calculator tool.	3	2
Tra 02 - Proximity to Amenities	Issue not applicable to Part 2 & Part 3 One credit (except for multi-residential buildings where two credits are available) 1. Where the building is located within close proximity of, and accessible to, local amenities which are likely to be frequently required and used by building occupants, as outlined in the BREEAM tables	It is assumed that 1 credits is achievable due to proximity to food outlet and cash machine.	1	1

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Tra 03 - Cyclist facilities	Issue not applicable to Part 2 & Part 3 One credit - Cycle storage (excluding sheltered housing, care homes, supported living facilities and prison building types) 1. Compliant cycle storage spaces that meet the minimum levels set out in Table - 32 (see checklists and tables) are installed. One credit - Cyclist facilities (excluding sheltered housing, care homes and supported living facilities, Student residents, key accommodation, transport hub and MOD residential and prison building types) 2. Criterion 1 has been achieved. 3. At least two of the following types of compliant cyclist facilities have been provided for all staff and pupils (where appropriate) (see relevant definitions for the scope of each compliant cyclist facility): a. Showers b. Changing facilities c. Lockers d. Drying spaces . One credit - Cycle storage and cyclist facilities (sheltered housing, care homes and supported living facilities and prison building types only) 4. Where criteria 1 to 3 have been met for cycle space and cycle facilities requirements.	The building will have sufficient compliant cycle storage space for 1 credit.	2	1
Total - Transport:			6	4
WATER				
Mat 01 - Life cycle impacts	2 credits available for Industrial building 6 credits available for other type of building This issue is broken down into: Option 1: Project lifecycle assessment study (2 credits) OR Option 2: Elemental assessment of environmental performance information (1 credit) Up to two credits (option 1): project lifecycle assessment study 1.The project uses a life cycle assessment (LCA) tool or undertakes a building information model lifecycle assessment (BIM LCA) to measure the life cycle environmental impact of the refurbishment or fit-out works. 2.The LCA covers new materials as relevant to the assessment parts listed in CN7 and indicated in the 'Materials assessment scope' section of the BREEAM Refurbishment and Fit-out Mat 01 calculator (Part B of the tool) 3.The mandatory requirements identified in the 'Materials assessment tool, method and data' section of the BREEAM Refurbishment and Fit-out Mat 01 calculator have been met 4.A member of the project team completes the BREEAM Refurbishment and Fit-out Mat 01 calculator using parts A and B and determines a score based on the robustness of the LCA tool used (Part A of the tool) and the scope of the assessment in terms of the materials specified that have been considered (Part B of the tool) 5.Where the design team can demonstrate how the LCA has benefited the building in terms of measuring and reducing its environmental impact. 6.Where the design team submit the LCA tool output (e.g. Building Information Model) for assessing the building to BRE Global (via the project's appointed BREEAM assessor). 7.Credits are awarded in accordance with Table - 46 Up to one credit (option 2): elemental assessment of environmental performance information 8.Where robust environmental performance information has been collected for newly specified materials or where materials are retained in situ, for elements listed in CN7 9. Where the total number of points achieved as set out in Methodology section are calculated using Part B of the BREEAM Mat 01 calculator. The point's scored is based on the percentage of each element that has been: a. re-used in situ b. re-used in situ with minor repairs c. specified with robust environmental performance information. 10. Credits are awarded based upon the percentage of available points achieved as set out in Table - 46	The credit available for industrial buildings should be achieved.	2	1

Credit Criteria Red- Minimum standards Purple - Criteria different depending on building type of type of work being carried out (Part 1, Part 2, Part 3, Part 4, Major Refurbishment)		Comments	Number of credits available	TARGETED (Green: Confident Target, Orange: Require careful consideration)
Mat 03 - Responsible sourcing of materials	Pre-requisite 1. All timber and timber based products used on the project is ' Legally harvested and traded timber' Note: a.It is a minimum requirement for achieving a BREEAM rating (for any rating level) that compliance with criterion 1 is confirmed. b. For other materials there are no pre-requisite requirements at this stage. One credit - Sustainable procurement plan 2. The principal contractor sources materials for the project in accordance with a documented sustainable procurement plan Up to 3 credits - Responsible sourcing of materials (RSM) are responsibly sourced in accordance with the BREEAM methodology. 18% RSM points achieved - 1 credit, 36% RSM points achieved - 2 credits, 54% RSM points achieved - 3 credits Location use categories: 1.Ceiling (including ceiling finishes), 2.Door/window, 3.Floor (including floor finishes), 4.Insulation 5.Internal partition/internal walls (including finishes), 6.Roof (including roof finishes), 7.Structure, primary and secondary, 8.External wall (e.g cladding, lining, render, including finishes) 9.Building service, 10.Hard landscaping, 11.Other Material categories: 1. Timber/ timber-based products (TBP), 2. Concrete/ cementitious (plaster, mortar, screed etc.) 3. Metal, 4. Stone/ aggregate 5. Clay-based (pavers, blocks, bricks, roof tiles, etc.), 6. Gypsum, 7. Glass 8. Plastic, polymer, resin, paint, chemicals and bituminous 9. Animal fibre/skin, cellulose fibre, 10. Other	All timber will be legally harvested and traded. The principal contractor is not intending to produce a sustainable procurement plan. 2 credits have been targeted for responsibly sourced materials	4	2
Mat 04 - Insulation	Where no new insulation is specified, this issues is not assessed and is filtered out from the assessment. Embodied impact One credit where: 1. Any new insulation specified for use within the following building elements must be assessed: a. External walls, b. Ground floor, c. Roof, d. Building services. 2. The Insulation Index for the building fabric and services insulation is the same as or greater than 2.5. If the insulation is incorporated as a component of an element that has been manufactured off-site (in order to maximise material optimisation), e.g. a wall or roof, and that element has been assessed as part of Mat 01, then for the purpose of assessing the insulation for this BREEAM issue, a Green Guide rating of A+ should be used. The same rule applies to insulation that has a significant additional function, such as providing supporting structure, e.g. structural insulated panels (SIPS). In the Green Guide, the actual insulation will be listed within the element title, rather than under the generic insulation category.	1 credit will be achieved through the insulation index being the same or greater than 2.5	1	1

Credit Criteria Red- Minimum standards Purple - Criteria different depending on building type of type of work being carried out (Part 1, Part 2, Part 3, Part 4, Major Refurbishment)		Comments	Number of credits available	TARGETED (Green: Confident Target, Orange: Require careful consideration)
Mat 05 - Designing for durability and resilience	One credit (Credit not applicable to Part 2 and Part 3) Protecting vulnerable parts of the building from damage. 1.The building incorporates suitable durability and protection measures or designed features/solutions to prevent damage to vulnerable parts of the internal and external building and landscaping elements. This must include, but is not necessarily limited to: a.Protection from the effects of high pedestrian traffic in main entrances, public areas and thoroughfares (corridors, lifts, stairs, doors etc.). b.Protection against any internal vehicular/trolley movement within 1m of the internal building fabric in storage, delivery, corridor and kitchen areas. c.Protection against, or prevention from, any potential vehicular collision where vehicular parking and manoeuvring occurs within 1m of the external building façade for all car parking areas and within 2m for all delivery areas. (Criterion not applicable to Part 4) Protecting exposed parts of the building from material degradation (Not applicable to Part 4) 2.Existing applicable building elements (see Table - 58) have been surveyed to identify whether material degradation effects are evident including an assessment to grade the severity of any degradation effects. Design and specification measures have been developed to repair and protect existing elements according to the severity of any degradation affects. Where it is not feasible to implement measures to limit material degradation, justification should be provided. 3. Newly specified materialsor newly constructed elements (e.g. a new external wall) within scope of refurbishment works incorporate appropriate	It will be shown that vulnerable parts of the building will be protected from damage and material degradation for 1 credit.	1	1
Mat 06 - Material Efficiency	One credit where: 1. Opportunities have been identified, and appropriate measures investigated and implemented within the scope of refurbishment or fit-out works , to optimise the use of materials through building design, procurement, refurbishment, maintenance and end of life (see examples in Table - 59 and Table - 60 , additionalinformation) 2. The above is carried out by the design/construction team in consultation with the relevant parties (see CN3) at each of the following RIBA stages: a. Preparation and Brief b. Concept Design c. Developed Design d. Technical Design e. Construction	This credit cannot be achieved as the scheme is beyond the required RIBA stage.	1	0
Total - Materials:			9	5
WASTE				
	One credit (out of the 7 credits available) required for an Outstanding rating. One credit - Pre-refurbishment audit 1. The client shall ensure that a pre-refurbishment audit of all existing buildings, structures or hard surfaces within scope of the refurbishment or fit-out zone is completed. The requirements for carrying out an appropriate pre-refurbishment audit are a. The audit should be carried out at the Concept Design Stage (equivalent to RIBA stage 2) before the appointment of demolition or strip-out contractors in order to use the audit results to guide the design, considering materials that can be reused and to set targets for waste management and ensure all contractors are engaged in the process of maximising high grade reuse and recycling opportunities. b. The audit should be carried out by a competent person who is independent of the project, has appropriate knowledge of buildings, waste and options for the re-use and recycling of different waste streams c. Actual waste arisings and waste management routes used should be compared with those forecast from the audit and barriers to achieving targets should be investigated. The audit must be referenced in the resource management plan and cover: d. Identification and quantification of the key materials where present on the project (see Table - 65) e. Potential applications and any related issues for the reuse and recycling of the key materials in accordance with the waste hierarchy f. Identification of local reproprocessors or recyclers for recycling of materials g. Identification of overall recycling rate for all key materials h. Identification of reuse targets where appropriate. i. Identification of overall landfill diversion rate for all key materials.	1 credit is targeted for carrying out a Pre-refurbishment audit		

Credit Criteria Red- Minimum standards Purple - Criteria different depending on building type of type of work being carried out (Part 1, Part 2, Part 3, Part 4, Major Refurbishment)		Comments	Number of credits available	TARGETED (Green: Confident Target, Orange: Require careful consideration)																											
Wst 01 - Construction Waste Management	Up to two credits - Reuse and direct recycling of materials 2. Where 50% of the waste material types detailed in Table - 64 , that are present on the project, are either reused on or off-site, or directly recycled on or off-site via a specialised materials re-processor or manufacturer. 3. Two credits are awarded where 75% of the waste material types detailed in Table - 64 - Please note that in most instances any materials specified in Table - 64 that are sent to a Material Recovery Facility (MRF) for recovery does not qualify for this credit	It is assumed that 1 credit will be achieved for recycling material on site.	4	3																											
	One credit - Diversion of resources from landfill 3. The following percentages of non-hazardous construction, and demolition waste (where applicable) generated have been diverted from landfill: <table><caption>Table - 63: Diversion of waste for refurbishment and fit-out</caption><thead><tr><th>BREEAM credits</th><th>Source of waste</th><th>Volume</th><th>Tonnage</th></tr></thead><tbody><tr><td rowspan="2">One credit</td><td>Refurbishment / Fit-out</td><td>85%</td><td>90%</td></tr><tr><td>Demolition</td><td>90%</td><td>95%</td></tr><tr><td rowspan="2">Exemplary level</td><td>Refurbishment / Fit-out</td><td>95%</td><td>97%</td></tr><tr><td>Demolition</td><td>95%</td><td>97%</td></tr></tbody></table>	BREEAM credits			Source of waste	Volume	Tonnage	One credit	Refurbishment / Fit-out	85%	90%	Demolition	90%	95%	Exemplary level	Refurbishment / Fit-out	95%	97%	Demolition	95%	97%	It is assumed that 1 credit will be achieved for diverting at least 85% by volume or 90% by weight, of waste from landfill.									
BREEAM credits	Source of waste	Volume	Tonnage																												
One credit	Refurbishment / Fit-out	85%	90%																												
	Demolition	90%	95%																												
Exemplary level	Refurbishment / Fit-out	95%	97%																												
	Demolition	95%	97%																												
Wst 02 - Recycled aggregates	Recycled aggregates (Issue only applicable to Part 1) One credit where: 1. The percentage of high grade aggregate that is recycled or secondary aggregate, specified in each application (present) must meet the following minimum % levels (by weight or volume) to contribute to the total amount of recycled or secondary aggregate. 2. The total amount of recycled or secondary aggregate specified, and meeting criterion 1, is greater than 25% (by weight or volume) of the total high grade aggregate specified for the project. Where the minimum level in criterion 1 is not met for an application, all the aggregate in that application must be considered as primary aggregate when calculating the total high grade aggregate specified. 3. The recycled or secondary aggregates are EITHER: a. Construction, demolition and excavation waste obtained on-site or off-site OR b. Secondary aggregates obtained from a non-construction post-consumer industrial by product source (see Relevant definitions section). <table><caption>Table - 66: Minimum levels (by weight and volume) of high grade aggregate specified per application (where present) that is recycled or secondary aggregate</caption><thead><tr><th>Application</th><th>Min % One credit</th><th>Min % Exemplary performance</th></tr></thead><tbody><tr><td colspan="3">Bound</td></tr><tr><td>Structural frame</td><td>15%</td><td>30%</td></tr><tr><td>Bitumen or hydraulically bound base, binder, and surface courses for paved areas and roads</td><td>30%</td><td>75%</td></tr><tr><td>Building foundations</td><td>20%</td><td>35%</td></tr><tr><td>Concrete road surfaces</td><td>15%</td><td>45%</td></tr><tr><td colspan="3">Unbound</td></tr><tr><td>Pipe bedding</td><td>100%</td><td>N/A</td></tr><tr><td>Granular fill and capping (see Relevant definitions section)</td><td>100%</td><td>N/A</td></tr></tbody></table>	Application	Min % One credit	Min % Exemplary performance	Bound			Structural frame	15%	30%	Bitumen or hydraulically bound base, binder, and surface courses for paved areas and roads	30%	75%	Building foundations	20%	35%	Concrete road surfaces	15%	45%	Unbound			Pipe bedding	100%	N/A	Granular fill and capping (see Relevant definitions section)	100%	N/A	No recycled aggregates are being used in the construction.	1	0
Application	Min % One credit	Min % Exemplary performance																													
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Credit Criteria Red- Minimum standards Purple - Criteria different depending on building type of type of work being carried out (Part 1, Part 2, Part 3, Part 4, Major Refurbishment)		Comments	Number of credits available	TARGETED (Green: Confident Target, Orange: Require careful consideration)
Wst 03 - Operational Waste	Credit required for Excellent and Outstanding ratings. (Issue not applicable to Part 2 & Part 3) Operational waste One credit where: 1. Dedicated space(s) is provided for the segregation and storage of operational recyclable waste volumes generated by the assessed building/unit, its occupant(s) and activities. This space must be: a. Clearly labelled, to assist with segregation, storage and collection of the recyclable waste streams b. Accessible to building occupants or facilities operators for the deposit of materials and collections by waste management contractors c. Of a capacity appropriate to the building type, size, number of units (if relevant) and predicted volumes of waste that will arise from daily/weekly operational activities and occupancy rates. 2. Where the consistent generation in volume of the appropriate operational waste streams is likely to exist, e.g. large amounts of packaging or compostable waste generated by the building's use and operation, the following facilities are provided: a. Static waste compactor(s) or baler(s); situated in a service area or dedicated waste management space. b. Vessel(s) for composting suitable organic waste resulting from the building's daily operation and use; OR adequate space(s) for storing segregated food waste and compostable organic material prior to collection and delivery to an alternative composting facility. c. Where organic waste is to be stored/composted on-site, a water outlet is provided adjacent to or within the facility for cleaning and hygiene purposes. Additionally for healthcare buildings only 3. The specified/installed operational waste facilities are compliant with the relevant NHS guidelines for that part of the UK. Additionally for multi-residential buildings with self-contained dwellings/bedsits only 4. Each dwelling/bedsit has a provision of three internal storage containers, as follows: a. A minimum total capacity of 30 litres, b. No individual container smaller than 7 litres c. All containers in a dedicated non obstructive position, d. The storage containers for recycling are provided in addition to non-recyclable waste storage. Additionally for multi-residential buildings with individual bedrooms and communal facilities only 5. The above storage requirements (criterion 4) for self-contained dwellings/bedsits are met for every six bedrooms. 6. The recyclable storage is located in a dedicated non-obstructive position in either: a. Communal kitchens; OR b. Where there are no communal kitchens present, in a communal space such as communal lounges or utility areas. 7. Home composting facilities and a home composting information leaflet is provided within the kitchen area or communal space for each self-contained dwelling, bedsit or communal kitchen.	There will be a dedicated space for the storage and separation of the waste for 1 credit.	1	1
Wst 05 - Adaptation to Climate Change	Adaptation to climate change – structural and fabric resilience (Issue not applicable to Part 2, Part 3 & Part 4) One credit where: 1. Conduct a climate change adaptation strategy appraisal for structural and fabric resilience by the end of Concept Design (RIBA Stage 2 or equivalent), in accordance with the following approach: a. Carry out a systematic (structural and fabric resilience specific) risk assessment to identify and evaluate the impact on the building over its projected life cycle from expected extreme weather conditions arising from climate change and, where feasible, mitigate against these impacts. The assessment should cover the following stages: i. Hazard identification, ii. Hazard assessment, iii. Risk estimation, iv. Risk evaluation, v. Risk management - See detailed guidance on each topics.	This credit is considered to challenging for the project.	1	0
Wst 06 - Functional Adaptability	Functional adaptability One credit where: 1. A building-specific functional adaptation strategy study has been undertaken by the client and design team by Concept Design (RIBA Stage 2 or equivalent), which includes recommendations for measures to be incorporated to facilitate future adaptation. 2. Functional adaptation measures have been implemented (RIBA Stage 4 or equivalent) in accordance with the functional adaptation strategy recommendations, where practical and cost effective. Omissions have been justified in writing to the assessor.	A future adaption strategy will be created for 1 credit	1	1
Total - Waste:			8	5

Credit Criteria Red- Minimum standards Purple - Criteria different depending on building type of type of work being carried out (Part 1, Part 2, Part 3, Part 4, Major Refurbishment)		Comments	Number of credits available	TARGETED (Green: Confident Target, Orange: Require careful consideration)
POLLUTION				
Pol 03 - Flood risk management and reducing surface water run-off	Two credits - Flood risk management Low Flood risk 1. Where a site specific flood risk assessment (FRA) confirms the refurbishment or fit-out is situated in a flood zone that is defined as having a low annual probability of flooding (as relevant to size of project in accordance with Flood risk assessment (FRA) . The FRA must take all current and future sources of flooding into consideration OR 2. The project meets the requirements for avoidance of flooding as defined under checklist A-10 (e.g. where the refurbishment or fit-out zone is of a floor levelthat is 0.3m higher than the obtained/estimated flood level and safe access/escape routes are available/present see CN12). Medium/high flood risk 3. Where a site specific FRA confirms the site is situated in a flood zone that is defined as having a medium or high annual probability of flooding and is not in a functional floodplain (as relevant to size of project in accordance with CN7 Flood risk assessment (FRA) . The FRA must take all current and future sources of flooding into consideration. 4. As a result of the buildings floor level or measures to keep water away the building is defined as achieving avoidance from flooding by following Checklist A-10; Pol 03. 5. Where avoidance is not possible, two credits are achieved where a full flood resilience/resistance strategy is implemented for the buildings scope of works in accordance with recommendations made by a Suitably Qualified Building Professional (see Relevant definitions . The following aspects of the design should be considered for the relevant parts, in accordance with best practice guidance (see compliance note CN8): a.Part 1: Fabric – Consider using flood resilient materials and flood protection measures for the building fabric, e.g. waterproof materials, impermeable membranes, flood barriers, safe access/exit points in the event of a flood etc. b.Part 2: Core services – Consider the location/height of the core services and associated infrastructure(including equipment and vulnerable pipes/ducts/cables etc) to protect services from flooding e.g. location/routing/height, protection of building apertures (such as intakes/extracts/ventilation), non-return valves etc. c.Part 3: Local services – Consider the location/height of local services such as sockets, vents etc. and the location of the wiring/pipework/ductwork in relation to the flood level and other measures to protect local services d.Part 4: Interior – Consider the proposed function of spaces that are below the flood level (e.g. sacrificial spaces), and the resilience of materials used for partitions, walls, floors, ceiling finishes, furniture and fittings and the location of equipment in relation to the flood level, e.g. avoid storing flood sensitive materials and functions in spaces that are below the flood level.	FRA confirms Zone 1.	2	2
	Credits not applicable to Part 2, Part 3 and Part 4. Two credits - Surface water run-off One credit - neutral impact on surface water 6. There is no increase on the impermeable surfaces as a result of the refurbishment works; OR 7. If there is an increase in the impermeable surface as a result of the refurbishment works then the following must be met: a. Hard standing areas - Where there is an extension or increase in the hard standing areas and hence an increase in the total impermeable area as a result of the refurbishment works, the hard standing area must be permeable or be provided with on-site SuDS to allow full infiltration of the additional volume, to achieve the same end result. The permeable hard standing must include all pavements and public rights of way, car parks, driveways and non-adoptable roads, but exclude footpaths that cross soft landscaped areas which will drain onto a naturally permeable surface. b. Building extension - Where there is an increase in building footprint, extending onto any previously permeable surfaces, the additional run-off caused by the area of the new extension must be managed on-site using an appropriate SuDS technique for rainfall depths up to 5mm. Two credits - reducing run-off 8. Criterion 6 or 7 has been achieved. 9. An appropriate consultant (see Relevant definitions) has been used to design an appropriate drainage strategy for the site. 10. Either of the following criteria is met: a. There is a decrease in the impermeable area by 50% or more, from the pre-existing impermeable hard surfaces; OR b. Where run-off as a result of the refurbishment is managed on-site using source control achieving the following requirements: i. The peak rate of run-off as a result of the refurbishment for the 1 in 100 year event has been reduced by 50% from the existing site. ii. 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 50%. iii. An allowance for climate change must be included for all of the above calculations, this should be made in accordance with current best practice planning guidance.	FRA confirms neutral impact on surface water for 1 credit.	1	1

Credit Criteria Red- Minimum standards Purple - Criteria different depending on building type of type of work being carried out (Part 1, Part 2, Part 3, Part 4, Major Refurbishment)		Comments	Number of credits available	TARGETED (Green: Confident Target, Orange: Require careful consideration)
	Credit not applicable to Part 2, Part 3 and Part 4. Minimising watercourse pollution One credit where: 11. There is no discharge from the developed site (includes new and existing hard landscaping and buildings) for rainfall up to 5mm (confirmed by the Appropriate Consultant). 12. Where suitable pollution prevention measures are put in place (or already exist) for the different sources of pollution present on the assessed site, in accordance with Compliance note CN19. 13. A comprehensive and up-to date drainage plan of the site will be made available for the building/site occupiers. 14. Relevant maintenance agreements for the ownership, long term operation and maintenance of all specified SuDS must be in place.	Credit not sought.	1	0
Total - Pollution:			4	3
INNOVATION				
Man 03 - Responsible construction practices	Considerate construction 20. Where the principal contractor has used a ‘compliant’ organisational, local or national considerate construction scheme and their performance against the scheme has been confirmed by independent assessment and verification.The BREEAM credits can be awarded as follows: a. where the contractor achieves compliance with the criteria of the compliant scheme to an exemplary level of practice. (a CCS score of 40 or more) -- A score of at least 7 in each of the five sections must be achieved At the final stage of the BREEAM assessment, the number of BREEAM credits awarded should therefore be based on the final visit and the subsequent Monitor’s report and certified CCS score.	Credit not sought.	1	
Man 05 - Aftercare	The following outlines the exemplary level criteria to achieve one innovation credit for this BREEAM issue: 6. There is (or will be) operational infrastructure and resources in place to co-ordinate the following activities at quarterly intervals for the first three years of building occupation: a. Collection of occupant satisfaction, energy consumption and water consumption data. b. Analysis of the data to check the building is performing as expected and make any necessary adjustments to systems controls or to inform building user behaviours. c. Setting targets for reducing water and energy consumption and monitor progress towards these. d. Feedback any ‘lessons learned’ to the design team and developer for use in future projects. e. Provision of the actual annual building energy, water consumption and occupant satisfaction data to BRE.	Credit not sought.	1	
Hea 01 - Visual Comfort	Daylighting (building type dependend)- exemplary level - Not applicable to Part 2 & Part 3	Credit not sought.	1	
Ene 01 - Reduction in CO2 emissions	Credits not applicable to Part 4. Two credits - Zero regulated carbon 8. The building achieves an EPRNC≥ 0.9 and zero net regulated CO2 emissions . Up to four credits - Zero regulated carbon 9. Criterion 8 has been achieved. 10. An equivalent percentage of the buildings modelled ‘regulated’ operational energy consumption, as stipulated in Table - 26, is generated by carbon neutral on-site or near-site sources and used to meet energy demand from ‘unregulated’ building systems or processes. Five credits - Carbon negative 11. The building is ‘carbon negative’ in terms of its total modelled operational energy consumption, including regulated and unregulated energy (see Relevant definitions in the Additional information section of this issue).	Credit not sought.	5	
Mat 01 - Life cycle impacts	One innovation credit can be achieved where at least 85% of available BREEAM Mat 0 1 calculator point are achieved.	Credit not sought.	1	
Mat 03 - Responsible sourcing of materials	One innovation credit where Responsible sourcing of materials (RSM) points calculated in accordance with the BREEAM methodology is higher than 70%.	Credit not sought.	1	

Credit Criteria Red- Minimum standards Purple - Criteria different depending on building type of type of work being carried out (Part 1, Part 2, Part 3, Part 4, Major Refurbishment)		Comments	Number of credits available	TARGETED (Green: Confident Target, Orange: Require careful consideration)
Wst 01 - Construction Waste Management	One innovation credit where: 1. Non-hazardous construction waste generated by the building’s design and refurbishment or fit-out is no greater than the exemplary level resource efficiency benchmark (outlined in Table - 62 and Table -61). 2. The percentage of non-hazardous construction, demolition (if relevant) waste diverted from landfill meets or exceeds the exemplary level percentage benchmark (outlined inTable - 63) 3. Waste materials will be sorted into separate key waste groups (according to the waste streams generated by the scope of the works, the List of Wastes/European Waste Catalogue code should be referenced) either on-site or off-site through a licensed contractor for recovery. 4. 75% of difficult to manage wastes have been reused on or off-site rather than recycled, in accordance with Table - 64	Credit not sought.	1	
Wst 02 - Recycled aggregates	One innovation credit where: 4. The percentage of high grade aggregate that is recycled or secondary aggregate, specified in each application (present) must meet the exemplary minimum levels (by weight or volume), as defined in the table above. Where this minimum level is not met, all the aggregate in that application must be considered as primary aggregate when calculating the total high grade aggregate specified. 5. Where the total amount of recycled or secondary aggregate specified is greater than 35% (by weight or volume) of the total high grade aggregate specified for the project. Where the minimum level in criterion 1 is not met for an application, all the aggregate in that application must be considered as primary aggregate when calculating the total high grade aggregate specified. 6. The contributing recycled or secondary aggregate must not be transported more than 30 km by road transport.	Credit not sought.	1	
Wst 05 - Adaptation to Climate Change	Exemplary credit – Responding to adaptation to climate change Issue not applicable to Part 2, Part 3 & Part 4) A holistic approach to the design and refurbishment or fit-out of the current building's life cycle, to mitigate against the impacts of climate change, is represented by the achievement of these criteria. 2. Achievement of Criterion 1, the Structural and fabric resilience criterion in this issue and the following criteria points or credits: Hea 04 Thermal comfort - Criterion 6 in the second credit of the Hea 04 issue has been achieved. Ene 01 Reduction of energy use and carbon emissions - At least eight creditsin thisissue have been achieved. Ene 04 Low carbon design - The Passive design analysis credit in this issue has been achieved. Wat 01 Water consumption - A minimum of three credits in this issue have been achieved Mat 05 Designing for durability and resilience - Criterion 2 relating to material degradation in this issue has been achieved. Pol 03 Surface water run-off - Flood risk – a minimum of one credit has been achieved; Surface water run-off – two credits have been achieved.	Credit not sought.	1	
Approved Innovation			1	
Total - Innovation - Maximum credit : 10			10	0
				55.84
				Very Good