

BREEAM NC V6.1 Industrial (Warehouse, storage distribution) - DSA Action Register
Units 8-11 Meadow Road Shell & Core RevB 20250807 - BREEAM Reg: TBC

Refer to Main BREEAM report for the Compliance Requirements.
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 Status:

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AMBER Further information or action required
GREEN Acceptable information submitted
GREY Credit not targeted

PA BASELINE TARGET: 73.70% (EXCELLENT)

Verte

Ref No.	Description	Criteria	Available	Baseline	Responsibility	Assessor Comments
Man 1.1	Project Brief and Design - Project Delivery Planning	One credit where: 1. 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. 2. 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. Occupiers' budget and technical expertise in maintaining any proposed systems e. Maintainability and adaptability of the proposals f. Operational energy j. Requirements for the production of project and end user documentation k. Requirements for commissioning, training and aftercare support. 3. 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.	1	1	Project Manager	07/08/25: Credit confirmed as achievable in the feasibility workshop. V7/SpringBC/PRC to provide evidence in line with PEP, Project Brief, Responsibility matrix, quality plan and meeting minutes. Verte will review the stakeholder/neighbouring consultation information and ensure the minimum consultation content has been covered. The project is currently at Stage 2.
Man1.2	Project Brief and Design - Stakeholder Consultation (Interested Parties)	One credit where: 4. Prior to completion of the Concept Design stage, the design team consult with all interested parties on matters that cover the minimum consultation content. 5. 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. 6. 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.	1	1	Project Manager	As above.

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Man1.3	Project Brief and Design - BREEAM AP (Concept Design)	Prerequisite: 8. The project team, including the client, formally agree strategic performance targets early in the design process, (with the support of the BREEAM AP where appointed). One credit where: 9. Involve a BREEAM AP in the project at an appropriate time and level to: a. Work with the project team, including the client, to consider the links between BREEAM issues and assist them in maximising the project's overall performance against BREEAM, from their appointment and throughout Concept Design. b. Monitor progress against the performance targets agreed under criterion 8 above throughout all stages after their appointment where decisions critically impact BREEAM performance. c. Proactively identify risks and opportunities related to the achievement of the targets agreed under criterion 8. d. Provide feedback to the project team as appropriate, to support them in taking corrective actions and achieving their agreed performance targets. e. Monitor and, where relevant, coordinate the generation of appropriate evidence by the project team.	1	1	Verte	07/08/25: Verte to issue appointment letter for the AP role, Ramon Gil, James Mackman and Ainsley Diprose have been involved in the project since early S1 & S2.
Man1.4	Project Brief and Design - BREEAM AP (Developed Design)	One credit where: 10. The Sustainability Champion criteria 8 and 9 have been achieved. 11. Involve the BREEAM AP in the project at an appropriate time and level to: a. Work with the project team, including the client, to consider the links between BREEAM issues and to assist them in maximising the project's overall performance against BREEAM throughout Developed Design. b. Monitor progress against the performance targets agreed under criterion 8 on the previous page throughout all stages where decisions critically impact the specification and tendering process and the BREEAM performance. c. Proactively identify risks and opportunities related to the achievement of the targets agreed under criterion 8 on the previous page. d. Provide feedback to the project team as appropriate, to support them in taking corrective actions and achieving their agreed performance targets. e. Monitor and, where relevant, coordinate the generation of appropriate evidence by the project team.	1	1	Verte	As above.
Man 2.1	LCC and Service Life Planning - Elemental Life Cycle Cost (LCC)	Two credits where: 1.A competent person as detailed within the BREEAM manual will carry out an outline, entire asset LCC plan at Process Stage 2 (equivalent to Concept Design - RIBA Stage 2) together with any design option appraisals in line with 'Standardised method of life cycle costing for construction procurement' PD 156865:20081. 2. The elemental LCC plan: a. Provides an indication of future replacement costs over a period of analysis as required by the client (e.g. 20, 30, 50 or 60 years); b. Includes service life, maintenance and operation cost estimates. The study period should ideally be agreed by the client, in line with the design life expectancy of the building. However, where the life expectancy of the building is not yet formally agreed (due to being at very early design stages), the default design life of 60 years should be used for modelling purposes (in line with the UK default). 3. Demonstrate, using appropriate examples provided by the design team, how the elemental LCC plan has been used to influence building and systems design and specification to minimise life cycle costs and maximise critical value.	2	2	Verte	07/08/2025: The LCC (S2) and options appraisal (S4) reports are about to be released.

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Man 2.2	LCC and Service Life Planning - Component level LCC Plan	One credit where: 4. A competent person develops a component level LCC options appraisal by the end of Process Stage 4 (equivalent to Technical Design – RIBA Stage 4) in line with PD 156865: 2008. The component level LCC includes (where present): a. Envelope, e.g. cladding, windows, or roofing b. Services, e.g. heat source, cooling source, or controls c. Finishes, e.g. walls, floors or ceilings d. External spaces, e.g. alternative hard landscaping, boundary protection. The Component level LCC option appraisal should review all of the above component types (where present). However, you do not need to consider every single example cited under each component; only a selection of those most likely to draw valued comparisons. This is to ensure that a wide range of options are considered and help focus the analysis on components which would benefit the most from appraisal. 5. Demonstrate, using appropriate examples provided by the design team, how the component level LCC options appraisal has been used to influence building and systems design and specification to minimise life cycle costs and maximise critical value.	1	1	Verte	As above.
Man2.3	LCC and Service Life Planning - Capital Cost Reporting	One credit where: 6. Report the capital cost for the building in pounds per square metre (£k/m2), as part of the submission to the BRE.	1	1	Cost Consultant	07/08/2025: Rohan short have provided a predicted capital cost, this will be updated at S5.
Man3.1	Responsible Construction Practices - Prerequisite Legal and sustainable timber	Pre-requisite 1. All timber and timber based products used on the project is ' Legally harvested and traded timber'.	-	-	Main Contractor	07/08/25: All Man 03 credits are considered as achievable. This requirements will be included in the BREEAM prelims/commitment letters as part of the main contractor tender package.
Man3.2	Responsible Construction Practices - Environmental Management	One credit where: 3. All parties who at any stage manage the construction site (e.g. the principal contractor, the demolition contractor) operate an EMS covering their main operations. The EMS must: a. Be third party certified, to ISO 14001: 2015(10), EMAS (EU Eco-Management and Audit Scheme) or equivalent standard; OR b. In compliance with BS 8555: 2016(11) have: - b.i Appropriate structure - b.ii Reached implementation stage phase four 'implementation and operation of the environmental management system' - b.iii Completed defined phase audits one to four. 4 All parties who at any point manage the construction site (e.g. the principal contractor, the demolition contractor) implement best practice pollution prevention policies and procedures on site in accordance with Working at construction and demolition sites: PPG6, Pollution Prevention Guidelines.	1	1	Main Contractor	As above.

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Man3.3	Responsible Construction Practices - BREEAM AP (Site)	Prerequisite for the BREEAM AP credit 5 The client and the contractor formally agree performance targets. 1 credit where: 6. Involve a BREEAM AP in the project at an appropriate time and level to: a. Work with the project team, including the client, to consider the links between BREEAM issues and assist them in achieving and if possible going beyond the design intent, to maximise the project's performance against the agreed performance targets throughout the Construction, Handover and Close Out stages. b Monitor construction progress against the performance targets agreed under criterion 5 above throughout all stages where decisions critically impact BREEAM performance. c. Proactively identify risks and opportunities related to the procurement and construction process and the achievement of the targets agreed under criterion 5 on the previous page. d. Provide feedback to the constructors and the project team as appropriate, to support them in taking corrective actions and achieving their agreed performance targets. e. Monitor and, where relevant, coordinate the generation of appropriate evidence by the project team and the provision to the assessor.	1	1	Main Contractor	As above.
Man3.4	Responsible Construction Practices - Responsible Construction Management Mandatory: Excellent: 1 credit Outstanding: 2 credits	One credit where items highlighted for one credit within Table 4.1 of the BREEAM manual have been achieved. Two credits where an additional six items from Table 4.1 have been achieved. To achieve an exemplary level credit all items in Table 4.1 need to be achieved.	2 +1 Innov	2	Main Contractor	As above.

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Man3.5	Responsible Construction Practices - Monitoring of Construction Site Impacts	Up to two credits 10. Assign responsibility to an individual for monitoring, recording and reporting energy use, water consumption and transportation data (where measured) resulting from all on-site construction processes (and dedicated off-site manufacturing) throughout the build programme. To ensure the robust collection of information, this individual must have the appropriate authority and responsibility to request and access the data required. Where appointed, the BREEAM AP could perform this role. First monitoring credit - Utility consumption Energy consumption 11. Achieve criterion 10. 12. Set targets for 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. 13. Monitor and record data for the energy consumption described in criterion 12. 14. Report the total carbon dioxide emissions (total kgCO₂/project value) from the construction process via BREEAM Projects (for the purposes of potential future BREEAM performance benchmarking). Water consumption 15. Achieve criterion 10. 16. Set targets for the potable water consumption (m³) arising from the use of construction plant, equipment (mobile and fixed) and site accommodation. 17. Monitor and record data for the potable water consumption described in criterion 16. 18. Use the collated data to report the total net water consumption (m³), i.e. consumption minus any recycled water use from the construction process via BREEAM Projects (for the purposes of potential future BREEAM performance benchmarking). Second monitoring credit - transportation of construction materials and waste 19. Achieve criterion 10. 20. Set targets for transportation movements and impacts resulting from delivery of the majority of construction materials to site and construction waste from site. As a minimum cover: a. transportation of materials from the point of supply to the building site, including any transport, intermediate storage and point of supply. Monitor as a minimum: a.i Materials used in major building elements (i.e. those defined in BREEAM Issue Mat 01 Environmental impacts from construction products - Building life cycle assessment (LCA) on page 208). a.ii Ground works and landscaping materials. b. transportation of construction waste from the construction gate to waste disposal processing or recovery centre gate. This monitoring must cover the construction waste groups outlined in the project's resource management plan. 21 . Monitor and record data for the transportation movements as described in criterion 20 on the previous page.	2	2	Main Contractor	As above.

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Man4.1	Commissioning and Handover - Commissioning - Testing Schedule and Responsibilities Mandatory: Very Good, Excellent & Outstanding: 1 Credit	One credit where 1. Prepare a schedule of commissioning and testing. The schedule identifies and includes a suitable timescale for commissioning and re-commissioning of all complex and non-complex building services and control systems and for testing and inspecting building fabric. 2. The schedule identifies the appropriate standards for all commissioning activities to be conducted, where applicable, in accordance with: a. Current Building Regulations b. BSRIA guidelines(16) c. CIBSE guidelines(17) d. Other appropriate standards (see Methodology on the next page). Exclude from the assessment any process or manufacture-related equipment specified as part of the project. However, include such equipment in cases where they form an integral part of the building HVAC services, such as some heat recovery systems. 3 Where a building management system (BMS) is specified: a. Carry out commissioning of air and water systems when all control devices are installed, wired and functional - b Include physical measurements of room temperatures, off-coil temperatures and other key parameters, as appropriate, in commissioning results - c The BMS or controls installation should be running in auto with satisfactory internal conditions prior to handover - d All BMS schematics and graphics (if BMS is present) are fully installed and functional to user interface prior to handover - e Fully train the occupier or facilities team in the operation of the system. 4 Appoint an appropriate project team member to monitor and programme pre-commissioning, commissioning and testing. Where necessary include re-commissioning activities on behalf of the client. 5 The principal contractor accounts for the commissioning and testing programme, responsibilities and criteria within their budget and the main programme of works. Allow the required time to complete all commissioning and testing activities prior to handover.	1	1	Main Contractor	07/08/25: This credit is confirmed as achievable. Included in the contracto's requiremetns. The specialist manager involvement can be from V7 or Shepperd Bromley.
Man4.2	Commissioning and Handover - Commissioning - Design and Preparation	One credit where 6.The commissioning and testing schedule and responsibilities credit is achieved. 7 During the design stage, the client or the principal contractor appoints an appropriate project team member (see criterion 4), provided they are not involved in the general installation works for the building services systems, with responsibility for: - a Undertaking design reviews and giving advice on suitability for ease of commissioning. - b Providing commissioning management input to construction programming and during installation stages. - c Management of commissioning, performance testing and handover or post-handover stages. For buildings with complex building services and systems, this role needs to be carried out by a specialist commissioning manager.	1	1	MEP	As above.

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Man4.3	Commissioning and Handover - Testing and Inspecting Building Fabric	One credit where: 8. The commissioning and testing schedule and responsibilities credit is achieved. 9 Complete post-construction testing and inspection to quality-assure the integrity of the building fabric, including continuity of insulation, avoidance of thermal bridging and air leakage paths (this is through airtightness testing and a thermographic survey). A suitably qualified professional undertakes the survey and testing in accordance with the appropriate standard. 10 Rectify any defects identified during post-construction testing and inspection prior to building handover and close out. Any remedial work must meet the required performance characteristics for the building or element as defined at the design stage.	1	0	TBC	07/08/25: This credit is currently not targeted. Provided credits are required at the post construction stage, this can be reconsidered.
Man4.4	Commissioning and Handover - Handover Mandatory: Very Good, Excellent & Outstanding: Building User Guide	One credit where: 11 Prior to handover, develop two building user guides (see Methodology) for the following users: a non-technical user guide for distribution to the building occupiers. b A technical user guide for the premises facilities managers. A draft copy is developed and discussed with users first (where the building occupants are known) to ensure the guide is most appropriate and useful to potential users. 12 Prepare two training schedules timed appropriately around handover and proposed occupation plans for the following users: a non-technical training schedule for the building occupiers. b A technical training schedule for the premises facilities managers.	1	1	Main Contractor	07/08/25: The main contractor's requirements involve the provision of a technical and non-technical BUGs and a training schedules.
Hea1.2	Visual Comfort - Daylighting	Up to two Credits: 4 Daylighting criteria have been met using either of the following options: a The relevant building areas meet good practice daylight factors and other criteria as outlined in Table 5.1 and Table 5.2 on the next page OR b The relevant building areas meet good practice average and minimum point daylight illuminance criteria as outlined in Table 5.3 on the next page. Additionally: EITHER (a) OR ((b) and (c)) below: a) A uniformity ratio of at least 0.3 or a minimum point daylight factor of at least 0.3 times the relevant average daylight factor value in Table 10. Spaces with glazed roofs, such as atria, must achieve a uniformity ratio of at least 0.7 or a minimum point daylight factor of at least 0.7 times the relevant average daylight factor value in Table 10. b) At least 80% of the room has a view of sky from desk or table top height (0.85m in multi-residential buildings, 0.7m in other buildings). c) The room depth criterion $d/w + d/HW < 2/(1-RB)$ is satisfied. Where: d = room depth, w = room width, HW = window head height from floor level, RB = average reflectance of surfaces in the rear half of the room,	1	0	Energy Consultant	07/08/25: This credit is not targeted. There is a right of light/daylighting assessment, but this is not provided for the Units occupied spaces BREEAM compliance.

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Hea1.3	Visual Comfort - View Out	One credit where 5. 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. 6. The window/opening must be ≥ 20% of the surrounding wall area (Surrounding wall area refers to the area (in m2) of the internal wall on which the window/opening is located, including the area of the window/opening itself). 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	1	Architect	07/08/25: Credit confirmed as achievable in the feasibility workshop. PRC to provide view out calculations for all occupied spaces (offices and receptions).
Hea1.4	Visual Comfort - Internal and External Lighting Levels, Zoning and Control	One credit where: External lighting 10 All external lighting located within the construction zone is specified in accordance with BS 5489-1:2013 Code for the practice for the design of road lighting. Lighting of roads and public amenity areas (35) and BS EN 12464-2:2014 (36) Light and lighting - Lighting of work places - Part 2: Outdoor work places. External lighting should provide illuminance levels that enable users to perform outdoor visual tasks efficiently and accurately, especially during the night. 11 Where no external light fittings are specified (either separate from or mounted on the external building façade or roof), the criteria relating to external lighting do not apply and the credit can be awarded on the basis of compliance with criteria 8 – 9.c above.	1	1	MEP	07/08/25: This credit is confirmed as achievable. Shepperd Bromley to include external lighting requirements in the design.
Hea2.1	Indoor Air Quality - IAQ Plan	Prerequisite: A site-specific indoor air quality plan has been produced in accordance with Guidance Note 6 (GN06). The objective of the plan is to facilitate a process that leads to design, specification and installation decisions and actions that minimise indoor air pollution during occupation of the building. The indoor air quality plan must consider the following: 1.a: Removal of contaminant sources 1.b: Dilution and control of contaminant sources, including: 1.b.i Air quality requirements of specialist areas such as laboratories, where present 1.c: Procedures for pre-occupancy flush out and purge ventilation 1.d: Third party testing and analysis 1.e: Maintaining good indoor air quality in-use 1.f: Any relevant local authority plans or policies (for example, Air Quality Management Areas or Local Air Quality Action Plans)	-	-	Air Quality Consultant	07/08/25: This is a pre-requisite for the Hea 02 Ventilation Credit. This credit is not achievable as the site's location, near roads and the provision of parking spaces close to the buildings prevent from compliance.
Hea2.2	Indoor Air Quality - Ventilation	One credit where: 2 The building has been designed to minimise the indoor concentration and recirculation of pollutants in the building as follows: 2.a: Provide fresh air into the building in accordance with the criteria of the relevant standard for ventilation 2.b: Ventilation pathways are designed to minimise the ingress and build-up of air pollutants inside the building (see Methodology) 2.c: Where present, HVAC systems must incorporate suitable filtration to minimise external air pollution, as defined in BS EN 16798-3:2017.1. The specified filters should achieve supply air classification of at least SUP 2. 2.d: Occupied spaces have carbon dioxide (CO₂) or air quality sensors specified in accordance with Building Regulations ADF22 and: 2.d.i In mechanically ventilated buildings or spaces, sensors are linked to the mechanical ventilation system and provide demand-controlled	1	0	MEP	As above.

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Hea4.1	Thermal Comfort - Thermal modelling	One credit where: 1 Thermal modelling has been carried out using software in accordance with CIBSE AM11(78) Building Energy and Performance 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(79), Table 1.5; or other appropriate industry standard (where this sets a higher or more appropriate requirement or level for the building type) b For naturally ventilated buildings: b.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 or level for the building type) b.ii The building is designed to limit the risk of overheating, in accordance with the adaptive comfort methodology outlined in either of the following standards as appropriate; CIBSE TM52: The limits of thermal comfort: avoiding overheating in European buildings(80) or CIBSE TM59: Design methodology for the assessment of overheating risk in homes.	1	0	Energy Consultant	07/08/25: This credit is currently not targeted. The Overheating analysis report should confirm compliance with the thermal model and the future thermal model scenarios. Note, this credit is a pre-requisite to Ene 04 Passive Design. The overheating analysis can be undertaken at the technical stages.
Hea4.2	Thermal Comfort - Design for Future Thermal Comfort	One credit where: 5. Criteria 1 to 4 are achieved. 6. The thermal modelling demonstrates that the relevant requirements set out in criteria 3 are achieved for a projected climate change environment. 7. 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 6.	1	0	Energy Consultant	As above.

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Hea5	Acoustic Performance	One credit where: 1 The building meets the appropriate acoustic performance standards and testing requirements defined in the relevant table below. These tables define criteria for the acoustic principles of indoor ambient noise levels OR 2 A suitably qualified acoustician (SQA) is appointed to define a bespoke set of performance requirements for all function areas in the building. The bespoke performance requirements use the three acoustic principles defined in criterion Hea 05 Acoustic performance - Criterion 1 above, setting out the performance requirements for each and the testing regime required.	1	1	Acoustician	07/08/25: Credit confirmed as achievable in the feasibility workshop. Credit requirements will be included in the Main Contractor commitment letter.
Hea6	Security - Security of Site and Building	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). The purpose of the SNA will be to identify attributes of the proposal, site and surroundings which may influence the approach to security for the development . 2 The SQSS develops a set of security controls and recommendations for incorporation into the proposals. Those controls and recommendations shall directly relate to the threats and assets identified in the preceding SNA. 3 The controls and recommendations shall be incorporated into proposals and implemented in the as-built development. Any deviation from those controls and recommendations shall be justified and agreed with the SQSS.	1+1e	1	Security Specialist	07/08/25: Credit confirmed as achievable in the feasibility workshop. Kabsec's SNA report has been provided. Design team to ensure the security recommendations are all included in the design.
Hea7.1	Safe and Healthy Surroundings - Safe Access	One credit where: 1 Dedicated and safe cycle paths are provided from the site entrance to any cycle storage, and connect to offsite cycle paths where applicable. 2 Dedicated and safe footpaths are provided on and around the site providing suitable links for the following: a The site entrance to the building entrance, b Car parks (where present) to the building entrance c The building to outdoor space d Connecting to off-site paths where applicable. 3 Pedestrian drop-off areas are designed off, or adjoining to, the access road and should provide direct access to other footpaths. Where vehicle delivery access and drop-off areas form part of the assessed development, the following apply: 4 Delivery areas are not accessed through general parking areas and do not cross or share the following: a pedestrian and cyclist paths b outside amenity areas accessible to building users and general public. 5 There is a dedicated parking or waiting area for goods vehicles with appropriate separation from the manoeuvring area and staff and visitor car parking. 6 Parking and turning areas are designed for simple manoeuvring according to the type of delivery vehicle likely to access the site, thus avoiding the need for repeated shunting.	1	1	Architect	07/08/25: Credit confirmed as achievable in the feasibility workshop. PRC will provide drawings and narrative to compliance requirements for safe access.

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Hea7.2	Safe and Healthy Surroundings - Outside Space	One credit where: 7 There is an outside space providing building users with an amenity area. The space is of an appropriate size to provide enough amenity for the predicted number of building users during coffee or lunch breaks to gather, socialise, relax and connect with the natural environment. The space is predominantly intended for building staff, but can be used by other building users where relevant and beneficial to the building users. The outside space must: a be an outdoor landscaped area, for example a garden, balcony or terrace; the majority of the space should be open to the sky b have appropriate seating areas and be non-smoking, c be located to ensure it is accessible to all building users and avoids areas that will have disturbances from sources of noise (e.g. building services, car parks, busy roads, delivery areas etc.).	1	0	Architect	07/08/25: Credit currently not targeted. There is provision of seating spaces close to Units 8-11, however this is not believed to cater for all building users and its location seems to be near the road (noise/pollution purposes). This will be further discussed in the design stages.
Ene 1.1	Reduction of Energy Use and Carbon Emissions -Energy Performance Mandatory Req: Excellent: 4 Credits Outstanding : 6 Credits	Up to 9 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 New Construction (EPRNC) using BREEAM Ene 01 calculator. The calculation is determined using performance data from the approved building energy calculation software.	9	9	Energy Consultant	07/08/25: Credit confirmed as achievable in the feasibility workshop. Current energy model shows 9 credits are achieved and 4 credits for the TM54 Unregulated energy demands.
Ene1.2	Reduction of Energy Use and CO2 Emissions - Prediction of operational energy consumption	Up to 4 credits 2 Achieve criterion 2 in Ene 04 Low carbon design. 3 Estimate the occupancy, energy use for unregulated energy loads and management practices. 4 Undertake detailed energy modelling to predict the building energy consumption. 5 Undertake sensitivity analysis to determine the factors that can significantly impact building energy consumption. 6 Based on the results of the sensitivity analysis, and in discussion with the project team, the client and the prospective occupier devise scenarios to explore how high impact factors might influence the building energy consumption. 7 Undertake scenario modelling and use these findings to inform improvements to design of the building and to operational, maintenance, and handover strategies. 8 Determine an energy target for the building based on the results of the scenario modelling. 9 At the post-construction stage, the scenario modelling should be repeated to reflect the post construction building specification and, if necessary, adjust the energy target.	4	4	Energy Consultant	As above.
Ene 2.1	Energy Monitoring - Sub-metering of End Use Categories Mandatory Req: VG, Excel & Outstanding - 1 credit	One credit where: 1 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 (see Methodology below). 2 Meter the energy consumption in buildings according to the total useful floor area: a If the area is greater than 1,000 m ² , by end-use category with an appropriate energy monitoring and management system. b If the area is less than 1,000 m ² , use either: b.i an energy monitoring and management system or b.ii separate accessible energy sub-meters with pulsed or other open protocol communication outputs, for future connection to an energy monitoring and management system. 3 Building users can identify the energy consuming end uses, for example through labelling or data outputs.	1	1	MEP	07/08/25: Credit confirmed as achievable in the feasibility workshop. Shepperd Bromley requirements to confirm energy metering and sub-metering.

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Status:

RED No information submitted

AMBER Further information or action required

GREEN Acceptable information submitted

GREY Credit not targeted

PA BASELINE TARGET: 73.70% (EXCELLENT)

Verte

Ref No.	Description	Criteria	Available	Baseline	Responsibility	Assessor Comments
Ene2.2	Energy Monitoring - Sub-metering of High Energy Load and Tenancy Areas	One credit where: 4 Monitor a significant majority of the energy supply with: a An accessible energy monitoring and management system for: a.i tenanted areas or a.ii relevant function areas or departments in single occupancy buildings. OR b Separate accessible energy sub-meters with pulsed or other open protocol communication outputs for future connection to an energy monitoring and management system for: b.i tenanted areas or b.ii relevant function areas or departments in single occupancy buildings. 5 Sub-meter per floor plate in large single occupancy or single-tenancy buildings with one homogeneous function, for example hotel bedrooms, offices.	1	1	MEP	As above.
Ene3	External Lighting	One credit where: 1. The building has been designed to operate without the need for external lighting (which includes on the building, signs and at entrances). OR alternatively, where the building does have external lighting, one credit can be awarded as follows: 2 External light fittings within the construction zone with: a Average initial luminous efficacy of not less than 70 luminaire lumens per circuit Watt b Automatic control to prevent operation during daylight hours c Presence detection in areas of intermittent pedestrian traffic.	1	1	MEP	07/08/25: This credit is confirmed as achievable. Sheppard Bromley to include external lighting requirements in the design.
Ene4.1	Low Carbon Design - Passive Design	One credit where: 1 Achieve the first credit Assessment scope - One credit - Thermal modelling to demonstrate that the building design delivers appropriate thermal comfort levels in occupied spaces. 2 The project team analyses the proposed building design and development during Concept Design to identify opportunities for the implementation of passive design measures. 3 Implement passive design measures to reduce the total heating, cooling, mechanical ventilation, lighting loads and energy consumption in line with the passive design analysis findings. 4 Quantify the reduced total energy demand and carbon dioxide (CO₂) emissions resulting from the passive design measures.	1	0	Energy Consultant	07/08/25: This credit is currently not targeted until it is confirmed whether an Overheating analysis (Hea 04) is provided (pre-requisite).
Ene4.2	Low Carbon Design - Free Cooling	One credit where: 5 Achieve the passive design analysis credit. 6 Include a free cooling analysis (see Free cooling analysis on the next page) in the passive design analysis carried out under criterion 2. 7 Identify opportunities for the implementation of free cooling solutions.	1	0	Energy Consultant	07/08/25: This credit is not targeted, free cooling is not included in the design.

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Verte

Ref No.	Description	Criteria	Available	Baseline	Responsibility	Assessor Comments
Ene4.3	Low Carbon Design - Low and Zero Carbon Technologies	One credit where: 9 An energy specialist completes a feasibility study by the end of Concept Design. 10 Establish the most appropriate recognised local (on-site or near-site) low or zero carbon (LZC) energy sources for the building or development (see Scope of LZC systems and how they are assessed on page 144), based on the feasibility study. 11 Specify local LZC technologies for the building or development in line with the feasibility study recommendations. 12 Quantify the reduced regulated carbon dioxide (CO ₂) emissions resulting from the feasibility study.	1	1	Energy Consultant	07/08/25: This credit is confirmed as achievable. Shepperd Bromley have included the LZC study in the energy strategy.
Tra1.1	Transport Assessment and Travel Plan	Up to two credits where 1 During the feasibility and design stages, develop a travel plan based on a site-specific travel assessment or statement. 2 The site-specific travel assessment or statement covers as a minimum: a Existing travel patterns and opinions of existing building or site users towards cycling and walking, identifying constraints and opportunities, if relevant b Travel patterns and transport impact of future building users c Current local environment for walkers and cyclists (accounting for visitors who may be accompanied by young children) d Reporting of the number and type of existing accessible amenities, see Table 7.1 below, within 500m of the site e Disabled access (accounting for varying levels of disability and visual impairment) f Calculation of the existing public transport Accessibility Index (AI), see Methodology on the next page g Current facilities for cyclists 3 The travel plan includes proposals to increase or improve sustainable modes of transport and movement of people and goods during the building's operation and use, see Methodology on the next page. 4 If the occupier is known, involve them in the development of the travel plan. 5 Demonstrate that the travel plan will be implemented post construction and be supported by the building's management in operation.	2	2	Transport Consultant	07/08/25: This credit is confirmed as achievable. Transport Assessment and Travel Plan have been provided by Sunt Consultancy.
Tra 2.1	Sustainable Transport Measures	Up to ten credits where: 1 Achieve the Tra 01 Transport assessment and travel plan credits. 2 Identify the sustainable transport measures applicable to the site: * The site achieves and AI >8. * The site achieves an overall increase in AI through negotiation with local public transport companies. * Provision of a public transport information system. * Provision of electric car charging points. * Development of a car share scheme. * Consultation with the Local Authority with improvements made to the local cycle/ pedestrian network. * Installation of compliant cycle storage spaces. * Provision of compliant cyclist facilities. * At least 3 existing amenities are available to Building Users. * The development will provide additional amenities to the area. 3 Award credits according to the Accessible Index (AI) of the project, and the total number of points achieved for the options implemented, see Table 7.3 within the BREEAM manual.	10	3	Transport Consultant	07/08/25: This credit is confirmed as achievable. The current sustainable transport measures achievable are: -Accessibility Index >8. -Amenities close to the development. -Cycle storage. Potential consideration can be given to cyclist facilities, showers and lockers (this will be noted in a drawgin for tenant fit-out if accepted by the BRE).

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Verte

Ref No.	Description	Criteria	Available	Baseline	Responsibility	Assessor Comments
Wat 1	Water Consumption Mandatory Req: Good, VG & Excel: 1 Credit Outstanding: 2 Credits	Up to five credits where: 1 Use the BREEAM Wat 01 calculator to assess the efficiency of the domestic water-consuming components. 2 Use the standard Wat 01 method (see Methodology on the facing page) to compare the water consumption (litres/person/day) for the assessed building against a baseline performance. Award BREEAM credits based upon Table 8.1 below. Where it is not possible to use the standard method, complete the assessment using the alternative Wat 01 method (see Methodology on the facing page).	5	2	Architect	07/08/25: This credit is confirmed as achievable. Shepperd Bromley current sanitaryware shows 2 credits are achieved. Flow restrictors to showers and lower WC settings can be considered to achieve one additional credit.
Wat 2	Water Monitoring Mandatory Req: Good, VG, Excel, Outstand: Criterion 1	One credit where: 1 Specify a water meter on the mains water supply to each building. This includes instances where water is supplied via a borehole or other private source. 2 For water-consuming plant or building areas consuming 10% or more of the building's total water demand: a Fit easily accessible sub-meters OR b Install water monitoring equipment integral to the plant or area. 3 For each meter (main and sub): a Install a pulsed or other open protocol communication output AND b Connect it to an appropriate utility monitoring and management system, e.g. a building management system (BMS), for the monitoring of water consumption. If there is no BMS system in operation at Post- Construction stage, award credits provided that the system used enables connection when the BMS becomes operational. 4 In buildings with swimming pools, or large water tanks and aquariums, fit separate sub-meters on the water supply of the above and any associated changing facilities (toilets, showers etc.) irrespective of their water consumption levels. 5 In buildings containing laboratories, fit a separate water meter on the water supply to any process or cooling loop for 'plumbed-in' laboratory process equipment, irrespective of their water consumption levels.	1	1	MEP	07/08/25: This credit is confirmed as achievable. Shepperd Bromley design to include meters/sub-meters.

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Status:

RED No information submitted

AMBER Further information or action required

GREEN Acceptable information submitted

GREY Credit not targeted

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Verte

Ref No.	Description	Criteria	Available	Baseline	Responsibility	Assessor Comments
Wat 3.1	Water Leak Detection - Leak Detection System	One credit where: 1 Install a leak detection system capable of detecting a major water leak: a On the utilities water supply within the buildings, to detect any major leaks within the buildings AND b Between the buildings and the utilities water supply, to detect any major leaks between the utilities supply and the buildings under assessment. 2 The leak detection system is: a permanent automated water leak detection system that alerts the building occupants to the leak OR an inbuilt automated diagnostic procedure for detecting leaks b Activated when the flow of water passing through the water meter or data logger is at a flow rate above a pre-set maximum for a pre-set period of time. This usually involves installing a system which detects higher than normal flow rates at meters or sub-meters. It does not necessarily require a system that directly detects water leakage along part or the whole length of the water supply system c Able to identify different flow and therefore leakage rates, e.g. continuous, high or low level, over set time periods. Although high and low level leakage rates are not specified, the leak detection equipment installed must have the flexibility to distinguish between different flow rates to enable it to be programmed to suit the building type and owner's or occupier's usage patterns. d Programmable to suit the owner's or occupier's water consumption criteria e Where applicable, designed to avoid false alarms caused by normal operation of large water consuming plant such as chillers. Where there is physically no space for a leak detection system between the utilities water meter and the building, alternative solutions can be used, provided that a major leak can still be detected.	1	0	MEP	07/08/25: This credit is confirmed as not achievable in the feasibility workshop. Shepperd Bromley design includes the leak detection system (enabling). Verte will confirm whether this is applicable to this V6 version and S&C assessment.
Wat 3.2	Water Leak Detection - Flow Control Devices	One credit where: 3 Install flow control devices that regulate the water supply to each WC area or sanitary facility according to demand, in order to minimise undetected wastage and leaks from sanitary fittings and supply pipework.	1	0	MEP	07/08/25: This credit is confirmed as not achievable in the feasibility workshop. Confirmation that PIRs+SV have been included in the design.
Wat4.1	Water Efficient Equipment	One credit where: 1 Identify all water demands from uses other than those listed under Assessment scope - Table 8.1 on page 189 that could be realistically mitigated or reduced. Where there is no water demand from uses other than domestic-scale, sanitary use components in the building, this issue is not applicable. 2 Identify systems or processes to reduce the relevant water demand (criterion 1 on the previous page), and establish, through either good practice design or specification, a demonstrable reduction in the total water demand of the building.	1	1	Architect	07/08/25: This credit is confirmed as achievable. PRC have confirmed the external landscaped areas will rely on precipitation, no irrigation systems are provided (nor any other regulated water consuming elements).

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AMBER Further information or action required

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PA BASELINE TARGET: 73.70% (EXCELLENT)

Verte

Ref No.	Description	Criteria	Available	Baseline	Responsibility	Assessor Comments
Mat1	Environmental Impacts from Construction - Building Life Cycle Assessment (LCA)	Up to six credits – Superstructure Comparison with the BREEAM benchmark during Concept Design (offices, industrial and retail buildings only) Superstructure (offices, industrial and retail buildings). 1 During the Concept Design, demonstrate the environmental performance of the building as follows: a Carry out a building LCA on of the superstructure design using either the BREEAM Simplified Building LCA tool or an IMPACT Compliant LCA tool according to the methodology (see Methodology on page 211). b Submit the Mat 01/02 Results Submission Tool to BRE at the end of Concept Design, and before planning permission is applied for (that includes external material or product specifications). Comparison with the BREEAM benchmark during Technical Design (offices, industrial and retail buildings only) 2 During Technical Design, demonstrate the environmental performance of the building as follows: a As criterion 1.a b Submit the Mat 01/02 Results Submission Tool to BRE at the end of Technical Design. Where a project has not achieved criterion 1, criterion 2 may still be achieved. Option appraisal during Concept Design (all building types) 3 For offices, industrial and retail building types, achieve criterion 1 (except where Notes 1.0, 1.1 and 1.2 above apply). 4 During Concept Design, identify opportunities for reducing environmental impacts as follows: a Carry out building LCA options appraisal of 2 to 4 significantly different superstructure design options (applicable to the Concept Design stage, see Methodology on page 211). b Use a building LCA tool that is recognised by BREEAM (as suitable for assessing superstructure during Concept Design) according to the methodology (see Methodology on page 211). c For each design option, fulfil the same functional requirements specified by the client and all statutory requirements (to ensure functional equivalency). d Integrate the LCA options appraisal activity within the wider design decision-making process. Record this in an options appraisal summary document. e Record the following in the Mat 01/02 Results Submission Tool: The differences between the design options; the design option selected by the client to be progressed beyond Concept Design; the reasons for selecting it and the reasons for not selecting the other design options. f Submit the Mat 01/02 Results Submission Tool to BRE at the end of Concept Design, and before planning permission is applied for (that includes external material or product specifications). If the building LCA tool recognised by BREEAM and used for criteria 3 to 5 (and 6 to 9, if pursued) is not an IMPACT Compliant LCA tool and criteria 1 to 2 are applicable, then the BREEAM Simplified Building LCA tool (or an IMPACT Compliant LCA tool) shall be used for criteria 1 to 2.	7+ 3Innov	5 + 2 Innov	Verte	07/08/25: This credit is confirmed as achievable. Verte confirmed currently at Stage 3+2 Innovation credits are achieved, ands Stage 4 another 2 credits can be achieved.

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Verte

Ref No.	Description	Criteria	Available	Baseline	Responsibility	Assessor Comments
		Options appraisal during Technical Design (all building types) 5 During Technical Design identify opportunities for reducing environmental impacts as follows: a Carry out building LCA options appraisal of 2 to 3 significantly different superstructure design options (based on the selected Concept Design option and as applicable to the Technical Design stage, see Methodology on the next page). b Use a building LCA tool that is recognised by BREEAM (as suitable for assessing superstructure during Technical Design) according to the methodology (see Methodology on the next page). c As criteria 4c to 4.e above. Where an options appraisal summary document was produced during Concept Design, update it to include the Technical Design options. d Submit the Mat 01/02 Results Submission Tool to BRE at the end of Technical Design. Where a project has not achieved criteria 3 and 4, criterion 5 may still be achieved. One credit – Substructure and hard landscaping options appraisal during Concept Design (all building types) 6 Criteria 3 and 4 are achieved. 7 During Concept Design identify opportunities for reducing environmental impacts as follows: a Carry out building LCA options appraisal of a combined total of at least six significantly different substructure or hard landscaping design options (at least two shall be substructure and at least two shall be hard landscaping). b Using a building LCA tool that is recognised by BREEAM (as suitable for assessing substructure and hard landscaping during Concept Design) according to the methodology (see Methodology on the next page). c As criteria 4.c to 4.f above.				
Mat2.1	Environmental Impacts from Construction - Environmental Product Declarations (EPD)	One credit where: 1 Specify construction products with EPD that achieve a total EPD points score of at least 20, according to the Methodology below. 2 Enter the details of each EPD into the Mat 01/02 Results Submission Tool, including the material category classification. The Mat 01/02 Results Submission Tool will verify the EPD points score and credit award.	1	0	Architect	07/08/25: This credit is not targeted.
Mat3.1	Responsible Sourcing of Construction Products - Prerequisite Legal and Sustainable Timber Mandatory Req: Any Rating: Criterion 1	Pre-requisite 1. All timber and timber based products used on the project is ' Legally harvested and traded timber'	-	-	Main Contractor	07/08/25: This credit is confirmed as achievable. Stimber pre-requisite to any BREEAM rating level must be achieved.

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Verte

Ref No.	Description	Criteria	Available	Baseline	Responsibility	Assessor Comments
Mat 3.2	Responsible Sourcing of Construction Products - Enabling Sustainable Procurement	One credit - Sustainable procurement plan 2 A sustainable procurement plan must be used by the design team to guide specification towards sustainable construction products. The plan must: a Be in place before Concept Design. b Include sustainability aims, objectives and strategic targets to guide procurement activities. Note: targets do not need to be achieved for the credit to be awarded but justification must be provided for targets that are not achieved. c Include a requirement for assessing the potential to procure construction products locally. There must be a policy to procure construction products locally where possible. d Include details of procedures in place to check and verify the effective implementation of the sustainable procurement plan. In addition, if the plan is applied to several sites or adopted at an organisational level it must: e Identify the risks and opportunities of procurement against a broad range of social, environmental and economic issues following the process set out in BS ISO 20400:2017	1	1	TBC	07/08/25: Credit confirmed as achievable in the feasibility workshop. Verte will provide examples/templates of Sustainable Procurement Plans (a high level one can be used and then adopted by the main contractor if required). Currently 1 credit is targeted for the responsible sourcing of materials.
Mat 3.3	Responsible Sourcing of Construction Products - Measuring Responsible Sourcing	Up to three credits - Responsible sourcing of materials (RSM) are responsibly sourced in accordance with the BREEAM methodology. 10% RSM points achieved - 1 credit, 20% RSM points achieved - 2 credits, 30% 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 PLEASE VIEW GN Mat 03.2 PLEASE VIEW/COMPLETE Mat 03 Table	3	1	Architect	07/08/25: Credit confirmed as achievable in the feasibility workshop. Currently 1 credit is targeted for the responsible sourcing of materials. The Mat 03 calculator will be completed based on materials design proposals/specifications and further developed at the post construction stage.
Mat5.1	Designing for Durability and Resilience	One credit where: Protecting vulnerable parts of the building from damage. 1 Protection measures are incorporated into the building's design and construction to reduce damage to the building's fabric or materials in case of accidental or malicious damage occurring. These measures must provide protection against: a Negative impacts of high user numbers in relevant areas of the building (e.g. corridors, lifts, stairs, doors etc.). b Damage from any vehicle or trolley movements within 1m of the internal building fabric in storage, delivery, corridor and kitchen areas. c External building fabric damage by a vehicle. Protection where parking or manoeuvring areas are within 1 metre of the building façade and where delivery areas or routes are within 2 metres of the façade, i.e. specifying bollards or protection rails. d Potential malicious damage to building materials and finishes, in public and common areas where appropriate. Protecting exposed parts of the building from material degradation 2 Key exposed building elements have been designed and specified to limit long and short term degradation due to environmental factors. This can be demonstrated through one of the following: a The element or product achieving an appropriate quality or durability standard or design guide, see Table 9.14 on the next page. If none are available, use BS 7543:2015(168) as the default appropriate standard OR b A detailed assessment of the element's resilience when exposed to the applicable material degradation and environmental factors. 3 Include convenient access to the roof and façade for cost-effective cleaning, replacement and repair in the building's design. 4 Design the roof and façade to prevent water damage, ingress and detrimental ponding.	1	1	Architect	07/08/25: Credit confirmed as achievable in the feasibility workshop. PRC will provide information on the design measures implemented for protection and durability, e.g. bollards, hard-wearinf floors, etc.

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AMBER Further information or action required

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Verte

Ref No.	Description	Criteria	Available	Baseline	Responsibility	Assessor Comments
Mat6.1	Material Efficiency	One credit where: 1 At the Preparation and Brief and Concept Design stages, set targets and report on opportunities and methods to optimise the use of materials. These must be done for each of the following stages. See Table 9.15 below: a Preparation and Brief b Concept Design c Developed Design d Technical Design e Construction 2 Develop and record the implementation of material efficiency, see Table 9.15 below, during: a Developed Design b Technical Design c Construction 3 Report the targets and actual material efficiencies achieved. PLEASE VIEW GN Mat 06	1	1	Architect	07/08/25: Credit confirmed as achievable in the feasibility workshop. PRC and the design team will collate information to demonstrate how at each RIBA Stage material efficiency measures have been identified and implemented.
Wst 1.1	Construction Waste Management - Pre-demolition Audit & Construction resource efficiency Mandatory: Outstanding: 1 Credit	One credit - Pre-demolition audit 1 Complete a pre-demolition audit of any existing buildings, structures or hard surfaces being considered for demolition. This must be used to determine whether refurbishment or reuse is feasible and, in the case of demolition, to maximise the recovery of material for subsequent high grade or value applications. The audit must cover the content of Pre-demolition audit scope on the facing page and: a Be carried out at Concept Design stage (RIBA Stage 2) by a competent person prior to strip-out or demolition works b Guide the design, consider materials for reuse and set targets for waste management c Engage all contractors in the process of maximising high grade reuse and recycling opportunities d Compare actual waste arisings and waste management routes used with those forecast and investigate significant deviations from planned targets. 2 Make reference to the audit in the resource management plan (RMP). Up to three credits - Construction resource efficiency 3 Prepare a compliant Resource Management Plan (RMP) covering: a Non-hazardous waste materials (from on-site construction and dedicated off-site manufacture or fabrication), including demolition and excavation waste b Accurate data records on waste arisings and waste management routes. 4 Meet or improve upon the benchmarks in Table 10.1 for non-hazardous construction waste, excluding demolition and excavation waste.	4+1 Innov	2	Main Contractor	07/08/25: Credit confirmed as achievable in the feasibility workshop. Predemolition works (for existing buildings) will be undertaken as part of this project. 2 credits are targeted for the waste benchmarks and diversion of wastes from landfill.
Wst 1.2	Construction Waste Management - Diversion of resources from landfill	Diversion of resources from landfill One credit where: 5 Meet, where applicable, the diversion from landfill benchmarks in Table 10.2 for non-hazardous construction waste and demolition and excavation waste generated. 6 Sort waste materials into separate key waste groups as per Table 10.3 on page 247, either on-site or through a licensed contractor for recovery.	1	1	Main Contractor	As above.

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Verte

Ref No.	Description	Criteria	Available	Baseline	Responsibility	Assessor Comments
Wst2.1	Use of Recycled and Sustainable Sourced Aggregates	Prerequisite 1 If demolition occurs on site, to encourage the reuse of site-won material on site, complete a pre-demolition audit of any existing buildings, structures or hard surfaces in accordance with Assessment scope - Criterion 1. One credit - Project Sustainable Aggregate Points 2 Identify all aggregate uses and types on the project Table 10.5 and Table 10.6 on the next page 3 Determine the quantity in tonnes for each identified use and aggregate type. 4 Identify the region in which the aggregate source is located. 5 Calculate the distance in kilometres travelled by all aggregates by transport type. 6 Enter the information into the BREEAM Wst 02 calculator to calculate the Project Sustainable Aggregate points. The corresponding number of BREEAM credits will be awarded as shown in Table 10.4	1	1	Main Contractor	07/08/25: Credit confirmed as achievable in the feasibility workshop. PRC confirmed that site won materials from demolition/excavation (bricks/concrete) will be crushed and graded onsite to be used as infill.
Wst 3	Operational Waste	One credit where: 1 Provide a dedicated space for the segregation and storage of operational recyclable waste generated. The space is: 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 or weekly operational activities and occupancy rates. 2 For consistent and large amounts of operational waste generated, provide: a Static waste compactors or balers; situated in a service area or dedicated waste management space b Vessels for composting suitable organic waste OR adequate spaces for storing segregated food waste and compostable organic material for collection and delivery to an alternative composting facility c A water outlet provided adjacent to or within the facility for cleaning and hygiene purposes where organic waste is to be stored or composted on site.	1	1	Architect	07/08/25: Credit confirmed as achievable in the feasibility workshop. PRC confirms that each unit will show an allocated space (c.2 sqm) to cater with recyclables. Note, this space is in addition to normal wastes.
Wst5	Adaptation to Climate Change	One credit where: 1 Conduct a climate change adaptation strategy appraisal using: a systematic risk assessment to identify the impact of expected extreme weather conditions arising from climate change on the building over its projected life cycle. The assessment covers the installation of building services and renewable systems, as well as structural and fabric resilience aspects and includes (see Methodology below): a.i Hazard identification a.ii Hazard assessment a.iii Risk estimation a.iv Risk evaluation a.v Risk management. 2 Develop recommendations or solutions based on the climate change adaptation strategy appraisal, before or during Concept Design, that aim to mitigate the identified impact. 3 Provide an update during Technical Design demonstrating how the recommendations or solutions proposed at Concept Design have been implemented where practical and cost effective. Omissions have been justified in writing by the assessor. PLEASE VIEW GN Wst 05	1	1	Architect	07/08/25: Credit confirmed as achievable in the feasibility workshop. PRC and the design team will provide the adaptation to climate change strategy information.

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AMBER Further information or action required

GREEN Acceptable information submitted

GREY Credit not targeted

PA BASELINE TARGET: 73.70% (EXCELLENT)

Verte

Ref No.	Description	Criteria	Available	Baseline	Responsibility	Assessor Comments
Wst6.1	Design for Disassembly and Adaptability - Recommendations	One credit where: 1 Conduct a study to explore the ease of disassembly and the functional adaptation potential of different design scenarios (see Methodology below) by the end of Concept Design. 2 Develop recommendations or solutions (see Methodology below) based on the study (criterion 1 above), during or prior to Concept Design, that aim to enable and facilitate disassembly and functional adaptation. PLEASE VIEW GN Wst 06	1	1	Architect & MEP	07/08/25: Credit confirmed as achievable in the feasibility workshop. PRC will provide information/markups and recommendations for future adaptability and implementation.
Wst6.2	Design for Disassembly and Adaptability - Implementation	One credit where: 3 Achieve criteria 1 and 2 4 Provide an update, during Technical Design, on: a How the recommendations or solutions proposed by Concept Design have been implemented where practical and cost effective. Omissions have been justified in writing to the assessor. b Changes to the recommendations and solutions during the development of the Technical Design. 5 Produce a building adaptability and disassembly guide to communicate the characteristics allowing functional adaptability and disassembly to prospective tenants. PLEASE VIEW GN Wst 06	1	1	Architect & MEP	As above.
Lue1.1	Site Selection - Previously Occupied Land	One credit where: 1. At least 75% of the proposed development's footprint is on an area of land which has previously been occupied by industrial, commercial or domestic buildings or fixed surface infrastructure.	1	1	Architect	07/08/25: Credit confirmed as achievable in the feasibility workshop.
Lue1.2	Site Selection - Contaminated Land	One credit where: 2 A contaminated land professional's site investigation, risk assessment and appraisal has deemed land within the site to be affected by contamination. The site investigation, risk assessment and appraisal have identified: a The degree of contamination b The contaminant sources or types c The options for remediating sources of contamination which present an unacceptable risk. 3 The client or principal contractor confirms that remediation of the site will be carried out in accordance with the remediation strategy and its implementation plan as recommended by the contaminated land professional.	1	0	Contaminated land specialist	07/08/25: This credit is currently not targeted until, further in the design, it is confirmed that there is contaminated land. A desktop study by Jomas suggest there is a medium risk of land contaminated, but further works are required.

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Status:

RED No information submitted
AMBER Further information or action required
GREEN Acceptable information submitted
GREY Credit not targeted

PA BASELINE TARGET: 73.70% (EXCELLENT)

Verte

Ref No.	Description	Criteria	Available	Baseline	Responsibility	Assessor Comments
Lue2	Ecological risks and opportunities - Survey and evaluation and Determining ecological outcomes	Up to two credits where: Prerequisite - Assessment route selection 1 An assessment route for the project has been determined using BREEAM Guidance Note GN34 BREEAM Ecological Risk Evaluation Checklist. 2 The client or contractor confirms compliance is monitored against all relevant UK and EU or international legislation relating to the ecology of the site. Survey and evaluation Route 1 3 Completion of the BREEAM Ecological Risk Evaluation Checklist indicates Assessment route 1 can be used as the assessment. Route 2 4 An appropriate individual is appointed at a project stage that ensures early involvement in site configuration and, where necessary, can influence strategic planning decisions. 5 Prior to the completion of the preparation and brief, an appropriate level of survey and evaluation (see Assessment route 2: For sites where complex ecological systems are likely to be present) has been carried out to determine the ecological baseline of the site, taking account of the zone of influence to establish: 5.a Current and potential ecological value and condition of the site, and related areas within the zone of influence. 5.b Direct and indirect risks to current ecological value 5.c Capacity and feasibility for enhancement of the ecological value of the site and, where relevant, areas within the zone of influence. 6 Data are collated and shared with project team to inform the site preparation, design or construction works. Determining the ecological outcomes for the site (Routes 1 and 2) 7 Survey and evaluation criteria (criteria 3–6 above) relevant to the chosen route have been achieved. 8 During Concept Design, the project team liaise and collaborate with representative stakeholders to identify and consider ecological outcome for the sites (appropriate to the scale and type of development) for the project. 9 When determining the ecological outcome for the site, this must involve the identification, appraisal and selection of specific solutions and measures sufficiently early to influence key project planning decisions. This must be done in accordance with the following hierarchy of action: 9.a avoidance 9.b protection 9.c reduction or limitation of negative impacts 9.d on site compensation and, 9.e enhancement, considering the capacity and feasibility within the site, or where viable, off-site.	2	2	Ecologist	07/08/25: Credit confirmed as achievable in the feasibility workshop. Phlorum report confirms a significant BNG from the pre-development.

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AMBER Further information or action required

GREEN Acceptable information submitted

GREY Credit not targeted

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Verte

Ref No.	Description	Criteria	Available	Baseline	Responsibility	Assessor Comments
Lue3.1	Managing impacts on ecology - Planning and measures on-site Mandatory Req: VG, Excel & Outstand - 1 Credits	Prerequisite –Ecological risks and opportunities 1 LE 02 has been achieved. 2 The client or contractor has confirmed that compliance is monitored against all relevant UK, and EU or International legislation relating to the ecology of the site One credit – Planning, liaison, implementation and data 3 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. 4 Site preparation and construction works have been planned for and are implemented at an early project stage to optimise benefits and outputs. 5 The project team liaising and collaborating with representative stakeholders, taking into consideration data collated and shared, have implemented solutions, and measures have been selected (see Assessment scope on page 277), during site preparation and construction works.	1	1	Ecologist	
Lue3.2	Managing Negative Impacts on Ecology - Managing negative impacts Mandatory Req: VG, Excel & Outstand - 1 Credits	Up to two credits where: Route 1 (one credit) 6 Negative impacts from site preparation and construction works have been managed according to the hierarchy (see Methodology) and no net impact has resulted. Route 2 (up to two credits) 7 Negative impacts from site preparation and construction works have been managed according to the hierarchy (see Assessment route 2: For sites where complex ecological systems are likely to be present) and either: 7.a No overall loss of ecological value has occurred (2 credits) OR 7.b The loss of ecological value has been limited as far as possible (1 credit)	2	2	Ecologist	As above.

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RED No information submitted

AMBER Further information or action required

GREEN Acceptable information submitted

GREY Credit not targeted

PA BASELINE TARGET: 73.70% (EXCELLENT)

Verte

Ref No.	Description	Criteria	Available	Baseline	Responsibility	Assessor Comments
Lue4	Ecological change and enhancement - Change and enhancement of ecology, Ecological enhancement & Change and enhancement of ecology	Up to four credits where: Prerequisite - Managing negative impacts on ecology 1 LE 03 has been achieved. Including the following, specific to the aims of this issue: 1.a Roles and responsibilities have been clearly defined, allocated and implemented to support successful delivery of project outcomes 1.b Site preparation and construction works have been planned for and implemented at a stage that is sufficiently early in the project to optimise benefits and outputs. 2 The client or contractor confirms compliance is monitored against all relevant UK, EU or international legislation relating to the ecology of the site. One credit - Enhancement of ecology Route 1 3 The project team liaising and collaborating with representative stakeholders, taking into consideration data collated and shared, have implemented solutions and measures based on recommendations from recognised 'local' ecological expertise, specialist input and guidance to inform the adoption of locally relevant ecological solutions and measures which enhance the site. 4 Data collated is provided to the local environmental records centres nearest to, or relevant for, the site. One credit - Liaison, implementation and data collation Route 2 5 The project team liaising and collaborating with representative stakeholders, taking into consideration data collated and shared, have implemented the solutions and measures selected in a way that enhances ecological value in the following order: 5.a On site, and where this is not feasible, 5.b Off site within the zone of influence. Up to three credit - Enhancement of ecology Route 2 6 Credits are awarded on a scale of 1 to 3, based on the calculation of the change in ecological value occurring as a result of the project. This must be calculated in accordance with the process set out in either GN 35 - BREEAM, CEEQUAL, HQM Ecology Assessment Issues – Route 1 or GN 36 - BREEAM, CEEQUAL, HQM Ecology Assessment Issues – Route 2 (whichever is applicable to the project).	4 +1 Innov	4 +1 Innov	Ecologist	As above.

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AMBER Further information or action required
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Verte

Ref No.	Description	Criteria	Available	Baseline	Responsibility	Assessor Comments
Lue5	Long Term Ecology Management and Maintenance	Up to two credits Prerequisite - Statutory obligations, planning and site implementation 1 The client or contractor has confirmed that compliance is being monitored against all relevant UK, EU and international standards relating to the ecology of the site. 2 Where pursued, LE 04 has been achieved, including the following specific aims of this issue: 2.a Roles and responsibilities have been clearly defined, allocated and implemented to support successful delivery of project outcomes. 2.b Site preparation and construction works have been planned for and implemented at a stage that is sufficiently early in the project to optimise benefits and outputs. One credit - Management and maintenance throughout the project 3 The project team liaise and collaborate with representative stakeholders, taking into consideration data collated and shared, on solutions and measures implemented to: 3.a monitor and review implementation and the effectiveness 3.b develop and review management and maintenance solutions, actions or measures. 4 In support of the above and to help ensure their continued relevance over the period of the project the following should be considered: 4.a Monitoring and reporting of on the ecological outcomes for site implemented at the design and construction stage 4.b Monitoring and reporting of outcomes and successes from the project 4.c Arrangements for the ongoing management of landscape and habitat connected to the project (on and, where relevant, off site) 4.d Maintaining the ecological value of the site and its relationship or connection to its zone of influence 4.e Maintaining the site in line with the any sustainability linked activities, e.g. ecosystems benefits (LE 02). 4.f Remedial or other management actions are carried out which relate to those identified in LE 02, LE 03 and LE 04. 5 As part of the tenant or building owner information supplied, include a section on Ecology and Biodiversity to inform the owner or occupant of local ecological features, value and biodiversity on or near the site. One credit - Landscape and ecology management plan 6 Landscape and ecology management plan, or similar, is developed in accordance with BS 42020:2013(206) covering as a minimum the first five years after project completion and includes: 6.a Actions and responsibilities, prior to handover, to give to relevant individuals 6.b The ecological value and condition of the site over the development life. 6.c Identification of opportunities for ongoing alignment with activities external to the development project and which supports the aims of BREEAM's Strategic Ecology Framework 6.d Identification and guidance s to trigger appropriate remedial actions to address previously unforeseen impacts 6.e Clearly defined and allocated roles and responsibilities.	2	2	Ecologist	As above.

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AMBER Further information or action required

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Verte

Ref No.	Description	Criteria	Available	Baseline	Responsibility	Assessor Comments
Pol1.1	Impact of Refrigerants	Up to three credits where: Three credits - No refrigerant use 1 No refrigerant use within the installed plant or systems. OR alternatively, where the building does use refrigerants, the three credits can be awarded as follows: Prerequisite 2 All systems with electric compressors comply with the requirements of BS EN 378:2016(207) (parts 2 and 3). Refrigeration systems containing ammonia comply with the Institute of Refrigeration Ammonia Refrigeration Systems code of practice(208). Impact of refrigerant Two credits 3 The direct effect life cycle CO₂ equivalent emissions (DELCO) of ≤ 100 CO₂-eq/kW. For systems which provide cooling and heating, the worst performing output based on the lower of kW cooling output and kW heating output is used to complete the calculation. To calculate the DELCO. 4 All refrigerants used have a global warming potential (GWP) ≤ 10. OR One credit 5 Systems using refrigerants have a DELCO of ≤ 1000 kgCO₂-eq/kW cooling and heating capacity. One credit - Leak detection 6 All systems are hermetically sealed or only use environmentally benign refrigerants. OR 7 Where the systems are not hermetically sealed: 7.a Systems have: 7.a.i A permanent automated refrigerant leak detection system, that is robust and tested, and capable of continuously monitoring for leaks. OR 7.a.ii An inbuilt automated diagnostic procedure for detecting leakage is enabled. 7.b In the event of a leak, the system must be capable of automatically responding and managing the remaining refrigerant charge to limit loss of refrigerant.	3	1	MEP	07/08/25: Credit confirmed as achievable in the feasibility workshop. Further information on the ASHPs will be required to complete the Pol 01 calculator.
Pol2	Local Air Quality	Up to two credits where: 1 All heating and hot water is supplied by non-combustion systems. For example, only powered by electricity. OR alternatively; 2 Emissions from all installed combustion plant that provide space heating and domestic hot water do not exceed the levels set in Table 12.4 and Table 12.5 on the facing page. The measurements must be provided by 2 2 2 Not applicable manufacturers, following the labelling requirements of the European directive 2009/125/EC. No credits can be awarded for Pol 02 if any of the combustion appliances are not covered in Table 12.4 below and Table 12.5 below . 3 Emissions from all installed combustion plant that provide space heating and domestic hot water do not exceed the levels set in Table 1.21 and Table 1.22.	2	2	MEP	07/08/25: Credit confirmed as achievable in the feasibility workshop. NO fossil fuels used for space or water heating, credits achieved by default for a full electric building.

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Verte

Ref No.	Description	Criteria	Available	Baseline	Responsibility	Assessor Comments
Pol3.1	Flood and Surface Water Management - Flood Resilience	Two credits - Low flood risk Prerequisite 1 An appropriate consultant is appointed to carry out and demonstrate the development's compliance with all criteria. Two credits - Low flood risk 2 A site-specific flood risk assessment (FRA) confirms the development is in a flood zone that is defined as having a low annual probability of flooding. The FRA takes all current and future sources of flooding into consideration. One credit - Medium or high flood risk 3 A site-specific FRA confirms the development is in a flood zone that is defined as having a medium or high annual probability of flooding and is not in a functional floodplain. The FRA must take all current and future sources of flooding into consideration (see Sources of flooding on page 312). 4 To increase the resilience and resistance of the development to flooding, one of the following must be achieved: 4.a The ground level of the building and access to both the building and the site, are designed (or zoned) so they are at least 600 mm above the design flood level of the site's flood zone (see 600 mm threshold on page 312). 4.b The final design of the building and the wider site reflects the recommendations made by an appropriate consultant in accordance with the hierarchy approach outlined in section 5 of BS 8533:2017 (214) .	2	1	FRA Consultant	07/08/25: Credit confirmed as achievable in the feasibility workshop. Baynham Meikle FRA confirms the site lies in a Flood Risk Zone 2.
Pol3.2	Flood and Surface Water Management - Surface Water Run-off - Rate and Volume	Two credits - Surface water run-off Prerequisite for surface water run-off credits 5 Surface water run-off design solutions must be bespoke, i.e. they must take account of the specific site requirements and natural or man-made environment of and surrounding the site. The priority levels detailed in the Methodology must be followed, with justification given by the appropriate consultant where water is allowed to leave the site. One credit - Surface Water Run-Off - Rate 6 Drainage measures are specified so that the peak rate of run-off from the site to the watercourses (natural or municipal) shows a 30% improvement for the developed site compared with the pre-developed site. This should comply at the 1-year and 100-year return period events. 7 Relevant maintenance agreements for the ownership, long term operation and maintenance of all specified Sustainable Drainage Systems (SuDS) are in place. 8 Calculations include an allowance for climate change. This should be made in accordance with current best practice planning guidance. One credit - Surface Water Run-Off - Volume 9 Flooding of property will not occur in the event of local drainage system failure (caused either by extreme rainfall or a lack of maintenance); AND EITHER 10 Drainage design measures are specified so that the post-development run-off volume, over the development lifetime, is no greater than it would have been prior to the assessed site's development. This must be for the 100-year 6-hour event, including an allowance for climate change (see criterion 14). 11 Any additional predicted volume of run-off for this event is prevented from leaving the site by using infiltration or other SuDS techniques. OR (only where criteria 10 and 11 cannot be achieved): 12 Justification from the appropriate consultant indicating why the above criteria cannot be achieved, i.e. where infiltration or other SuDS techniques are not technically viable options. 13 Drainage design measures are specified so that the post-development peak rate of run-off is reduced to the limiting discharge. The limiting discharge is defined as the highest flow rate from the following options: 13.a The pre-development one-year peak flow rate	2	1	FRA Consultant	07/08/25: Credit confirmed as achievable in the feasibility workshop. Baynham Meikle drainage strategy confirms the site has not increased the impermeable area.

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Ref No.	Description	Criteria	Available	Baseline	Responsibility	Assessor Comments
		13.b The mean annual flow rate (Qbar) 13.c 2L/s/ha. For the one-year peak flow rate, the one-year return period event criterion applies. 14 Relevant maintenance agreements for the ownership, long term operation and maintenance of all specified SuDS are in place. 15 For either option, above calculations must include an allowance for climate change; this should be made in accordance with current best practice planning guidance.				
Pol3.3	Flood and Surface Water Management - Minimising Water Course Pollution	One credit - Minimising watercourse pollution 16 There is no discharge from the developed site for rainfall up to 5 mm (confirmed by the appropriate consultant). 17 Areas with a low risk source of watercourse pollution, an appropriate level of pollution prevention treatment is provided, using appropriate SuDS techniques. 18 Areas with a high risk of contamination or spillage of substances, such as petrol and oil, have separators (or an equivalent system) are installed in surface water drainage systems. 19 Chemical or liquid gas storage areas have a means of containment fitted to the site drainage system (i.e. shutoff valves). This is to prevent the escape of chemicals to natural watercourses in the event of a spillage or bunding failure. 20 All water pollution prevention systems have been designed and installed in accordance with the recommendations of documents such as the SuDS manual(215) and other relevant industry best practice. They must be bespoke solutions taking account of the specific site requirements and natural or man-made environment of and surrounding the site. 21 A comprehensive and up to date drainage plan of the site will be made available for the building or site occupiers. 22 Relevant maintenance agreements for the ownership, long term operation and maintenance of all specified SuDS must be in place. 23 All external storage and delivery areas are designed and detailed in accordance with the current best practice planning guidance..	1	0	FRA Consultant	07/08/25: Credit to be further reviewed in line with SuDS proposals and credit compliance.
Pol 4	Reduction of Night Time Light Pollution	One credit where: 1 External lighting pollution has been eliminated through effective design that removes the need for external lighting. This does not adversely affect the safety and security of the site and its users. OR alternatively, where the building does have external lighting, one credit can be awarded as follows: 2 All external lighting (except for safety and security lighting) can be automatically switched off between 23:00 and 07:00. 3 If safety or security lighting is provided and will be used between 23:00 and 07:00, this part of the lighting system complies with the lower levels of lighting recommended during these hours in Table 2 of the ILP guidance notes. 4 Illuminated advertisements are designed in compliance with ILP PLG05 The Brightness of Illuminated Advertisements.(221).	1	1	MEP	07/08/25: This credit is confirmed as achievable. Shepperd Bromley to include external lighting requirements in the design.
Pol5	Reduction of Noise Pollution	One credit where: 1 There are no noise-sensitive areas within the assessed building or within 800 m radius of the assessed site. OR 2 Where there are noise-sensitive areas within the assessed building or noise-sensitive areas within 800 m radius of the assessed site, a noise impact assessment compliant with BS 4142:2014(222) is commissioned. Noise levels must be measured or determined for: 2.a Existing background noise levels: 2.a.i at the nearest or most exposed noise-sensitive development to the proposed assessed site 2.a.ii including existing plant on a building, where the assessed development is an extension to the building 2.b Noise rating level from the assessed building. 3 The noise impact assessment must be carried out by a suitably qualified acoustic consultant. 4 The noise level from the assessed building, as measured in the locality of the nearest or most exposed noise sensitive development, must be at least 5dB lower than the background noise throughout the day and night. 5 If the noise sources from the assessed building are greater than the levels described in criterion 4, measures have been installed to attenuate the noise at its source to a level where it will comply with the criterion.	1	1	Noise consultant	07/08/25: Credit confirmed as achievable in the feasibility workshop. Quantum Acoustics report confirms measures to prevent noise from the development and satisfy planning/BREEAM requirements.