
Robert Darvall Directors Pension Scheme Ltd

Acre Road, Reading

BREEAM Pre-Assessment Report



January 2024



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Contents Page

	Page
1.0 Introduction	3
2.0 BREEAM New Construction V6 Methodology	5
3.0 Review and Options	10

Appendices

Appendix 1	-	Credit Summary
Appendix 2	-	Design Stage Evidence Tracker

1.0 Introduction

1.1 Purpose of the Report

Focus Consultants were instructed by Richard Douglas of Pro Vision to undertake a BREEAM evaluation of the proposed Industrial Warehouse located on Acre Road, Reading.

This initial overview and report has been commissioned to evaluate the scheme for compliance with BREEAM methodology and is based upon a meeting held on the 12th January 2024, at which a review of the relevant BREEAM credits was undertaken.

1.2 Project Description

The project at Acre Road comprises of an industrial warehouse, and office space.

The project is located in Reading and the location is included in the map below.

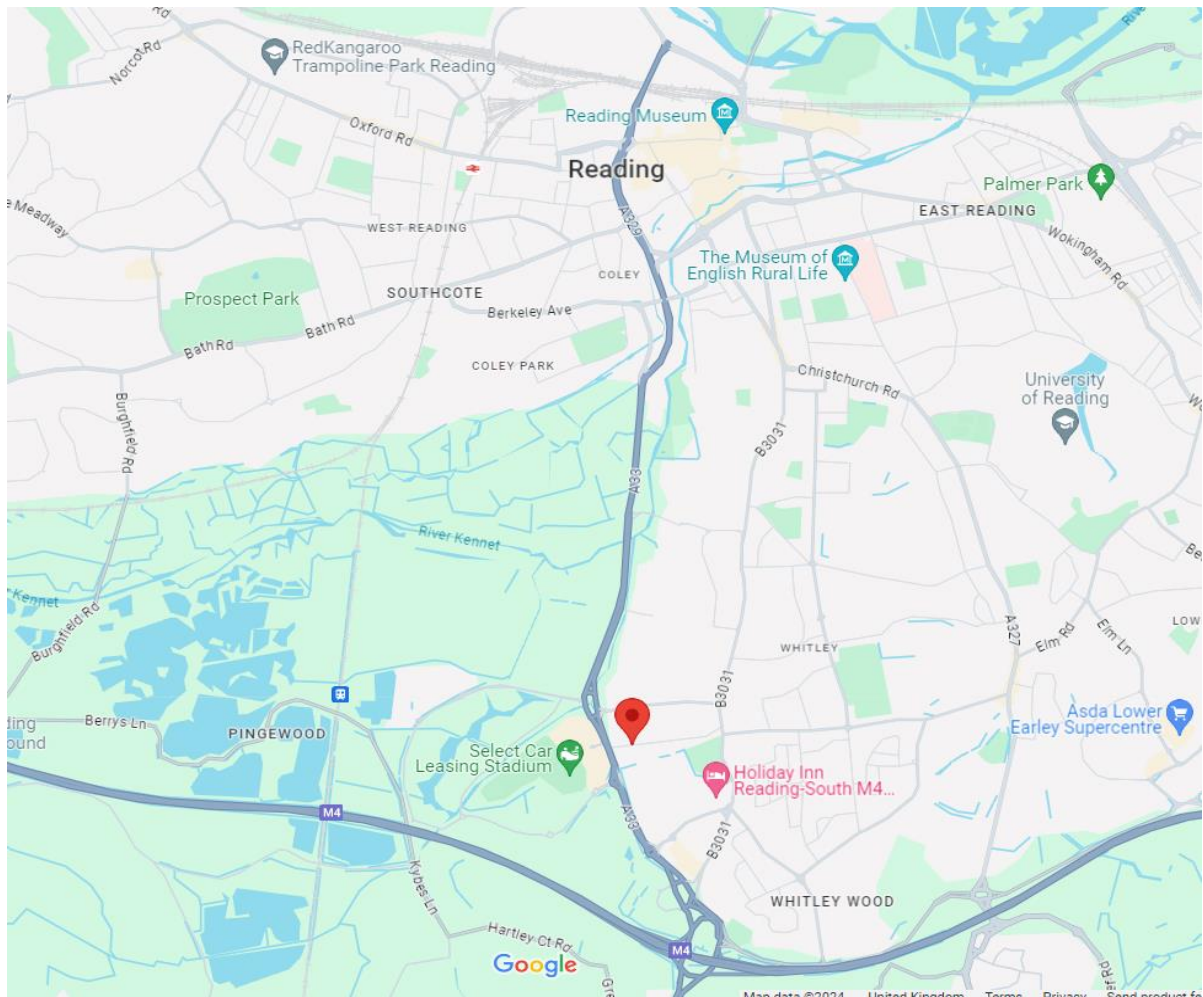


Figure 1 - Site Location Map

1.3 Key Aims

The report has three key purposes:

1. Following a BREEAM review meeting, assess the correct BREEAM methodology for the scheme.
2. Review the scheme against each of the BREEAM credits and confirm the possible score which could be achieved.
3. Highlight what will be required of the project team based upon the agreed strategy.

The report comprises two sections; the first covers a brief overview of the scheme, and a summary of the BREEAM score achieved, based on an indicative review. The second is a detailed evidence schedule, found in Appendix 1, confirming the individual credit requirements and evidence required for each of the credits targeted for the development.

Where appropriate, assumptions have been stated and recommendations are provided for ways in which the BREEAM ratings can be achieved or increased.

This report uses the following BRE documentation to support the assessment:

1. BREEAM New Construction V6.0 produced by the BRE Limited
2. BREEAM Pre Assessment Tool provided by the BRE.

1.4 Required Standards

The BREEAM rating required is 'Very Good', which is equivalent to a score of 55%. However, this rating will only be achieved where the minimum standards set within BREEAM are met. Those relevant to this scheme can be found in the table below:

Table 1.0: Minimum Standards	
Credit	Criteria
MAN 04 – Commissioning and Handover	Commissioning test schedule and responsibilities credit to be met.
MAN 04 - Commissioning and Handover	The criteria referring to the production of a Building User Guide must be met.
ENE 02 - Energy Monitoring	Install energy metering systems so that at least 90% of the estimated annual energy consumption of each fuel is assigned to the end-use categories.
WAT 01 - Water Consumption	At least one of the available credits must be achieved. This requires the overall water consumption rate of the building to be at least 12.5% better than a Building Regulations compliant building.
WAT 02 - Water Monitoring	Install a meter on the incoming mains water supply.
MAT 03 - Responsible Sourcing	All timber and timber based products must be procured in line with the UK Government Timber Procurement Policy.

2.0 BREEAM UK New Construction V6 Methodology

2.1 Methodology

This BREEAM assessment utilises a BREEAM UK New Construction V6 online Pre-Assessment Tool to evaluate the building's performance under the 'Very Good' criteria.

2.2 Environmental Sections

BREEAM UK New Construction V6 is split into nine assessment sections or categories, stretching across a broad range of environmental issues, summarised in the table below.

Table 2.0: Assessment Categories	
Category	Objectives
Management	This category encourages the adoption of sustainable management practices in connection with design, construction, commissioning, handover and aftercare activities to ensure that robust sustainability objectives are set and implemented in the operation of the building.
Health & Wellbeing	This category encourages the increased comfort, health and safety of building occupants, visitors and others within the vicinity.
Energy	This category encourages the specification and design of energy efficient building solutions, systems and equipment that support the sustainable use of energy in the building and sustainable management in the building's operation.
Transport	This category encourages better access to sustainable means of transport for building users through alternative transport solutions and access to amenities to support reductions in car journeys.
Water	This category encourages sustainable water use in the operation of the building and its site by identifying means of reducing potable water consumption over the life time of the building and minimising losses through leakage.
Materials	This category encourages projects to focus on the procurement of materials that are sourced in a responsible way and have a low embodied impact over their life, including extraction, processing and manufacture and recycling.
Waste	This category encourages the sustainable management (and reuse where feasible) of construction and operational as well as waste through future maintenance and repairs associated with the building structure.
Land Use & Ecology	This category encourages sustainable land use, habitat protection and creation, and improvement of long term biodiversity for the building's site and surrounding land.
Pollution	This category aims to reduce the building's impact on surrounding communities and environments arising from light-pollution, noise, flooding and emissions to air, land and water.

2.3 Assessment Process

The BREEAM assessment is split into two stages, with a Design Stage Assessment (DSA) carried out on the intentions of the project, and a final, Post Construction Review (PCR) carried out at project completion. Once the DSA has been compiled, submitted and interim certified, it will be necessary for the BREEAM Assessor to make a site inspection in order to view the as built specification for compliance. The PCR assessment will then be carried out, which will again be submitted and certified by the BRE, providing the final certified rating for the project.

For the purposes of the submission to the BRE, the assessor will ask the project team to provide supporting evidence. The supporting information is required in order to achieve the appropriate credits. The assessor will not be able to award credits without the necessary supporting documentation and evidence being provided.

Where the project is carrying out a Post Construction Stage (PCS) assessment only, it will still be necessary to provide the DSA supporting evidence required for a two-stage assessment, in order to confirm full compliance with the BREEAM criteria.

2.4 Weighting

Within this report credits are awarded throughout based upon the guidance manual. However a weighting is applied to each credit within the final assessment tool. Therefore, the credit displayed against the issue is not always the actual value to the overall rating. The credit summary within Appendix 1 details the approximate credit weightings based on the BREEAM Pre-Assessment tool.

The BRE Scoring and Reporting Tool is used to accurately predict the final scheme rating. Please note that the BRE will change the assessment tools periodically and this can alter the individual assessment of credits and therefore the final rating.

2.5 RIBA Stage Requirements

The BREEAM assessment process requires a number of credit areas to have the required evidence in place, or as a minimum the requirements considered, by certain RIBA Plan of Work stages (or equivalent). The full list of credits affected is contained within Appendix 2; however, details of the credits affected and the evidence required by RIBA Stage 2 are noted in the following table, to assist the project design team with the urgent requirements for the upcoming work stage.

Table 3.0: RIBA Stage Critical Credits

	Assessment Criteria	Evidence Required
MAN 01 - Project Brief and Design	1. Stakeholder Consultation (project delivery). Prior to completion of the Concept Design, the project delivery stakeholders have met to identify and define their roles, responsibilities and contributions for each of the key phases of project delivery.	Meeting minutes/project directory or similar confirming the following team members have been appointed and their role on the project confirmed: Client Building occupier (where known) Design team Principal contractor or similar with construction management experience (e.g. construction project manager)
ENE 04 - Low Carbon Design	2. Passive Design Analysis. The project team carries out an analysis of the proposed building design/development to influence decisions made during Concept Design stage and identify opportunities for the implementation of passive design solutions that reduce demands for energy consuming building services.	Passive design analysis report
	7. Low Zero Carbon Feasibility Study. A feasibility study has been carried out by the completion of the Concept Design stage by an energy specialist to establish the most appropriate recognised local (on-site or near-site) low or zero carbon (LZC) energy source(s) for the building/development.	LZCT feasibility study report
TRA 01 - Travel Plan	1. Travel Plan. Develop a travel plan during the 'feasibility and design stages' based on a site specific travel assessment or statement.	Travel Plan
MAT 01 - Building Life Cycle Assessment	1. Superstructure - Comparison with BREEAM benchmark (Offices, Industrial and Retail buildings only). Carry out a building LCA and compare against the BREEAM benchmark.	Building Life Cycle Assessment options appraisal summary document

Table 3.0: RIBA Stage Critical Credits

Assessment Criteria		Evidence Required
	6. Substructure and Hard Landscaping Options Appraisal. Using LCA identify opportunities for reducing environmental impacts of the substructure and hard landscaping	
MAT 06 – Material Efficiency	1. Opportunities have been identified, and appropriate measures investigated and implemented, to optimise the use of materials in building design, procurement, construction, maintenance and end of life.	Materials Efficiency report/statement. To be reviewed at the following RIBA stages (or equivalent): 1 - Preparation & brief 2 - Concept design 3 - Developed design 4 - Technical design 5 – Construction
WST 01 - Construction Waste Management	1. Pre-demolition Audit. Complete a pre-demolition audit of any existing buildings, structures or hard surfaces being demolished. This must be used to determine whether refurbishment or reuse is feasible and to maximise the recovery of materials where demolition occurs.	Pre-demolition audit report
WST 05 - Adaptation to Climate Change	1. Adaptation to Climate Change - Structural and Fabric Resilience. Conduct a climate change adaptation strategy appraisal for structural and fabric resilience by the end of Concept Design, 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 these impacts. The assessment should cover the following stages: i. Hazard identification ii. Hazard assessment iii. Risk estimation iv. Risk evaluation v. Risk management.	Climate change adaptation strategy/report

Table 3.0: RIBA Stage Critical Credits

Assessment Criteria		Evidence Required
WST 06 - Functional Adaptability	1. A building-specific functional adaptation strategy study has been undertaken by the client and design team by Concept Design, which includes recommendations for measures to be incorporated to facilitate future adaptation.	Functional adaptation strategy and implementation plan report for the design stage
LE 02 - Ecological risks and opportunities	6. Determining the Ecological Outcomes (routes 1 and 2 of assessment). The project team liaise and collaborate with representative stakeholders early enough to influence key planning decisions (typically Concept Design stage)	Meeting minutes or similar written documentation of the consultation
LE 03 – Managing impacts on ecology	2. Planning, Liaison, Implementation and Data. Roles and responsibilities have been clearly defined, allocated and implemented to support successful delivery of project outcomes at an early stage to influence the concept design	Meeting minutes or similar written documentation of the consultation

3.0 Review and Options

3.1 BREEAM Project Scope

The table below identifies the project scope input required to generate the BREEAM Projects online pre assessment tool. The inputs are based on information provided by the project team and discussions held at the pre assessment meeting.

Table 4.0: BREEAM Pre Assessment Scope Assumptions	
Criteria	Response
Project scope	Shell and core
Building type (main description)	Industrial
Sub-group	Warehouse, storage or distribution
Assessment stage	Design
Building floor area (GIA)	900m²
Building floor area (NIFA)	900m²
Is the building designed to be untreated?	No
Building services - heating system type	Air system
Building services - cooling system type	Comfort Cooling
Does the building have external areas within the boundary of the assessed development?	Yes
Are commercial or industrial-sized refrigeration and storage systems specified?	No
Are building user lifts present?	No
Are building user escalators or moving walks present?	No
Are there any water demands present other than those assessed in Wat 01?	Yes
Are there statutory requirements, or other issues outside of the control of the project, that impact the ability to provide outdoor space	No
Are there any systems specified that contribute to the unregulated energy load?	Yes
Are the Post-occupancy evaluation credits targeted in Ene 01 issue?	No
Are laboratories present?	No
Are there fume cupboard(s) and/or other containment devices present?	No

3.1 Summary Score

Based upon the BREEAM pre assessment meeting held and the credit summary found in Appendix 1, the scheme achieves an anticipated score of 65.44% which equates to a rating of 'Very Good'. Additional optional credits have been provided within the next section for review where targeted credits may not be achieved.

3.2 Optional Credits

Recommendations where possible are provided for improvement within each of the criteria under BREEAM assessment, detailed within the Evidence Tracker section of the report. Should the project team feel a credit targeted within the credit summary cannot be achieved, or wish to look at alternatives/credits to increase the score or rating, the table below details credits that could be considered for inclusion within the assessment.

Table 5.0: Optional Credits	
Credit	Comment
MAN 03 Sustainability Champion	Commission a sustainability champion to review and report on sustainability design and construction issues throughout the construction phase. Focus can fulfil this role if required.
MAN 04 Commissioning - Specialist Commissioning Manager	Specialist commissioning manager to be appointed to oversee and advise on commissioning procedures during the completion phase.
MAN 04 Commissioning - Thermographic Survey	Commission a thermographic survey of the building before handover to check for defects in insulation or thermal bridging.
HEA 01 Visual Comfort - Daylighting	1 credit available where the relevant building meet good practice daylighting factors, including 2% average daylight factors across 80% of the relevant floor area
HEA 05 Acoustic Performance	1 credit available where acoustic testing is carried out to demonstrate compliance with the relevant criteria detailed in BS 8233:2014 for indoor ambient noise levels.
HEA 07 – Safe access	1 credit could be achieved if dedicated and safe cycle and footpaths are provided from site entrance to building entrance
ENE 04 Low Carbon Design	1 credit could be achieved where an LZC technology study is carried out and the appropriate technology is installed; feasibility study should be completed at RIBA stage 2, however this criteria is relaxed where all recommendations that could have been included at this stage are still viable.
TRA 02 Sustainable Transport Measures	An additional credit can be achieved for the provision of a public transport information system in a publicly accessible area
MAT 02 Environmental Product Declarations (EPDs)	One credit is available where enough construction products with EPDs are specified in the design
WST 01 Construction Site Waste	An additional credit can be achieved where waste production is equal to no more than 3.2 tonnes of waste per 100m ² of building area.
LE 01 Site Selection – Contaminated Land	1 credit is available where a site investigation is completed that deems the land within the development footprint is affected by contamination, and a remediation strategy is implemented.

Table 5.0: Optional Credits

Credit	Comment
POL 03 Surface Water Run-off	1 credit could be achieved where there is no discharge from the developed site for rainfall up to 5mm



Appendix 1

Credit Summary



CLIENT:	Pro Vision
PROJECT:	Acre Road, Reading
DATE:	22nd January 2024
REVISION:	1

Credit Issue		Credits Available	Credits Sought	Section Total	Total Available for Section	Approx Weighted Value of Each Credit	Contribution to Final Score (%)
MANAGEMENT							
MAN 01	Project Brief and Design	4	1	9	18	0.61	5.50
MAN 02	Life Cycle Cost and Service Life Planning	4	1				
MAN 03	Responsible Construction Practices	6	5				
MAN 04	Commissioning and Handover	4	2				
MAN 05	Aftercare	N/A	N/A				
HEALTH AND WELLBEING							
HEA 01	Visual Comfort	3	1	4	10	0.8	3.20
HEA 02	Indoor Air Quality	1	1				
HEA 04	Thermal Comfort	2	2				
HEA 05	Acoustic Performance	1	0				
HEA 06	Security	1	0				
HEA 07	Safe & Healthy Surroundings	2	0				
ENERGY							
ENE 01	Reduction of CO ₂ Emissions and Energy Use	13	6	10	19	0.74	7.37
ENE 02	Energy Monitoring	2	1				
ENE 03	External Lighting	1	1				
ENE 04	Low Carbon Design	3	2				
ENE 05	Energy Efficient Cold Storage	N/A	N/A				
ENE 06	Energy Efficient Transportation Systems	N/A	N/A				
ENE 07	Energy Efficient Laboratory Systems	N/A	N/A				
ENE 08	Energy Efficient Equipment	N/A	N/A				
TRANSPORT							
TRA 01	Transport Assessment & Travel Plan	2	2	7	12	0.96	6.71
TRA 02	Sustainable Transport Measures	10	5				
WATER							
WAT 01	Water Consumption	5	3	6	9	0.78	4.67
WAT 02	Water Monitoring	1	1				
WAT 03	Water Leak Detection and Prevention	2	1				
WAT 04	Water Efficient Equipment	1	1				
MATERIALS							
MAT 01	Life Cycle Impacts	7	5	9	14	1.25	11.25
MAT 02	Environmental impacts from construction products - Environmental Product Declarations (EPD)	1	0				
MAT 03	Responsible Sourcing of Materials	4	2				
MAT 05	Designing for Durability & Resilience	1	1				
MAT 06	Material Efficiency	1	1				
WASTE							
WST 01	Construction Site Waste Management	5	4	9	10	0.70	6.30
WST 02	Use of Recycled & Sustainably Sourced Aggregates	1	1				
WST 03	Operational Waste	1	1				
WST 04	Speculative Floor and Ceiling Finishes	N/A	N/A				
WST 05	Adaptation to Climate Change	1	1				
WST 06	Functional Adaptability	2	2				



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Credit Issue		Credits Available	Credits Sought	Section Total	Total Available for Section	Approx Weighted Value of Each Credit	Contribution to Final Score (%)
LAND USE AND ECOLOGY							
LE 01	Site Selection	2	1	11	13	1.15	12.69
LE 02	Ecological Risks & Opportunities	2	2				
LE 03	Managing Negative Impacts on Ecology	3	3				
LE 04	Enhancing Site Ecology	4	3				
LE 05	Long Term Impact Ecology Management & Maintenance	2	2				
POLLUTION							
POL 01	Impact of Refrigerants	3	3	9	12	0.75	6.75
POL 02	Local Air Quality	2	2				
POL 03	Flood & Surface Water Management	5	2				
POL 04	Reduction of Night Time Light Pollution	1	1				
POL 05	Reduction of Noise Pollution	1	1				
INNOVATION							
MAN 03	Responsible Construction Practices - CCS Exemplary	1	1	1	20	1	1
HEA 01	Visual Comfort - Daylighting	1	0				
HEA 02	Indoor Air Quality - VOC Specification	2	0				
HEA 06	Security	1	0				
ENE 01	Reduction of Carbon Emissions and Energy Use	5	0				
WAT 01	Water Consumption	1	0				
MAT 01	Materials Specification	3	0				
MAT 03	Responsible Sourcing of Materials	1	0				
WST 01	Construction Site Waste Management	1	0				
WST 02	Recycled Aggregates	1	0				
WST 05	Adaption to Climate Change	1	0				
LE 02	Ecological Risks & Opportunities	1	0				
LE 04	Enhancing Site Ecology	1	0				
PROJECTED BREEAM SCORE		65.44					



Appendix 2

Design Stage Evidence Tracker

BREEAM Requirements		
	%	BREEAM Rating
Target Rating	65.44	Very Good
Potential Rating	81.28	Excellent
Current Rating Achieved	0.00	Not Rated
Minimum Standards Met	Not Rated	



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CREDIT	RIBA STAGE	ACTION	EVIDENCE REQUIRED	MINIMUM REQUIREMENT	CREDITS AVAILABLE	CREDITS TARGETED	CREDITS ACHIEVED	POTENTIAL CREDITS	COMMENTS
MANAGEMENT									
MAN 01	STAGES 1 - 3	CLNT / PM	Meeting minutes or similar confirming project delivery stakeholders and roles identified during RIBA Stage 2 (or equivalent)	N/A	1	1	0	0	Meeting minutes (or equivalent) required to show that relevant members of the project team (developer, contractor, architect, M&E, engineer etc.) have determined their roles prior to Stage 2. Additional evidence required to demonstrate the changes that have been made to the project as a result of the consultation.
		CLNT / PM	Consultation plan setting out the process and scope of the consultation						
		CLNT / PM	Revised project brief/execution plan or similar detailing specific changes from stakeholder input						
	STAGES 2 - 4		Updated consultation plan detailing third party stakeholders consulted prior to completion of RIBA Stage 2 (or equivalent)	N/A	1	0	0	0	Achieved where appropriate stakeholders were consulted with during design stage and feedback was incorporated into scheme. Independent Plan can be completed by project team member, however consultation process must be independent of building design process
			Documentary evidence (e.g design drawings, specification etc) detailing stakeholder feedback has been incorporated						
			(Healthcare, Education, Courts only) Independent third party consultation plan						
	STAGES 1 - 3		BREEAM AP/sustainability champion appointment letter	N/A	1	0	0	0	Initial confirmation of BREEAM requirement for the project
			Meeting minutes/similar confirming BREEAM target for project						
			Design stage assessment report						
	STAGES 2 - 4		Guidance criteria 8-10 are achieved	N/A	1	0	0	0	Ongoing as DS progresses
		BREEAM AP/sustainability champion reports issued throughout key project stages							
MAN 02	S2		Elemental life cycle cost plan	N/A	2	0	0	0	
	S4		Component level life cycle cost plan	N/A	1	0	0	0	
	N/A	QS	Formal letter confirming cost in £/m²	N/A	1	1	0	0	Confirmation of capital project cost per m2 required
MAN 03	N/A	CON	Design Stage specification/commitment confirming all site timber "legally harvested and traded timber"	MAN 03	N/A	Y	N	0	All site timber to be legally harvested and traded
		CON	Design Stage specification/commitment and/or EMS certificate (Healthcare NHS only: copy of EMS certificate is minimum requirement)	N/A	1	1	0	0	Copy of EMS certificate and details of pollution prevention policies required
		CON	Design Stage specification/commitment and/or copies of main contractor pollution prevention policy documents						
	STAGE 5		BREEAM AP/sustainability champion appointment letter	N/A	1	0	0	1	Optional credit: BREEAM AP to be appointed
			Contract documents confirming BREEAM target forms part of principal contractor's contract						
		CON	Design Stage specification/commitment confirming completed Responsible Construction Management checklist target	EXCELLENT	2	2	0	0	
		CON	Exemplary Level Credit: Completed Responsible Construction Management checklist for all points	N/A	1	1	0	0	
	N/A	CON	Design Stage specification/commitment confirming individual appointed or will be appointed to monitor, record and report construction impacts	MAN 03	N/A	Y	N	0	A specific on site individual will need to be nominated to collect site data before either of the below credits can be achieved.
		CON	Design Stage specification/commitment confirming site energy will be monitored throughout construction phase	N/A	1	1	0	0	Measure and record energy and water usage of construction site activities to achieve credit.
		CON	Design Stage specification/commitment confirming site water will be monitored throughout construction phase						
		Focus	BREEAM assessment scoring & reporting tool						
			Design Stage specification/commitment confirming site transport energy will be monitored throughout construction phase	N/A	1	1	0	0	Measure and record site transport to achieve credit.
			BREEAM assessment scoring & reporting tool						
MAN 04	N/A	M&E	Design Stage specification/commitment confirming commissioning will be carried out in line with relevant Building Regulations, BSRIA and CIBSE guidelines; details of commissioning manager appointed to monitor commissioning procedures	VERY GOOD	1	1	0	0	Construction programme/ commissioning schedule and BREEAM DS specification confirming commissioning will be carried out
		CON	Project programme required confirming testing and commissioning has been appropriately accounted for						
			Guidance criteria 1 - 2 are achieved	N/A	1	0	0	1	Optional credit: specialist commissioning manager to be appointed
			Design Stage specification/commitment confirming specialist commissioning manager is appointed during the design stage to review and provide input on commissioning procedures						
			Guidance criteria 1 - 2 are achieved						
			Design Stage specification/commitment confirming commissioning of building fabric will be carried out, and any defects identified will be remediated	N/A	1	0	0	1	Optional credit: thermographic survey to be commissioned
		CON	Design Stage specification/commitment confirming a Building User Guide will be provided at handover and a training schedule will be prepared for the building occupier/manager						
Total Credits					19	10	0	3	
Total Credits (Weighted)				0.61	12.00	6.50	0.00	1.83	

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	%	BREEAM Rating
Target Rating	65.44	Very Good
Potential Rating	81.28	Excellent
Current Rating Achieved	0.00	Not Rated
Minimum Standards Met	Not Rated	



CREDIT	RIBA STAGE	ACTION	EVIDENCE REQUIRED	MINIMUM REQUIREMENT	CREDITS AVAILABLE	CREDITS TARGETED	CREDITS ACHIEVED	POTENTIAL CREDITS	COMMENTS
HEALTH & WELLBEING									
HEA 01	N/A		Daylight Calculations	N/A	1	0	0	1	Optional credit: Daylight calculations/assessment required
			Exemplary Level Credit: daylight calculations confirming additional criteria is met	N/A	1	0	0	0	
			Design drawings/plans confirming room dimensions in relevant areas	N/A	1	0	0	0	Initial review indicated these credits cannot be achieved
			Window opening: wall area calculations						
		M&E	Design Stage specification/commitment confirming internal and external lighting levels are in accordance with the relevant CIBSE Lighting Guides	N/A	1	1	0	0	Lighting to be specified in line with relevant CIBSE and BSRIA requirements
HEA 02	N/A	SUB	Copy of compliant Indoor Air Quality Plan	HEA 02	N/A	Y	N	0	Indoor air quality plan required to achieve credits
		M&E	Ventilation strategy report	N/A	1	1	0	0	
		M&E	Design Stage mechanical services/ventilation drawings						
		M&E	Design stage mechanical specification						
HEA 04	N/A	SUB	Compliant thermal model report	N/A	1	1	0	0	Thermal modelling to be commissioned
			Guidance criteria 1 - 4 are achieved	N/A	1	1	0	0	Thermal model report to confirm that predicted climate change environment risks will be mitigated
		SUB	Compliant thermal model report demonstrating additional criteria OR Confirmation that the building is designed to be easily adapted using passive design measures to meet the project climate change environment requirements						
HEA 05	N/A		Design Stage specification/commitment detailing relevant performance standards will be met OR Acoustician's report	N/A	1	0	0	1	Optional credit: acoustic report to confirm indoor ambient noise level criteria is met
HEA 06	STAGE 2		Security Needs Assessment completed by end of RIBA Stage 2	N/A	1	0	0	0	Contact to be made with Police liaison officer to obtain their recommendations and determine if they can be feasibly incorporated into the scheme
			Written confirmation (e.g. letter/meeting minutes) that recommendations from SNA will be implemented						
			Exemplary Level Credit: security rating scheme report confirming additional criteria is met	N/A	1	0	0	0	
HEA 07	N/A		Site plan detailing pedestrian and cyclist access routes	N/A	1	0	0	1	Optional credit: Site plan required confirming pedestrian and cyclist routes; external lighting to be in line with guidance requirements
			Design Stage specification/commitment confirming compliant lighting strategy in line with relevant British Standards						
			Site plan detailing amenity space	N/A	1	0	0	0	
Total Credits					12	4	0	3	
Total Credits (Weighted)				0.80	10.00	3.20	0.00	2.40	

BREEAM Requirements		
	%	BREEAM Rating
Target Rating	65.44	Very Good
Potential Rating	81.28	Excellent
Current Rating Achieved	0.00	Not Rated
Minimum Standards Met	Not Rated	



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CREDIT	RIBA STAGE	ACTION	EVIDENCE REQUIRED	MINIMUM REQUIREMENT	CREDITS AVAILABLE	CREDITS TARGETED	CREDITS ACHIEVED	POTENTIAL CREDITS	COMMENTS
ENERGY									
ENE 01	N/A	ENE	A copy of the Building Regulations Output Document from the approved software. The output documents must be based on the design stage of analysis.	EXCELLENT	9	2	0	7	Credits are predicted based upon potential SBEM performance
		ENE	(Multi residential only) A copy of the Building Regulations Output Document from the design stage SAP calculations						Additional credits could be achieved if additional PV is included
	STAGES 3 - 4	ENE	Design stage meeting minutes from preliminary design workshop on operational energy performance	OUTSTANDING	4	4	0	0	
		ENE	Design energy model and report with predicted operational energy consumption figures, including design assumptions input data reported						
		CLNT	Completed risk assessment highlighting any significant design, technical, and process risks that should be monitored and managed throughout the construction and commissioning process.						
	N/A		Exemplary Level Credits: BRUKL as above, plus evidence confirming: 1. The total carbon neutral energy generation 2. The source of carbon neutral energy 3. Calculated Estimate of energy consumption from unregulated systems/process (kWH/yr) (only required if confirming zero regulated carbon or carbon negative exemplary credits). 4. Calculated estimate of exported energy surplus (only required if confirming carbon negative status). One or more of the appropriate evidence types listed in the BREEAM evidential requirements section can be used to demonstrate compliance with these criteria.	N/A	2	0	0	0	
			Energy generation from on-site and near-site LZC sources is sufficient to offset carbon emissions from regulated energy use plus a percentage of emissions from unregulated energy use.						
			Exemplary Level Credits: Confirmation that the building is deemed carbon negative where > 100% of carbon emissions from unregulated (and regulated) energy use are offset by energy generated from on-site and near-site LZC sources	N/A	3	0	0	0	
			Exemplary Level Credits: Post-occupancy stage: appointment documentation confirming funds have been committed to carrying out post occupancy evaluation of operational energy targets	N/A	2	0	0	0	
			Confirmation that full credits are achieved under ENE 02						
ENE 02	N/A	M&E	Design Stage specification/commitment confirming compliant sub-metering strategy	VERY GOOD	1	1	0	0	DS specification confirming sub-metering will be installed for relevant systems. If building over 1,000m2 then a BMS will be required
			Healthcare, office, HE/FE, Industrial, retail, Relevant 'other buildings' only Design Stage specification/commitment confirming compliant sub-metering strategy for tenancy or high-load areas	N/A	1	0	0	0	
ENE 03	N/A	M&E	Design Stage specification/commitment confirming compliant external lighting strategy	N/A	1	1	0	0	External lighting levels should be specified in line with guidance requirements
ENE 04	STAGE 2		Hea 04 criteria 1 - 4 are achieved	N/A	1	1	0	0	
		M&E	Passive Design Analysis Report						
	N/A		Guidance criteria 1 - 3 are achieved	N/A	1	1	0	0	
		M&E	Passive Design Analysis Report including free cooling review						
		M&E	Design Stage specification/commitment confirming that the free cooling strategy will be adopted						
	STAGE 2		LZCT feasibility study	N/A	1	0	0	1	Optional Credit: complete LZCT feasibility study by RIBA stage 2
		Design Stage specification/commitment confirming that the recommended LZCT will be installed							
Total Credits					26	10	0	8	
Total Credits (Weighted)				0.74	21.00	7.37	0.00	5.89	

BREEAM Requirements			BREEAM Rating
	%		
Target Rating	65.44	Very Good	
Potential Rating	81.28	Excellent	
Current Rating Achieved	0.00	Not Rated	
Minimum Standards Met	Not Rated		



CLIENT:	Pro Vision
PROJECT:	Acre Road, Reading
DATE:	22nd January 2024
REVISION:	1

CREDIT	RIBA STAGE	ACTION	EVIDENCE REQUIRED	MINIMUM REQUIREMENT	CREDITS AVAILABLE	CREDITS TARGETED	CREDITS ACHIEVED	POTENTIAL CREDITS	COMMENTS
TRANSPORT									
TRA 01	STAGES 1-2	CLNT	Travel Plan completed at design and feasibility stages	N/A	2	2	0	0	
		CLNT	Transport statement completed at design and feasibility stages						
		CLNT	Confirmation of occupier's involvement in development of Travel Plan						
		CLNT	Confirmation that the Travel Plan will be implemented during occupation						
TRA 02	N/A		Confirmation that Tra 01 is achieved	N/A	10	5	0	1	Credits targeted for: 10% car park has EV charging Car share scheme, with 5% car share spaces Cycle storage Cycle facilities (shower and lockers) Existing amenities Optional credit: public transport info screen
		Focus	Confirmation of the building's Accessibility Index (AI)						
		CLNT / ARC	Schedule of the Sustainable Transport options implemented within the development (as detailed in Table 7.3 of the guidance manual)						
				Total Credits	12	7	0	1	
Total Credits (Weighted)				0.96	11.50	6.71	0.00	0.96	
WATER									
WAT 01	N/A	Focus	Completed copy of the BREEAM Wat 01 calculator	GOOD	5	3	0	2	Flow rates and volumes to be confirmed for sanitaryware facilities
		CON	Design Stage specification/commitment confirming sanitaryware/water usage equipment flow rate/volume specification						
		ARC	Design drawings confirming equipment locations						
		ENG	Engineers report confirming grey/rain water yield (ltr/day/person)						
		ENG	Design Stage specification/commitment confirming greywater/rainwater recycling system to be installed						
			Exemplary Level Credits: Design Stage specification/commitment confirming sanitaryware/water usage equipment flow rate/volume specification	N/A	1	0	0	0	The water consumption (litres/person/day) for the assessed building achieves a 65% improvement over the baseline
		Completed copy of the BREEAM Wat 01 calculator							
WAT 02	N/A	M&E	Design Stage specification/commitment confirming water meter to be installed	GOOD	1	1	0	0	Water meter with pulsed output to be installed on mains incoming supply
WAT 03	N/A		Design Stage specification/commitment confirming compliant water leak detection system to be installed	N/A	1	0	0	0	
		M&E	Design Stage specification/commitment confirming compliant water leak prevention system to be installed	N/A	1	1	0	0	
WAT 04	N/A	ARC	Design Stage specification/commitment of the identified unregulated water demands and confirmation of solution to reduce demand	N/A	1	1	0	0	Landscaping specification to incorporate plants that either thrive in hot and dry conditions, or that rely solely on natural precipitation
				Total Credits	10	6	0	2	
Total Credits (Weighted)				0.78	8.00	4.67	0.00	1.56	

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REVISION:	1

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Current Rating Achieved	0.00	Not Rated
Minimum Standards Met	Not Rated	



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MATERIALS									
MAT 01	STAGE 2	SUB	Retail, Industrial and Offices ONLY: Results of the RIBA Stage 2 BREEAM Simplified or IMPACT compliant Life Cycle Assessment comparison of the superstructure against the BRE benchmark	N/A	6	4	0	0	
		SUB	RIBA Stage 2 LCA Options Appraisal of the superstructure						
		SUB	Confirmation that the LCA and MAT 01/02 calculator Tools have been submitted to BRE ahead of planning permission application						
	STAGE 4	SUB	Retail, Industrial and Offices ONLY: Results of RIBA Stage 4 BREEAM Simplified or Impact compliant Life Cycle Assessment comparison of the superstructure against the BRE benchmark						
		SUB	RIBA Stage 4 LCA Options Appraisal of the superstructure						
	STAGE 2	SUB	RIBA Stage 2 LCA Options Appraisal of the substructure and hard landscaping	N/A	1	1	0	0	
			Exemplary Level Credits: LCA Options Appraisal of at least 3 significantly different core building services design options; carried out at Concept Design stage	N/A	1	0	0	0	
			Exemplary Level Credits: Confirmation that Man 02 LCC elemental and component level assessment has been carried out	N/A	1	0	0	0	
			Confirmation that the LCA options appraisal is included within the assessment scope of the elemental LCC						
			Confirmation that the aligned LCC and LCA options appraisal has been integrated within the wider design decision making process						
			Exemplary Level Credits: Confirmation that the LCA assessment has been verified by a suitably qualified third party	N/A	1	0	0	0	
MAT 02	N/A		Schedule of construction products and associated EPD certificates	N/A	1	0	0	1	Optional credit: to be reviewed with client if compliant materials can be specified
			Copies of EPD certificates						
			Completed Mat 01/02 Results Submission Tool						
MAT 03	N/A	CON	Design Stage specification/commitment confirming all timber will be legally and responsibly sourced	MAN 03	N/A	Y	N	0	All timber used to be legally and responsibly sourced
	S2		Sustainable procurement plan	N/A	1	0	0	1	Copy of sustainable materials procurement plan required
	N/A	Focus	Completed copy of the Mat 03 calculator tool	N/A	3	2	0	0	Design specification required confirming materials will be sourced with environmental certification (e.g. EMS, BES, PEFC, FSC etc.)
		CON	Design Stage specification/commitment confirming construction materials will be sourced from suppliers with relevant certification						
			Exemplary Level Credits: Certification for core building services installed, confirming these have been sourced from suppliers demonstrating responsible sourcing	N/A	1	0	0	0	
			Completed copy of the Mat 03 calculator tool, confirming minimum of 50% of responsible sourcing points are achieved						
MAT 05	N/A	ARC	Design drawings highlighting vulnerable building areas	N/A	1	1	0	0	
		ARC	Durability specification						
		ARC	Statement confirming consideration has been given to limiting material degradation due to environmental factors						
MAT 06	STAGES 1 - 5	ARC	Material efficiency report/statement	N/A	1	1	0	0	Consideration required throughout RIBA stages of how use of materials can be as efficient as possible
Total Credits					18	9	0	2	
Total Credits (Weighted)				1.25	21.50	11.25	0.00	2.50	

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CLIENT:	Pro Vision
PROJECT:	Acre Road, Reading
DATE:	22nd January 2024
REVISION:	1

CREDIT	RIBA STAGE	ACTION	EVIDENCE REQUIRED	MINIMUM REQUIREMENT	CREDITS AVAILABLE	CREDITS TARGETED	CREDITS ACHIEVED	POTENTIAL CREDITS	COMMENTS
WASTE									
WST 01	S2	CLNT	Pre-demolition audit	N/A	1	1	0	0	Audit/report of materials arising from the demolition
	N/A	CON	Copy of the Resource/Site Waste Management Plan /Design Stage specification/commitment confirming a compliant Plan will be produced to monitor waste arising	OUTSTANDING	3	2	0	1	Credit targeted for maximum waste generation of 6.5 tonnes/100m2 of floor area Optional credit: 3.2 tonnes/100m2
		CON	Copy of the Resource/Site Waste Management Plan /Design Stage specification/commitment confirming a compliant Plan will be produced to monitor diversion from landfill		1	1	0	0	Credit targeted for diverting the following waste: non demolition - 80% demolition - 90%
				Exemplary Level Credits: copy of the RMP/SWMP confirming points achieved	N/A	1	0	0	0
WST 02	N/A	CLNT	Pre-demolition audit produced for Wst 01	WST 02	N/A	N	N	0	
		ENG	Schedule of amount and source of aggregates, confirming sustainable aggregates used where relevant	N/A	1	1	0	0	
		Focus	Completed Wst 02 calculator tool confirming the Project Sustainable Aggregate points achieved						
			Exemplary Level Credits: copy of the calculations confirming points achieved	N/A	1	0	0	0	
WST 03	N/A	ARC	Design drawings confirming location and dimensions of recyclable waste storage area	EXCELLENT	1	1	0	0	Site plan required highlighting location of recyclable waste storage area (2m2 per 1000m2 of floor areas); to be labelled as dedicated recycling
		CLNT	Design Stage specification/commitment confirming recyclable waste storage will be labelled						
			Healthcare only: Design Stage specification/commitment confirming operational waste facilities are compliant with relevant NHS guidelines						
			Multi-residential only: Design Stage specification/commitment confirming self-contained dwellings will have sufficient individual waste storage facilities						
			Multi-residential only: Design Stage specification /commitment confirming communal kitchen facilities will have sufficient waste storage facilities per six bedrooms						
WST 05	STAGE 2	ARC/ M&E/ ENG	Climate change adaptation strategy appraisal	N/A	1	1	0	0	
			Exemplary Level Credit: credits Hea 04, Ene 01, Ene 04, Wat 01, Mat 05 and Pol 03 are achieved	N/A	1	0	0	0	
WST 06	S2	ARC/ M&E/ ENG	Functional adaptation strategy and implementation recommendations report	N/A	1	1	0	0	Functional adaptation strategy study identifies ways of making the building more adaptable by RIBA Stage 2 and these measures adopted into design by RIBA Stage 4
	STAGE 4	ARC/ M&E/ ENG	Implementation plan and design drawings measures outline in the report are adopted	N/A	1	1	0	0	
		ARC/ M&E/ ENG	Adaptability and disassembly guide provided to tenants						
Total Credits					13	9	0	1	
Total Credits (Weighted)				0.70	10.00	6.30	0.00	0.70	

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REVISION:	1

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Current Rating Achieved	0.00	Not Rated
Minimum Standards Met	Not Rated	



CREDIT	RIBA STAGE	ACTION	EVIDENCE REQUIRED	MINIMUM REQUIREMENT	CREDITS AVAILABLE	CREDITS TARGETED	CREDITS ACHIEVED	POTENTIAL CREDITS	COMMENTS
LAND USE & ECOLOGY									
LE 01	N/A	ARC	Existing site plans with previous development footprint	N/A	1	1	0	0	Existing site plan required confirming areas of developed land
		ARC	Proposed site plans with development footprint overlaid on existing						
			Contaminated Land report	N/A	1	0	0	1	Optional credit: If it is indicated that contamination was present on site; contamination report and remediation strategy required
		SUB	Copy of remediation strategy and implementation plan						
LE 02	N/A	CLNT	Confirmation that compliance is monitored against all relevant UK and EU or international legislation relating to the ecology of the site.	LE02	N/A	Y	N	0	
	S2	ECOL	Route 2: Suitably Qualified Ecologist's report and confirmation of site visit undertaken	N/A	2	2	0	0	
LE 03	N/A	CLNT	Confirmation that compliance is monitored against all relevant UK and EU or international legislation relating to the ecology of the site.	LE03	N/A	Y	N	0	As above, credits can be achieved through either ecology report or checklists
	STAGE 2	CLNT	Meeting minutes/PEP/similar confirming roles and responsibilities have been clearly defined, allocated and implemented to support successful delivery of project outcomes at an early enough stage to influence the concept design or design brief	N/A	1	1	0	0	
		CLNT	Confirmation that site preparation and construction works have been planned for and are implemented at an early project stage to optimise benefits and outputs						
		CLNT	Consultation with representative stakeholders and confirmation that data collated and shared, have implemented solutions, and measures have been selected						
	N/A		Guidance criteria 2 and 3 are achieved	N/A	N/A	Y	N	0	
		ECOL	Route 2: Suitably Qualified Ecologist's report		2	2	0	0	
	LE 04	STAGE 2		LE03 has been achieved	LE04	N/A	Y	N	
CLNT			Consultation with representative stakeholders and confirmation that data collated and shared, have implemented solutions, and measures to enhance ecology have been selected	N/A	1	1	0	0	
N/A		ECOL	Route 2: Suitably Qualified Ecologist's report	N/A	3	2	0	0	
		ECOL	Ecologist to provide records to the local environmental records centre where relevant						
			Exemplary Level Credit: confirmation that the ecological value of the site demonstrates a significant net gain		1	0	0	0	
LE 05	N/A		LE03 and one credit under LE04 (item 5) have been achieved	LE05	N/A	Y	N	0	
		CLNT	Confirmation that compliance is being monitored against all ecology legislation						
		CLNT	Consultation with representative stakeholders and confirmation that data collated and shared, have implemented solutions, and measures to monitor/review effectiveness of plans for LE03 and LE04	N/A	1	1	0	0	
		CON	Confirmation that ecological mitigation and improvements will be monitored and maintained						
		CON	Confirmation that a section on ecology will be included in the manual provided to the building user at handover						
			ECOL	Landscape and ecology management plan	N/A	1	1	0	0
Total Credits					14	11	0	1	
Total Credits (Weighted)				1.15	16.00	12.69	0.00	0.00	

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CREDIT	RIBA STAGE	ACTION	EVIDENCE REQUIRED	MINIMUM REQUIREMENT	CREDITS AVAILABLE	CREDITS TARGETED	CREDITS ACHIEVED	POTENTIAL CREDITS	COMMENTS
POLLUTION									
POL 01	N/A	M&E	Design Stage specification/commitment confirming refrigerants to be installed in line with the requirements of BS EN 378:2016 and where relevant, refrigeration systems containing ammonia comply with the Institute of Refrigeration Ammonia Refrigeration Systems code of practice	POL 01	N/A	Y	N	0	
		M&E	Where no refrigerants are specified, 3 credits achieved by default	N/A	3	3	0	0	
POL 02	N/A	M&E	Written confirmation of the installed heating and hot water strategy	N/A	2	2	0	0	Credits achieved by default where heating and hot water is provided solely by non-combustion systems
		M&E	Design Stage specification/commitment confirming NOx emissions of heating and hot water systems						
		M&E	Calculations confirming total average NOx emissions from heating and hot water						
POL 03	N/A		Flood Risk Assessment	N/A	2	0	0	0	High flood Risk requires resilience measures to be implemented
			Where flood risk is high/medium: Design Stage specification/commitment confirming flood resilience measures and design flood level will be adhered to						
		ENG	Drainage strategy report	N/A	2	2	0	0	Volume run-off credit achieved where there is no increase in impermeable area
		ENG	Drainage drawings						
		ARC	Architectural drawings showing change in impermeable area	N/A	1	0	0	0	Drainage strategy required confirming SUDs installed meet guidance criteria
			Drainage strategy report confirming first 5mm of rainfall is attenuated on site						
			Drainage drawings						
			Design Stage specification/commitment confirming pollution prevention systems have been design in accordance with PPG 3						
	Design Stage specification/commitment confirming drainage plan will be made available to the building occupier								
POL 04	N/A	M&E	Design Stage specification/commitment confirming external lighting will be installed in accordance with relevant ILP guidance	N/A	1	1	0	0	Specification to be in line with ILP guidance notes on reduction of night time light pollution
		M&E	External lighting plan						
POL 05	N/A	ARC	Site location plan	N/A	1	1	0	0	
		SUB	Noise impact assessment						
		CON	Design Stage specification/commitment confirming any attenuation measures recommended will be installed						
Total Credits					12	9	0	0	
Total Credits (Weighted)				0.75	9.00	6.75	0.00	0	