



School of Art

BREEAM Credit Tracker

Post Construction

30 Aug 2024

Ecounico

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Introduction

This report is intended as a summary of progress against the targeted credits for the following assessment:

Project Name	School of Art
Version	BREEAM 2014 NC + RFO Combined Bespoke
Assessment stage	Post Construction
Lead Consultant	Sergey Barekryan
Targeted Score	58.62 %
Target Rating	Very Good (55%)
Current Score	35.89 %
Current Rating	Pass
Downloaded By	Sergey Barekryan
Download Date	30/08/24
Download Time	13:09:21 (BST)

Within the report the progress against each credit will be marked as follows:

Red	Not yet started	No information received
Amber	Ongoing	Partial information received OR full credits no longer achievable.
Green	Achieved	All required information received and credit awarded.
Grey	Not targeted	Not targeted.

Minimum Standards

In addition performance against the minimum standards (required for the specified target rating) is summarised below;

Issue	Awarded	Maximum Rating	Met
Man 03 - Responsible construction practices	3	Outstanding	✓
Man 04 - Commissioning and handover	2	Very Good	✗
Man 05 - Aftercare	2	Outstanding	✓
Ene 01 - Reduction of energy use and carbon emissions	14	Outstanding	✓
Ene 02 - Energy Monitoring	0	Good	✗
Wat 01 - Water Consumption	1	Excellent	✓
Wat 02 - Water Monitoring	0	Outstanding	✓
Mat 03 - Responsible Sourcing of Materials	0	Outstanding	✓
Wst 01 - Construction Waste Management	0	Excellent	✓
Wst 03 - Operational Waste	0	Very Good	✗

If the required minimum standards are not met then the target rating will not be achieved regardless of overall score.

The following is a list of all credits available for this project, along with the following:

Awarded	Credits which have been achieved.
Targeted	Credits which the project is expected to achieve.
Potential	Credits which could be achieved with some addition.

Credit Progress Log

Management							
Man 01 - Project brief and design							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Stakeholder consultation (project delivery)	1	0	0	0		
Credit 2 ●	Stakeholder consultation (third party)	1	0	0	0		
Credit 3 ●	Sustainability Champion (design)	1	0	0	0		
Credit 4 ●	Sustainability Champion (monitoring progress)	1	0	0	0		
Man 02 - Life cycle cost and service life planning							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Elemental life cycle cost (LCC)	2	2	2	2	Client Assessor	
Credit 2 ●	Component level LCC option appraisal	1	0	0	0		
Credit 3 ●	Capital cost reporting	1	1	1	1	Client	
Man 03 - Responsible construction practices							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit Pre-req ●	Pre-Requisite		✓	✓	✓	Contractor	

Credit 1 ●	Environmental management	1	0	1	1	Contractor	Cr. 3 PPG6 checklist completed by the Principal Contractor to be submitted to Assessor. There is no evidence to confirm that the pollution prevention procedures stated in the Ref 19 are duly implemented on site (this evidence includes the PPG6 checklist, environmental toolbox talks staff training checklists etc.) 29-07-24 - Contractor submitted PPG6 checklist, which was completed partially and was commented by the Assessor for further referencing.
Credit 2 ●	Sustainability Champion (construction)	1	0	1	1	Contractor	Cr. 5 - A copy of the Principal contractor appointment contract is required which shows the BREEAM performance target (The first page of the contract and the section that relates to BREEAM requirements is sufficient). 26-07-24 - Contractor asked to advise in which form the contract should be submitted. 29-07-24 - Assessor provided additional clarification regarding the requested evidence Evidence has not been submitted yet.
Credit 3 ●	Considerate construction	2	2	2	2	Contractor	

Credit 4 	Monitoring of construction site impacts - Utility consumption	1	0	1	1	Contractor	Cr. 9 A written statement from Principal Contractor indicating the name of the person who has the appropriate authority and responsibility to request and access the data related to monitoring of construction site impacts (utility consumption, transport of construction materials and waste) Cr. 11-12, 14-15 SWMP report where the following data is completed for the entire project duration: - monitored and recorded 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 (if relevant to the project) - total carbon dioxide emissions (total kgCO₂ /project value) from the construction process - monitored and recorded 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 (if relevant to the project) - total net water consumption (m³), i.e. consumption minus any recycled water use from the construction process
Credit 5 	Monitoring of construction site impacts - Transport of construction materials & waste	1	0	1	1		Cr. 17-18 - Contractor 1. Monitored and recorded 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. 2. The total fuel consumption (litres) and/or total carbon dioxide emissions (kgCO₂ eq), plus total distance travelled (km) reported separately for materials and waste, using the collated data. As a minimum this must cover: - Transport of materials from the factory gate to the building site, including any transport, intermediate storage and distribution - 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.

Credit e1 ●	Considerate Construction: Exemplary performance	1	1	1	1	Client Contractor	
Man 04 - Commissioning and handover							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit Pre-req ●	Pre-Requisite (Excellent & Outstanding only)		✗	✗	✗		
Credit 1 ●	Commissioning and testing schedule and responsibilities	1	1	1	1	Client	
Credit 2 ●	Commissioning building services	1	0	1	1	Client Contractor	Cr. 6 A document (i.e. extract from the contract with Core Group) is required which proves that the specialist commissioning manager has been appointed during the design stage either by the client or the contractor, and where the main responsibilities of the Core Group are indicated. These responsibilities should include: i. Undertaking design reviews and giving advice on suitability for ease of commissioning ii. Providing commissioning management input to construction programming and during installation stages iii. Management of commissioning, performance testing and handover/post handover stages. 31.07.24 - Assessor proposed a solution for achieving the credit, Client tried to find some evidence, however this needs to be supplemented by additional evidence (PO from Core Group) 31.07.24 - Assessor asked Client to submit the PO from Core Group in order to comply with criteria requirements
Credit 3 ●	Testing and inspecting building fabric	1	1	1	1	Contractor	

Credit 4 ●	Handover	1	0	1	1	Client Contractor	Cr. 9 (Client/Contractor) Newly developed Building User Guide or updated exiting Building User Guide (where present), prior to handover for distribution to the building occupiers and premises managers. A document proving that the draft copy of the BUG has been discussed with users first. The requirements for the content of the BUG are located on page 65 of the attached Technical Manual. An example of referencing for documents with many sections and pages to address the BRE requirements is provided by separate file "referencing example" Cr. 10 (Client) A training schedule prepared for building occupiers/premises managers, timed appropriately around handover and proposed occupation plans, which includes the following content as a minimum: a. The design intent of refurbishment/fit-out works b. The available aftercare provision and aftercare team main contact(s), including any scheduled seasonal commissioning and post occupancy evaluation c. Introduction to, and demonstration of, installed systems and key features, particularly building management systems, controls and their interfaces, to ensure they are fully conversant with the detailed operation of the building d. Introduction to the Building User Guide and other relevant building documentation, e.g. design data, technical guides, maintenance strategy, operations and maintenance (O&M) manual, commissioning records, log book etc. e. Maintenance requirements, including any maintenance contracts and regimes in place.
Man 05 - Aftercare							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Aftercare support	1	0	1	1	Client Contractor	Cr. 1-2 (Client/Contractor) - A copy of signed contract to provide compliant aftercare support and training where all the commitments listed in the Commitment letter are included.
Credit 2 ●	Seasonal commissioning	1	1	1	1	Contractor	

Credit 3 	Post occupancy evaluation	1	1	1	1	Client	The credit is currently achieved based on Commitment letter provided for Design stage. However please be advised that one year after initial building occupation expires on August 31, 2024. In case if the assessment is not certified before that date, the BRE auditor may ask for the post occupancy evaluation report or at least document on appointment of independent post-occupancy evaluator as additional evidence.
Credit e1 	Aftercare / monitoring: 3 years	1	0	0	0		
		21	9	16	16	Standard Management Credit Total	
		2	1	1	1	Exemplary Management Credit Total	
		13.97	6.13	10.12	10.12	% Management Total (Standard + Exemplary)	
Health & Wellbeing							
Hea 01 - Visual Comfort							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 	Glare control	1	0	1	1	Architect Contractor Assessor	
Credit 2 	Daylighting	3	2	2	2	Architect Daylight Consultant Contractor Assessor	Cr. 5 Contractor to submit AS BUILT confirmation for the following evidence: • AS Built drawings of all glazed areas • AS Built glazing specs.
Credit 3 	View out	2	0	0	0		

Credit 4 ●	Internal and external lighting levels, zoning and control	1	0	1	1	Electrical Engineer Mechanical Engineer Contractor Assessor	Cr. 10-13 - Contractor to submit the AS BUILT specifications of all internal and external light fittings used in the project and indicated in the As Built drawings - REQUESTED (22.08.24) Criterion 11 - As Built drawing to be submitted by the Contractor which demonstrates that the Contractor carried out a Lux level survey of all altered areas where new luminaires have been installed, to ensure that the design parameters have been met (this is proposed in the Stage 4 Electrical specification report) - DONE Cr. 13 - Contractor to submit the As Built issue of proposed external lighting layout, in particular AS BUILT copies of the following drawings: W310-1956132-BYA-ZZ-RF-DR-E-7030-83000 roof lighting W310-1956132-BYA-ZZ-GF-DR-E-7080-82000 external lighting where all the external light fittings are indicated in the Notes section. REQUESTED (22.08.24) Cr. 16 - AS BUILT internal lighting plan which shows that manual lighting controls are easily accessible for the teacher while teaching and on entering/leaving the teaching space to be submitted by Contractor. - DONE
Credit e1 ●	Daylighting: Exemplary levels	1	0	0	0		
Hea 02 - Indoor Air Quality							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Indoor air quality (IAQ) plan	1	0	0	0		
Credit 2 ●	Ventilation	1	0	0	0		
Credit 3 ●	Volatile organic compound (VOC) emission levels (products)	1	0	1	1	Contractor	Contractor to check and confirm regarding the datasheets of finishes not listed in the submitted schedule, in particular: Ref 75, Ref 77, Ref 80, Ref 81, Ref 83 (request is sent to Contractor on 31.07.24)

Credit 4 ●	Volatile organic compound (VOC) emission levels (post construction)	1	0	0	0		
Credit 5 ●	Potential for natural ventilation	1	0	1	1	Mechanical Engineer Contractor	Cr. 13-14 - Contractor to submit AS BUILT confirmation for the following: 1. As Built copies of the drawings No: W310-1956132-BYA-ZZ-GF-DR-M-7570-7300 00-03 - Proposed Ground Floor Mechanical Heating, Ventilation & Cooling Services Layout - <i>DONE</i> W310-1956132-BYA-ZZ-XX-DR-M-7570-88000 00-01 - Proposed Mechanical Ventilation & Cooling Schematic (nts) - <i>DONE</i> 2. Mechanical Room Data Sheets - <i>additional confirmation required from Contractor (request is sent to Claire B. and copied to Doug G. on 22.08.24)</i>
Credit e1 ●	VOC emissions (post construction): Exemplary levels	2	0	0	0		
Hea 04 - Thermal comfort							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Thermal modelling	1	1	1	1	Energy / Thermal Modelling Consultant	
Credit 2 ●	Adaptability - for a projected climate change scenario	1	0	0	0		
Credit 3 ●	Thermal zoning and controls	1	1	1	1	Mechanical Engineer Contractor	
Hea 05 - Acoustic Performance							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments

Credit 1 	Acoustic performance	3	0	3	3	Client Contractor	Cr. 1-3 - <i>Client</i> to submit Acoustic performance and testing reports to confirm that the building meets the appropriate acoustic performance standards and testing requirements regarding the acoustic principles of: 1. Sound insulation 2. Indoor ambient noise level 3. Reverberation times
Hea 06 - Safety and Security							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 	Security of site and building	1	0	0	0		
		19	4	11	11	Standard Health & Wellbeing Credit Total	
		3	0	0	0	Exemplary Health & Wellbeing Credit Total	
		18.01	3.16	8.69	8.69	% Health & Wellbeing Total (Standard + Exemplary)	
Energy							
Ene 01 - Reduction of energy use and carbon emissions							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 	Where evidence provided demonstrates an improvement in the energy efficiency of the building's fabric and services and therefore achieves lower building operational related CO2 emissions. This credit value is provided by the BRE as part of a BREEAM Bespoke assessment.	13.5	12	12	13		

Credit e1 	Zero regulated carbon / carbon negative	5	2	2	2	Energy / Thermal Modelling Consultant Assessor	
Ene 02 - Energy Monitoring							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 	Sub-metering of major energy consuming systems	1	0	1	1	Electrical Engineer Mechanical Engineer Contractor Assessor	Contractor to submit AS BUILT confirmation for the following drawings: - DONE W310-1956132-BYA-ZZ-GF-DR-M-7570-73000 W310-1956132-BYA-ZZ-XX-DR-M-5570-88000-Heat schm W310-1956132-BYA-ZZ-XX-DR-E-7030-88000 Elec schematic Contractor to submit the AS BUILT specification of the pulse heat meter - clarification on provided evidence is requested from Contractor (23.08.24)
Credit 2 	Sub-metering of high energy load and tenancy areas	1	0	1	1	Electrical Engineer Mechanical Engineer	BYA confirmed that there is no mechanical sub-metering of large load areas or Tenant Areas which do not exist on this project and that all building areas are classified as university teaching space with minor ancillary support areas + WC's (extracted from Frank Foxen's email dated 23-06-2023)
Ene 03 - External Lighting							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 	External lighting	1	1	1	1	Electrical Engineer Mechanical Engineer Contractor Assessor	
Ene 04 - Low carbon design							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 	Passive design - Passive design analysis	1	1	1	1	Mechanical Engineer	
Credit 2 	Passive design - Free cooling	1	0	0	0		

Credit 3 	Low and zero carbon technologies - LZC feasibility study	1	1	1	1	Energy / Thermal Modelling Consultant Contractor	
Ene 08 - Energy Efficient Equipment							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 	Energy efficient equipment	2	0	0	2		
		21.5	15	17	20	Standard Energy Credit Total	
		5	2	2	2	Exemplary Energy Credit Total	
		20.05	12.50	13.90	16	% Energy Total (Standard + Exemplary)	
Transport							
Tra 01 - Public Transport Accessibility							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 	Sustainable transport solutions	3	2	2	2	Transport Consultant Client Assessor	
Tra 02 - Proximity to amenities							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 	Proximity to local amenities	1	1	1	1	Transport Consultant	
Tra 03 - Cyclist facilities							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 	Cycle storage	1	1	1	1	Client Architect Contractor Assessor	
Credit 2 	Cyclist facilities	1	1	1	1	Client Architect Contractor Assessor	

Tra 04 - Maximum Car Parking Capacity							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 	Maximum car parking capacity	2	1	1	1	Client Assessor	The credit has been awarded based on Design stage evidence.
Tra 05 - Travel Plan							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 	Travel plan	1	1	1	1	Client	Client to provide additional clarification regarding the 5-year Travel Plan, in particular the locatin of the Action Plan in the final approved Travel Plan. (see email to Claire Biggs dated 30-07-24)
		9	7	7	7	Standard Transport Credit Total	
		0	0	0	0	Exemplary Transport Credit Total	
		9	7	7	7	% Transport Total (Standard + Exemplary)	
Water							
Wat 01 - Water Consumption							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 	Water consumption	5	1	2	3	Architect Contractor Assessor	
Credit e1 	Water consumption: Exemplary levels	1	0	0	0		
Wat 02 - Water Monitoring							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit Pre-req 	Pre-requisite (Good to Outstanding ONLY)						
Credit 1 	Water monitoring	1	0	1	1	Mechanical Engineer Contractor Assessor	Contractor to provide AS BUILT confirmation for the following drawings: - DONE W310-1956132-BYA-ZZ-RF-DR-M-7570-73000 W310-1956132-BYA-ZZ-XX-DR-M-5570-88000 W310-1956132-BYA-ZZ-GF-DR-M-5570-72000 Contractor to submit As Built specification of water meter.

Wat 03 - Leak Detection							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 	Leak detection system	1	0	1	1	Mechanical Engineer Contractor Assessor	Contractor to submit AS BUILT confirmation for the drawing No: - DONE (24.08.21) W310-1956132-BYA-ZZ-RF-DR-M-7570-73000 Contractor to submit As Built specification of the water leak detection system. - Quotation of the system is enough to comply to requirement
Credit 2 	Flow control devices	1	0	0	0	Mechanical Engineer Contractor Assessor	The MEP designer confirmed that no flow control devices are specified and installed for the project, hence the credit is not applicable to the assessment.
Wat 04 - Water Efficient Equipment							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 	Water efficient equipment	1	1	1	1	Architect Contractor	
		9	2	5	6	Standard Water Credit Total	
		1	0	0	0	Exemplary Water Credit Total	
		8.02	1.56	3.90	4.68	% Water Total (Standard + Exemplary)	
Materials							
Mat 01 - Life Cycle Impacts							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 	Life cycle impacts	6	0	0	0		
Credit e1 	Green Guide to Specification - Exemplary performance	1	0	0	0		
Mat 03 - Responsible Sourcing of Materials							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit Pre-req 	Pre-requisite					Contractor	

Credit 1 ●	Sustainable Procurement Plan	1	0	1	1	Contractor	Contractor to submit the Compliant Sustainable Procurement Plan. The BRE requirements for compliance are located on page 280 of the BREEAM Technical Manual. 15.08.24 - Sustainable procurement policy was submitted by the Contractor 22.08.24 - Additional referencing for the Sustainable procurement plan was requested by the Assessor
Credit 2 ●	Responsible sourcing of materials (RSM)	3	0	1	1	Contractor	Cr. 4 - Contractor to submit the MAT 03 Calculator completed in accordance with commitment letter provided for Design stage.
Credit e1 ●	Exemplary performance: Responsible sourcing	1	0	0	0		
Mat 04 - Insulation							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Embodied impact	1	0	0	1	Contractor	Cr. 1-2 Contractor to submit the AS BUILT insulation information related to Architecture and M&E elements, based on which additional credit may be possible to achieve.
Mat 05 - Designing for durability and resilience							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Protecting vulnerable parts of the building from damage & protecting exposed parts of the building from material degradation	1	0	1	1	Architect Contractor	Contractor to submit AS BUILT confirmation for the following drawings: - W310-1956132-SBR-ZZ-00-DR-A-ZZZZ-43100 Ground Floor Finishes Plan Rev 3 - W310-1956132-SBR-ZZ-ZZ-SH-A-ZZZZ-32100 Internal Door Schedule Rev1
Mat 06 - Material efficiency							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Material efficiency	1	0	0	0		

	13	0	3	4	Standard Materials Credit Total		
	2	0	0	0	Exemplary Materials Credit Total		
	15.52	0	3.12	4.16	% Materials Total (Standard + Exemplary)		
Waste							
Wst 01 - Construction Waste Management							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 	Pre-refurbishment audit	1	0	0	0		
Credit 2 	Reuse and direct recycling of materials	2	0	1	1	Contractor	Cr. 2-3 Contractor to submit the completed Was 01 calculator to demonstrate that 50% of the total available points for the waste material types (indicated in the Table 64 of the BREEAM manual, page 300), that are present on the project are achieved.
Credit 3 	Construction resource efficiency	3	0	1	1	Contractor	Cr. 5-6 Contractor to submit the Project waste report which will confirm the data proposed in the Waste Management Plan (see section 3 in the Waste Management Plan). In particular the report should confirm that: a. the waste generated on the project per 100m2 should not exceed the volume of 6.5m3.
Credit 4 	Diversion of resources from landfill	1	0	1	1	Contractor	Cr. 7 Contractor to submit the Project waste report which will confirm that: b.90% (tonnage) or 85% (volume) of refurbishment/fit out waste diverted from landfill c. 95% (tonnage) or 90% (volume) of demolition waste diverted from landfill
Credit e1 	Resource efficiency / Diversion of waste from landfill: Exemplary performance	1	0	0	1		
Wst 02 - Recycled Aggregates							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments

Credit 1 ●	Recycled aggregates	1	0	0	0		
Credit e1 ●	Recycled aggregates: Exemplary performance	1	0	0	0		
Wst 03 - Operational Waste							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Operational waste	1	0	1	1	Client Architect Contractor	The Client to confirm that the refuse storage is clearly labelled, to assist with segregation, storage and collection of the recyclable waste streams. The labelling refers to the storage building from outside. The Client to confirm that a static waste compactor and vessels for composting organic waste are not applicable to the building at post construction stage (based on the letter from Architect issued for design stage).
Wst 05 - Adaptation to climate change							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Adaptation to climate change – structural and fabric resilience	1	0	0	0		
Credit e1 ●	Responding to adaptation to climate change	1	0	0	0		
Wst 06 - Functional adaptability							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 ●	Functional adaptability	1	0	0	0		
		11	0	4	4	Standard Waste Credit Total	
		3	0	0	1	Exemplary Waste Credit Total	
		11.47	0	3.08	4.08	% Waste Total (Standard + Exemplary)	
Land Use & Ecology							
LE 02 - Protection of Ecological Features							

	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 	Protection of ecological features	1	1	1	1	Contractor	
LE 04 - Enhancing site ecology							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 	Ecologist's report and recommendations	1	0	1	1	Client Contractor Assessor	Cr. 1 - <i>Client</i> to submit any kind of evidence (email correspondence, or minutes from project team meeting) which shows that discussions with the ecologist regarding the assessment project have started before the end of RIBA stage 1, in particular during 03/05/2021 - 23/06/2021 Cr. 2, CN4.1 - In case if the planting has not been completed at the site, evidence (written statement) from the <i>Client</i> is required confirming any planting will be completed within 18 months from completion of the site. Cr. 3 - Site visit report to be submitted by the <i>Assessor</i> after provision of photos from Client. 17-07-24, 09-07-24 Criterion 1 - evidence proving that SQA has been appointed by the end of RIBA Stage 1 has been requested from Claire 25-07-24 Criterion 1 - additional explanation from ecologist was requested from Client based on KBCN0792 31-07-24 Criteria 1, 3 - update from Claire Biggs on requested photographic evidence is expected from August 5th.
LE 05 - Long Term Impact on Biodiversity							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 	Long term impact on biodiversity	2	0	0	0		
		4	1	2	2	Standard Land Use & Ecology Credit Total	
		0	0	0	0	Exemplary Land Use & Ecology Credit Total	
		10	2.50	5	5	% Land Use & Ecology Total (Standard + Exemplary)	
Pollution							
Pol 01 - Impact of Refrigerants							

	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 	Impact of refrigerants	3	0	0	0		
Pol 02 - NOx emissions							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 	NOx emission levels for heating and hot water	3	2	2	2	Mechanical Engineer Ecounico	
Pol 03 - Surface Water Run Off							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 	Flood resilience	2	2	2	2	Contractor	
Credit 2 	Surface water run-off	2	0	0	0		Credit 2 (2 Credits) - Surface water run-off These credits were lost due to design non-compliant with the BREEAM criteria.
Credit 3 	Minimising watercourse pollution	1	0	0	0		
Credit e1 	Exemplary performance - Surface water run-off	1	0	0	0		
Pol 04 - Reduction of Night Time Light Pollution							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit 1 	Reduction of night time light pollution	1	0	0	0	Electrical Engineer Mechanical Engineer Contractor	10.06.24 - email from BYA confirms that the credit cannot be acheived at PC stage because "The scheme does not meet the requirements as some of the wall lights, references M & ME have up lighters, as well as down lights, which means the scheme does not meet the requirements for upward light ratio."
Pol 05 - Noise Attenuation							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments

Credit 1 	Reduction of noise pollution	1	0	1	1	Acoustician Client	Cr. 2-5 - Client/Acoustic consultant to submit a complaint noise impact assessment report confirming that this credit can be achieved if recommendations of the report followed. Cr. 3 - Client/Acoustic consultant to submit evidence confirming that a suitably qualified acoustic consultant holds a recognised acoustic qualification and membership of the Institute of Acoustics.
		13	4	5	5	Standard Pollution Credit Total	
		1	0	0	0	Exemplary Pollution Credit Total	
		11.01	3.08	3.85	3.85	% Pollution Total (Standard + Exemplary)	
Innovation							
AI - Approved Innovation							
	Credit	Available	Awarded	Targeted	Potential	Responsibilities	Comments
Credit e1 	Innovation application approved by BRE Global	1	0	0	0		
Credit e1 	Innovation application approved by BRE Global	1	0	0	0		
		0	0	0	0	Standard Innovation Credit Total	
		2	0	0	0	Exemplary Innovation Credit Total	
		2	0	0	0	% Innovation Total (Standard + Exemplary)	