

BREEAM Domestic Refurbishment 2014 Pre-Assessment Report

**59 London Street
Reading
RG1 4PS**

Date: 18th February 2026

Project No. 503996

Revision: 1.0

	Structural Engineering
	Civil Engineering
	CDM Consultants
	Sustainability and BREEAM
	Traffic and Transport
	Flood Risk Assessments
	Highway Engineering
	Event Engineering

Issued on behalf of Scott White and Hookins:

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Issue and Amendment Record:

Revision	Comment/Amendment	Prepared	Reviewed	Approved	Date
1.0	Draft for comment	KS	PB	PB	17/02/26

Executive Summary

Scott White and Hookins have been commissioned by Kirsop and Company Ltd. to carry out a BREEAM assessment on the proposed refurbishment works to convert an existing commercial space to two residential flats at 59 London Street, Reading to support a formal planning application. This report has been compiled by licensed, experienced BREEAM Assessors and Advisory Professionals.

It is understood that Reading Borough Council Planning Conditions outline *"A BREEAM Certificate in accordance with the BREEAM Sustainability Standard demonstrating compliance with a minimum standard of BREEAM Very Good rating. Prior to commencement on site"*

To achieve a 'Very Good' rating, a score of >55% must be achieved with, minimum standard criteria/credits required.

The two dwellings are to be assessed against the current BREEAM Domestic Refurbishment 2014 criteria; the latest version of the criteria was issued by the BRE on 29th February 2016 (as presented in the BREEAM Refurbishment Domestic Buildings 2014 Scheme Document SD 5077 Version 2.2). The criteria are determined by the BRE for dwellings using relevant information on room functions, areas and layout. This report details the outcome of the pre-assessment, following feedback from the project team.

Following a pre-assessment meeting with the team, the development is currently targeting a BREEAM score of 54.19%, equivalent to a 'Good' rating along with the associated minimum standards to achieve a 'Very Good' rating. The pre-assessment also highlighted potential credits to be reviewed that would allow a 'Very Good' rating to be achieved but further development of the scheme in relation to MEP and Material specifications is required to confirm which of the current potential further credits can be targeted.

The pre-assessment tracker is based on design information available at the time of the assessment, feedback from the team, and assumptions based on our experience of BREEAM compliance. The pre-assessment provides an indication of the score that could be achieved, if compliant evidence is provided to the BREEAM Assessor at the required time.

Subsequent design development and construction could affect the credits that can be achieved or which have to be withheld. As such, the final credit score may differ from that which is detailed in the pre-assessment. However, further review of the outlined potential credit areas to add the required number of credits to the targeted score (plus a buffer) along with continuous monitoring during the design development and construction stage will ensure that a rating of 'Very Good' can be achieved on completion.

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Introduction

Scott White and Hookins (SWH) have been instructed by Kirsop and Company Ltd. to carry out a BREEAM assessment on the proposed refurbishment works to convert an existing commercial space to two residential flats at 59 London Street, Reading, to support a formal planning application. This report has been compiled by licensed, experienced BREEAM Assessors and Advisory Professionals. SWH were appointed to carry out this work at the beginning of a phase equivalent to RIBA Stage 2.

The proposed works will create one one-bed flat on the first floor (Flat 1) and one one-bed flat on the second floor (Flat 2). Flat 1 is 53m² and Flat 2 is 83m². BREEAM defines the project as 'Small scale' where there are fewer than five dwellings and where construction duration is up to six weeks or more.

BREEAM Domestic Refurbishment 2014 seeks to improve the environmental performance of existing dwellings and minimise any adverse effects on the environment at global and local scales, whilst promoting healthy indoor conditions for the occupants.

Reading Borough Council Planning Conditions note *"A BREEAM Certificate in accordance with the BREEAM Sustainability Standard demonstrating compliance with a minimum standard of BREEAM Very Good rating. Prior to commencement on site"*

To achieve a 'Very Good' rating, a score of >55% must be achieved, with minimum standard criteria/credits required.

SWH carried out a pre-assessment workshop with the project team, whereby the credits were discussed and determined as 'targeted', 'potential' or 'not targeted' based on feedback from the team. Following this workshop, a targeted score of 54.19% (Good) was identified with further credits noted as currently considered potential, to assist in taking the score to a Very Good rating. So whilst the targeted score at the pre-assessment stage is just under the level needed for Very Good, the team have confirmed that the outlined potential credits will be reviewed as the scheme develops, to add the required credits for a Very Good rating to the targeted score. They will also look to add further credits to create a score buffer and help ensure the Very Good rating is achieved.

Further details on specific credits are outlined in the pre-assessment tracker, within Appendix A.

BREEAM Scoring

Using the BREEAM criteria, the environmental performance of a refurbished development is assessed at the Design and Post Construction Stages, where it is compared against specific criteria by independent assessors. An overall rating of the dwelling's performance is given using the terms 'Pass', 'Good', 'Very Good', 'Excellent', or 'Outstanding'. This is determined from the total number of BREEAM criteria met and their respective environmental weighting (Table 1 below). There are also a number of mandatory (or 'minimum standard') credits applicable to each rating band, these are outlined further in this report.

Table 1: BREEAM Ratings

<30%	Unclassified
≥30%	Pass
≥45%	Good
≥55%	Very Good
≥70%	Excellent
≥85%	Outstanding

Each BREEAM rating broadly represents performance equivalent to:

- Outstanding: Less than the top 1% of UK domestic refurbishments (innovator)
- Excellent: Top 10% of UK domestic refurbishments (best practice)
- Very Good: Top 25% of UK domestic refurbishments (advanced good practice)
- Good: Top 50% of UK domestic refurbishments (intermediate good practice)
- Pass: Top 75% of UK domestic refurbishments (standard good practice)

The credits themselves are grouped within the following categories:

- Management
- Health and Well Being
- Energy
- Water
- Materials
- Waste
- Pollution
- Innovation

The BREEAM categories outlined above, consist of a number of issues, each of which seek to mitigate the impact of the project and the environment. The BREEAM scoring for each issue is set against performance targets and assessment criteria that must be met for the target, and associated credits, to be achieved. The credits gained within each category are collated and an environmental weighting applied to each category score prior to these being combined into a final BREEAM score. These weighting factors have been derived from research carried out by BRE to establish the relative importance of each environmental issue.

The environmental weightings for each of the environmental sections included in the BREEAM Domestic Refurbishment 2014 scheme are as follows:

Table 2: BREEAM Domestic Refurbishment 2014 Environmental Weightings

BREEAM Category	Environmental Weighting %
Management	12 %
Health & Wellbeing	17 %
Energy	43 %
Water	11 %
Materials	8 %
Waste	3 %
Pollution	6 %
TOTAL	100 %
Innovation (additional)	10 %

BREEAM Domestic Refurbishment 2014 Minimum Standard Credits

To achieve a BREEAM rating, the percentage score (as outlined in Table 1) must be achieved, as well as the minimum standards applicable to the rating level must also be achieved (Table 3).

Table 3: Minimum BREEAM Standards

BREEAM Issue	BREEAM Rating / Minimum number of credits				
	Pass	Good	Very good	Excellent	Outstanding
Ene 02 Energy efficiency rating post-refurbishment	0.5 Credits	1 Credit	2 Credits	2.5 Credits	3.5 Credits
Wat 01 Internal water use	-	-	1 Credit	2 Credits	3 Credits
Hea 05 Ventilation	1 Credit	1 Credit	1 Credit	1 Credit	1 Credit
Hea 06 Safety	1 Credit	1 Credit	1 Credit	1 Credit	1 Credit
Pol 03 Flooding	-	-	-	2 Credits	2 Credits
Mat 02 Responsible Sourcing of Materials	Criterion 1 only	Criterion 1 only	Criterion 1 only	Criterion 1 only	Criterion 1 only

It should be noted that for listed buildings and buildings in a conservation area, BRE recognises that there could potentially be limitations subject to their listed status. Where there are building control limitations on the scope of works due to this status, the project team is expected to work with their local authority conservation officer to deliver the minimum standards as far as practically possible.

BREEAM Credits for innovation

The final category in the BREEAM scheme gives further recognition to a project that innovates in the field of sustainable performance – above and beyond that rewarded elsewhere in the standard BREEAM issues.

A maximum of 10 innovation credits can be awarded for any assessment, with each contributing an additional 1% to the final BREEAM score.

There are two ways that dwellings can achieve an innovation credits. These are as follows:

1. Meeting Exemplary Performance Criteria

A number of the BREEAM issues also include exemplary performance criteria with the fixed details of the target / benchmark and evidence required to indicate compliance. These issues are given in Table 4 below. For each of the issues listed below, an additional credit can be gained by meeting the associated criteria.

Table 4: BREEAM issues with exemplary level requirements

Hea 04 Inclusive design (1 credit available)
Man 02 Responsible construction practices (1 credit available)
Man 05 Protection and enhancement of ecological features (1 credit available)
Man 06 Project management (2 credits available)
Ene 02 Energy efficiency rating (2 credits available)
Ene 08 Energy display devices (1 credit available)
Wat 01 Internal water use (1 credit available)
Mat 02 Responsible sourcing of materials (1 credit available)
Was 02 Refurbishment site waste management (1 credit available)
Pol 02 Surface water run-off (1 credit available)

2. Innovation Performance Application

The second route to innovation credits relates to the identification of a particular building feature, system or process being recognised as “innovative”. An application to BRE is made by the BREEAM Assessor outlining the details of the proposed feature and if this successfully meets their criteria an innovation credit can be awarded.

Approach and Stages of BREEAM Assessment

The BREEAM Assessment process can be split into the following key stages:

Pre-assessment

A pre-assessment review is compiled at the early stages of the designing process, often around the time of planning consultation. As outlined in the executive summary, a pre-assessment estimate is based on design information available at the time and the assessor's experience of BREEAM compliance for similar dwellings. It provides a guide to the probable BREEAM rating that would be achieved in a formal BREEAM Assessment and is a useful tool for assessing the schemes achievable BREEAM rating. This report is based on a pre-assessment following a meeting with the project team, as well as subsequent conversations.

Design Stage

The design stage assessment represents the performance of the building at the design stage of the assessment, typically prior to the beginning of operations on site. If a formal design stage assessment is to be completed, then the subsequent interim report is submitted to BRE for certification. With the site work incomplete, this certification does not, therefore, represent the building's final 'as built' BREEAM performance, for which a post construction review is required.

In order to complete a formal design stage assessment, the design must be advanced to the point where the relevant information is available to enable the BREEAM assessor to demonstrate the building's performance against the reporting and evidential requirements of the technical guidance. The formal design stage assessment should therefore be carried out at the detailed design stages. Dependant on the program and procurement route to the scheme, there is often an overlap of the designing and construction stages. This can often lead to the final stages of the design stage review being completed once construction has commenced on site.

Post Construction Stage

The post construction assessment and subsequent final BREEAM certification represents the final 'as built' performance and BREEAM rating. A post construction assessment is carried out after practical completion of the building works. A post construction review serves to confirm the interim BREEAM rating achieved at the design stage in accordance with the reporting and evidential criteria of the technical guidance.

Information Utilised

This pre-assessment, carried out at the equivalent of RIBA Stage 2, is based on the following information:

- Design information
- BREEAM workshop held on the 16th February 2026
- Subsequent conversations with the project team

A Pre-Assessment Estimator tool has been used to calculate the current BREEAM score and rating for the development, based on input from the team. The targeted credit scores for each BREEAM issue, have been entered into this the tool, which details a score of 54.19% (Good) though with a large number of potential credits also to be reviewed and targeted where viable as the scheme design develops to target the noted Very Good rating.

Assumptions

- SAP calculations will be carried out for pre- and post-refurbishment scenario for the current design.
- Sound testing will be carried out and the design team aim to meet Building Regulations Part E compliance.
- External doors and windows will be fitted to the necessary security standards.
- Appropriate fire and carbon monoxide detection and alarm systems will be specified.
- All fittings and finishes will be specified with low volatile organic compounds (VOCs), where practical.
- Energy efficient white goods will be installed.
- Water saving measures such as low water use appliances and sanitary supply shut-off will be installed.
- Complaint internal and external recycling and general waste storage areas will be provided.
- Energy display devices and meters will be installed to inform tenants regarding energy usage.
- Site specific flood risk assessment (FRA) will be undertaken.
- The contractor will minimise site impacts including waste generated on site.
- Home User Guide will be provided.

The above information was used to prepare the Pre-Assessment tracker in Appendix 1.

Conclusion

As noted in Reading Borough Council Planning Conditions, *"A BREEAM Certificate in accordance with the BREEAM Sustainability Standard demonstrating compliance with a minimum standard of BREEAM Very Good rating. Prior to commencement on site"*

Following the BREEAM pre-assessment process, whereby the project team provided feedback and input on what is achievable for the development, the scheme is currently targeting a BREEAM score of 54.19% (Good) with further credits noted as currently considered potential, to assist in taking the score to a Very Good rating.

The possibility of achieving a target 'Very Good' rating was explored and discussed with the team, during the pre-assessment meeting, and subsequent communication, it has been confirmed by the team that a 'Very Good' BREEAM rating is felt viable for this scheme with further MEP and material development. The project team provided feedback that technical limitations and site constraints mean that not all credits are achievable but the team feel the 'Very Good' rating can be targeted and achieved with further design development. Further details as to the potential credits that are currently being investigated to be targeted and why specific credits cannot be achieved are detailed in the pre-assessment tracker, in Appendix A.

The project team have provided feedback that the potential to improve the overall BREEAM score to achieve a higher score and rating is limited by the refurbishment potential, external fabric, space and site constraints. Given the size, scale and scope of the project and information available at this early stage, it is felt a 'Very Good' rating can be achieved for this development, if the relevant compliant evidence is provided to the BREEAM Assessor. It is recommended that the BREEAM score is monitored regularly through design development and construction to establish where this score can increase via the potential credits to ensure the target rating of 'Very Good' is met.

Appendix 1 is the BREEAM Pre-Assessment tracker, which provides a summary of the targeted credits at this stage. Whilst minimum standards for a 'Very Good' rating are targeted, it should also be noted minimum standards for 'Excellent' are also targeted for Ene 02 Energy efficiency rating post-refurbishment, Hea 05 Ventilation, Hea 06 Safety, Mat 01 Timber and Pol 03 Flooding. An innovation credit for appointing a BREEAM assessor / Approved Professional has also been targeted.

Appendix 1

Pre-Assessment Summary of Performance

Project:	59 London Street, Reading
Scheme:	BREEAM Refurbishment Domestic Buildings
Stage:	Pre-Assessment
Target level:	Very Good
Date:	16/02/2026
Revision:	1.1 Following BREEAM Workshop

Pass	30%
Good	45%
Very Good	55%
Excellent	70%
Outstanding	85%

Pre-assessment RAG Rating

Credit currently targeted

Potential credit

Credit not currently targeted

Current targeted rating total: 54.19%

Equating to BREEAM: Good

(Provided all "minimum standard" issues are met)

Total is all 'additional potential' credits are also achieved: 65.49%

Equating to BREEAM: Very Good

(Provided all "minimum standard" issues are met)

BREEAM 2014 Assumptions						
Building type: Flats						
Project type: Category 2 (Domestic conversions and change of use projects)						
Gross internal area (m2): Flat 1 (1-bed on FF) - 53sq.m. and Flat 2 (1-bed on SF) - 83sq.m.						
Net internal floor area (m2): TBC						
Historic building?: No						
Project duration: less than 12 months; project costs estimated above £100k but less than 300k						
Project size: Small scale (fewer than 5 dwellings and duration of 6 weeks or less AND 6 weeks or more						

BREEAM Domestic Refurbishment Criteria		DS Evidence Required	Credits Available	Current Targeted	Additional Potential	Resp.	Comments
Management							
Man 01 Home Users Guide	Three credits (All or nothing) Provision of a home users guide: Where a Home User Guide containing the information listed in Appendix Man 01 ‘User Guide Contents List’ has been produced and supplied to all homes: — Background about the scheme, category areas,scoring system — A copy or photocopy of the BREEAM Domestic Refurbishment certificate should also be provided with a summary of the environmental features that have been designed into the dwelling to help achieve the rating. - Recommendations report for how the homes could be improved in the future - Energy efficiency Information on energy efficient features and strategies relating to the home, and also provide an overview of the reasons for their use, e.g. economic and environmental savings - Water Use - Details of water saving features and their use and benefits, and tips, as well as details of externalwater use and efficiency, - Transport facilities - Materials and waste - Emergency information - Local Amanenities - Provision of information in alternative formats - SuperHomes Network - Links and references	Written confirmation from the developer or in the specification that a Home Users Guide will be: 1. Supplied to all dwellings and will as a minimum include a list of contents showing that the guide will cover all of the issues required in the ‘User Guide Contents List’	3	3	0	Principal Contractor	User Guide can be produced Three credits targeted.
Man 02 Responsible Construction Practices	Small scale project Option 1 1 One credit - CCS score of a minimum of 9 points per section and 27 overall OR Compliance with the alternative compliant scheme Two credits - CCS score of a minimum of 11 points per section and 35 overall OR Beyond compliance with the alternative compliant scheme Innovation credit - CCS score of a minimum of 13 points per section and 39 overall OR Exemplary level compliance with the alternative compliant scheme Option 2 2 Where the principal contractor has used a compliant alternative scheme as detailed in CN4. Credits are awarded on the level of compliance with the alternative compliant scheme, as outlined in table-10. OR 4 Where the principal contractor addresses all mandatory items in Checklist A-3: Small-scale refurbishment: Responsible Construction Practices, credits are as follows: 4a One credit - Where 50% optional items in Checklist A-3 have been addressed 4b Two cretits - Where 80% optional items in Checklist A-3 have been addressed. Checklist includes details about - Operational scheme requirements, Environmental awareness and impact mitigation, Safe and adequate access, Safe and considerate working environment, Good neighbour Exemplary level credit available.	1. Written confirmation: that registration with the Considerate Constructor Scheme OR completion of the checklists took place no later than the commencement of the refurbishment works	2	2	0	Principal Contractor	Principal Contractor will register with CCS Scheme and achieve 35 or more with a minimum of 11 in each section. One credit targeted at this early stage
Man 03 Construction Site Impacts	One Credit: Small-scale projects 2 Where there is evidence to demonstrate that 2 or more of the sections a-d in Checklist A-5: Small-scale refurbishments Construction site impacts are completed. Monitoring issues related to - Water - Energy - Waste - Pollution - Timber	1. A completed signed and dated copy of Checklist A-5; Large Scale Refurbishments identifying which items will form part of the main contractor’s obligations. AND 2. Confirmation that site timber will be sourced from suppliers capable of providing certification to the level required for the particular tier claimed in Mat 02 Responsible Sourcing of Materials AND 3. A copy of the policy for sourcing site timber for the project	1	1	0	Principal Contractor	Items include: (a) monitor, report, and set targets for CO2 production of energy and (b) water use arising from site activities (c) the main contractor should have an environmental materials policy, (d) the contractor should have an EMS, (f) 80% of site timber is reclaimed, reused, or responsibly sourced. One credit targeted.

BREEAM Domestic Refurbishment Criteria		DS Evidence Required	Credits Available	Current Targeted	Additional Potential	Resp.	Comments
Man 04 Security	First Credit – secure windows and doors 1. Where <u>retained</u> external doors and accessible windows comply with the minimum security requirements as set out below: External doors are of good quality with working key locks and a strong frame, where there is no sign of warping, splitting or rotting to the door or its frame. Where the door contains glazing this should be a minimum of double glazing. Putty or beading to glazed areas should be on the unexposed side of the door, in good condition, with no sign of degradation. Accessible Windows should have a minimum of double glazing with working key locks. Putty or beading to glazed areas should be on the unexposed side of the window, in good condition, with no sign of degradation. The window frame should be strong with no sign of warping, splitting or rot. 2. Where the following <u>newly</u> added features are appropriately certified: External Door sets: PAS 24:2007 or LPS 1175 Issue 7 Security Rating 1 or equivalent Windows are certified to: BS 7950:1997 (36) or LPS 1175 Issue 7 Security Rating 1 or equivalent	1. Confirmation that retained external windows and doors meet the minimum security requirements in CN5 Confirmation that new external and/or entrance door sets and windows present meet CN6 in the form of:Written confirmation from the developer OR Relevant drawings clearly showing location of the windows and external and/or entrance door sets/locks OR A building/site inspection report and photographic evidence OR Where evidence 1 cannot be produced Compliant design stage commitment from the developer outlining the design specification that will be implemented if the above detailed documentary evidence cannot be produced at this stage.	2	2	0	Design team / Principal Contractor	All doors and one window will be new and meet the standards. Existing windows will meet compliance. Second credit requires a security consultant to be appointed First and Second credit targeted.
	Second Credit – Secured by design 3. Where the principles and guidance of Secured by Design Section 2 – Physical Security are complied with. 4. A suitably qualified security consultant such as the Police Architectural Liaison Officer (ALO) or Crime prevention design advisor (CPDA) is consulted at the design stage and their recommendations are incorporated into the refurbishment specification.	1. Detailed documentary evidence confirming: a.That a suitably qualified security consultant has been contacted for advice to ensure that the requirements of Section 2 – Physical Security of Secured by Design – New Homes 2 are met b. A commitment to follow the advice provided by the suitably qualified security consultant					
Man 05 Protection and Enhancement of Ecological Features	One Credit - Protecting ecological features 1. Where a site survey is carried out by a member of the project team or a Suitably Qualified Ecologist (SQE) to determine the presence of ecological features. 2. Where protected species have been identified as present on site, the relevant Statutory Nature Conservation Organisation (SNCO) has been notified and protected species have been adequately protected 3. Where all existing features of ecological value (including any of those listed in CN1) on the refurbishment site potentially affected by the works, are maintained and adequately protected during refurbishment works. The presence of the following ecological features must be determined in the in the site survey: • Trees which met one or more of the following requirements: • over 100mm trunk diameter, • over 10 years old • of significant ecological value • Mature hedgerows over 1m tall and 0.5m wide • Natural areas (e.g. Flower-rich meadow/grassland and heath-land which includes habitat/plants that thrive on acidic soils, such as heather and gorse) • Watercourses (rivers, streams and canals) • Wetlands (ponds, lakes, marshland, fenland) • Protected Species • Local Priority UK BAP species • Roosting and/or nesting opportunities in buildings for bats and birds Exemplary level credit available.	Copy of ecologists report and commitment from contractor or developer detailing how the recommendations will be incorporated into the design.	1	1	0	Project Team / Ecologist	The site is defined as 'land of low ecological value' and the surrounding site contains no features of ecological value. One credit targeted.
Man 06 Project Management	First credit - Project Roles and Responsibilities 1. Where all of the project team are involved in the project decision making and individual and shared roles and responsibilities are assigned in accordance: 1.a For small-scale projects, the project manager writes a project implementation plan and holds an initiation meeting to assign individual and shared responsibilities amongst the project team including all trades on-site.	1. Written confirmation indicating when the collaboration began and the roles and responsibilities of the project team. This could be either: a. Meeting minutes b. Construction programme c. Responsibilities schedule d. Relevant section/clauses of the building specification or contract e. Project implementation plan (typically in the case of small scale projects)	2	2	0	Project Manager	Project team members and responsibilities will be applicable for small projects, and handover and aftercare support will be provided. Two credits targeted.
	Second credit - Handover and Aftercare 2. Where a handover meeting is arranged 3. Where <u>2 or more of items a-c</u> have been committed to determine project success: a. A site inspection within 3 months of occupation. b. Conduct post occupancy interviews with building occupants or a survey via phone or posted information within 3 months of occupation. c. Longer term after care e.g. a helpline, nominated individual or other appropriate system to support building users for at least the first 12 months of occupation.	1. Written confirmation of a commitment/contract to provide compliant aftercare support and training or a compliant design stage commitment to provide aftercare.					
	Up to two exemplary level credits available (appointing BREEAM AP and thermographic and airtightness testing)						
			11	11	0	0	
12%			12	12	0	0	

BREEAM Domestic Refurbishment Criteria		DS Evidence Required	Credits Available	Current Targeted	Additional Potential	Resp.	Comments
Health and Wellbeing							
Hea 01 Daylighting	First credit—maintaining good daylighting 1. For existing dwellings and change of use projects (e.g. conversions): a. The refurbishment results in a neutral impact on the dwellings daylighting levels in the kitchen, living room, dining room and study with “no” answered for all questions in Appendix A-7: Hea 01 , parts 1 and 2 (for existing dwellings) or parts 3 and 4 (for change of use e.g. conversions) .	1.A completed signed and dated copy of Appendix A: Hea 01 , parts 1 and 2, or parts 3 and 4 as relevant.AND Where relevant, calculations to demonstrate: 2.Average daylight factor using the the Hea01 calculator.AND 3.Position of the no-sky line and percentage of area of the working plane that receives direct light from the sky.	2	1	1	Design Team	To review criteria for the first credit. Establish cost to undertake daylight calculations for the second credit First Credit Targeted Second Credit potential.
	Second credit—minimum daylighting Existing dwellings and dwellings created from a change of use (i.e. conversions): One credit is awarded where the dwelling achieves the following daylighting criteria: 1. Where kitchens achieve a minimum daylight factor of at least 2% 2. Where living rooms, dining rooms and studies achieve a minimum average daylight factor of at least 1.5% 3. Where 80% of the working plan in the kitchen, living room, dining room and study, receives direct light from the sky						
Hea 02 Sound Insulation	Properties where sound testing has been carried out: 1. Where sound testing has been carried out and where the dwelling meets or goes beyond Regulations, up to four credits may be awarded according to the sound insulation credit requirements as shown in table 14 and 15. Properties where sound testing is not feasible (see CN4 and CN5) and not required by the appointed building control body: 2 Where existing separating walls and floors are designed to meet the requirements of Building Regulations with compliant construction details, two credit can be awarded (CN6). 3 Where a suitably qualified acoustician (SQA) provides recommendations for the specification of all existing separating walls and floors, confirming in their professional opinion that they have the potential to meet or exceed, the sound insulation credit requirements. Where these recommendations are implemented up to four credits may be awarded as shown in Table - 15 and Table - 14. Historic buildings 4 Where the dwelling is a historic building and sound testing results demonstrate existing separating walls and floor meet the historic building credit requirements, up to four credits may be awarded as shown in Table - 13 and described in CN10. OR 5 Where criteria 2 and 3 is achieved using Table - 13 OR 6 Where the dwelling achieves criterion 1 or 7 or 8. Detached properties 7 Where the dwelling is a detached property with no separating walls or floors, four credits should be awarded Properties with separating walls or floors only between non-habitable rooms 8 Where existing separating walls or floors only occur between non-habitable rooms and where testing is not required by the appointed building control body, four credits should be awarded, see CN3.	For properties where sound testing will be carried out: 1. Written confirmation from the developer confirming the intent to: a. Meet the relevant sound insulation performance levels b. Use a Compliant Test Body to complete testing OR Evidence as listed for the Post-refurbishment stage	4	2	1	Acoustician / Design team	Sound insulation testing can be carried out. Appropriate materials will be specified to meet the acoustic standards within Part E Note pre-completion testing will be required. It is not certain whether sound testing will be required by building control. If not required, the project can target, For 2 credits to meet - Airborne sound insulation credit requirements AND Impact sound insulation credit requirements – Part E compliance OR For 3 credits - Airborne sound insulation credit requirements AND Impact sound insulation credit requirements – 3dB higher than Part E AND 3dB lower than Part E respectively. OR For 4 credits - – 5dB higher than Part E AND 5dB lower than Part E respectively. 2 credits targeted at present to meet Part E compliance
Hea 03 Volatile Organic Compounds	One credit—avoiding the use of VOCs 1. Where all decorative paints and varnishes used in the refurbishment have met the requirement in the table below. 2. Where at least five of the eight remaining product categories listed have met the testing require-ments and emission levels for Volatile Organic Compound (VOC) emissions against the relevant standards identified in the table 16 . 3. Where five or less products are specified within the refurbishment, all must meet the requirements in the table below in order to achieve this credit.	1. Compliant design stage commitment that the VOC content of the relevant specified product types will comply with the standards specified within the criteria.	1	1	0	Architect / Principal Contractor	Applicable product categories are: - Decorative paints and varnishes - Wood Panels - Particleboard, Fibreboard including MDF, OSB, Cement bonded particleboard, Plywood, Solid wood panel and acoustic board - Timber structures - Glued laminated timber - Wood flooring - parquet flooring - Resilient, textile and laminated - Floor coverings, Vinyl or linoleum, Cork and rubber, Carpet, Laminated wood flooring - Suspended ceiling tiles - Flooring adhesives(and if relevant adhesivesfor rigid wall coverings) - Wallcoverings - Finished wallpapers, Wall vinyls and plastic wallcoverings, Wallpapers for subsequent decoration, Heavy duty wallcoverings, Textile wallcoverings - Adhesive for hanging flexible wallcoverings(for rigid wall coverings use flooring adhesives criteria) Note, all paints and varnishes must comply. Wet areas (bathrooms, etc.) need Fungal and algal resistant paints One credit targeted.
Hea 04 Inclusive Design	One credit—minimum accessibility 1 An access expert or suitably qualified member of the design team (CN6) has completed section 1 of Checklist A8:Access statement template , accessibility template with evidence provided of the measures implemented in the refurbishment 1.a The access statement demonstrates reasonable provision to provide accessibility to the dwelling covering section 1 of Checklist A8:Access statement template in accordance with CN3 and CN4.	1. A copy of the Access Statement completed by the inclusive design champion/NRAC Auditor's/NRAC Consultant to address the requirements of Sections 6—9 of Part M. In all cases the Access Statement is signed by the developer and, when completed by an inclusive design champion or NRAC Auditor, the appointed assessor.	2	0	0	Project Manager	Considers elements such as accessible switches and sockets, WC provision in the entrance storey of the building, illuminated entrances, bathrooms should be capable of taking adaptations e.g. handrails etc. The idea is that accessibility is improved as far as practicably possible. Consider appointing NRAC: — NRAC access auditor — NRAC consultant — Inclusive design champions may be appointed from within the existing design team provided they possess the minimum core competences and skills requirements listed by the NRAC Credits not targeted
	Two credits—advanced accessibility 2 An access expert or suitably qualified member of the design team (CN6) has completed sections 1 and 2 of Checklist A8: Access statement template with evidence provided of the measures implemented in the refurbishment 2.a The accesstatement demonstratesreasonable provision to provide accessibility to the dwelling covering sections 1 and 2 of Checklist A8:Accesstatement template in accordance withCN3 and CN4.						
	Exemplary level credit available (complete section 1,2 and 3 of checklist A8 and Inclusion of lifetime homes and Part M in access statement)						

BREEAM Domestic Refurbishment Criteria		DS Evidence Required	Credits Available	Current Targeted	Additional Potential	Resp.	Comments
Hea 05 Ventilation	One credit—minimum ventilation requirements One credit can be awarded where the following whole dwelling is brought up to the following ventilation requirements: 1. A minimum level of background ventilation is provided (with trickle ventilators or other means of ventilation) for all habitable rooms, kitchens, utility rooms and bathrooms compliant with section 7, Building Regulations Approved Document Part F, 2010 2. A minimum level of extract ventilation is provided in all wet rooms (e.g. kitchen, utility and bath-rooms), compliant with section 5, Building Regulations Approved Document Part F 2010. 3. A minimum level of purge ventilation is provided in all habitable rooms and wet rooms, compli-ant with section 7, Building Regulations Approved Document Part F, 2010. See CN3 - Minimum Purge Ventilation - For wet rooms where there are no external walls, purge ventilation should be provided through extract ventilation with heat recovery	1. Written confirmation from the developer confirming the level of background, extract and purge ventilation. OR Compliant design stage commitment confirming the level of background, extract and purge ventilation that will be implemented.	2	1	0	M&E	Mandatory Standard - One credit is required for all ratings. See CN3 - Minimum Purge Ventilation - For wet rooms (defined as bathrooms and kitchens) with an external wall, there should be an openable window which is occupant controlled. For wet rooms where there are no external walls, purge ventilation should be provided through extract ventilation with heat recovery. Air tightness assessment will not be undertaken due to site constraints and existing fabric. Further credits not targeted First credit targeted.
	Two credits—advanced ventilation Two credits can be awarded where: Ventilation is provided for the dwelling that meets the requirements of Section 5 of Building Regulations Part F in full. Historic buildings also need to meet the following requirements: The refurbishment should be designed to meet the requirements of Building Regulations Part F section 3.11–3.16 and reference is made to the guidance provided in: •The guide to building services in historic buildings, CIBSE, 2002 •BS 7913: Guide to the principles of conservation in historic buildings •Building Regulations and Historic Buildings, English Heritage 2004 •Guide for Practitioners, conversion of traditional Buildings, application of the Scottish Building standards, Historic Scotland, 2007 One credit is awarded: Where an assessment is carried out to establish the current levels of air tightness and structural moisture prior to the specification of fabric measures and heating systems. The assessment should establish the appropriate level of ventilation for the building, based upon: •The minimum ventilation requirement to meet that set out in Building Regulations Approved Document Part F •Ventilation rates in all habitable and inhabitable spaces are sufficient to allow structural moisture to be dealt with effectively. This may be required by Building Regulations Approved Document Part F where the structure or fixtures needs higher levels of ventilation in order to deal with moisture levels Two credits are awarded where: The first credit is achieved and where the following testing was also carried out in order to develop the ventilation and air tightness strategy for the building: •Pressure testing was carried out before and after refurbishment in accordance with the appropriate standard •Temperature and humidity is monitored before and after refurbishment						
Hea 06 Safety	One Credit—fire and carbon monoxide (CO) detection and alarm systems 1. Where the dwelling is provided with a compliant fire detection and alarm system in accordance with relevant compliance notes 2-9 in Appendix Hea 06. - Fire detection and alarm systems should be in accordance with BS5839–6:2013 and to at least a Grade D Category LD3 standard - The positioning of smoke and heat alarms should be in accordance with building Regulations Part B Fire Safety Volume 1—Dwellinghouses 2006. Section 1 Paragraphs 1.11–1.18 and in accordance with the recommendations of BS5839–6:2004 for a category L2 system. - Where the project involves an electrical rewire, Smoke and heat alarms should be mains operated and conform to BS EN14604:2005 (which has preceded BS5446–1:2000) or BS 5446–2:2003 respectively. They should have a standby power supply, such as a battery (either rechargeable or non-rechargeable) or capacitor. More information on power supplies is given in clause 15 of BS5839–6:2004 (40). Carbon Monoxide alarm power supply should conform to BS EN50292:2002. - Carbon monoxide detector and alarm system should be in accordance with and positioned in accordance to BS EN50291–1:2010+A1:2012 and BS EN50292:2013 and should carry a British or European approval mark.	1. Detailed documentary evidence demonstrating that the fire detection and fire alarm system and carbon monoxide detector/s are certified to the relevant standards. OR Where evidence 1 cannot be produced, compliant design stage commitment outlining the design specification that will be implemented.	1	1	0	Fire Consultant / Architect / Developer	Mandatory Standard - One credit is required for all ratings. Fire detection and alarm systems should be in accordance with BS 5839–6:2013 and to at least a Grade D Category LD3 standard. Carbon monoxide detector and alarm system should be in accordance with and positioned in accordance to BS EN 50291–1:2010+A1:2012 and BS EN 50292:2013 and should carry a British or European approval mark CO detectors in accordance with and positioned in accordance to BS EN50291–1:2010+A1:2012 and BS EN50292:2013 and should carry a British or European approval mark. One credit targeted.
	2. Where the dwelling is supplied with mains gas or where any other form of fossil fuel is used within the building (e.g. coal), a compliant carbon monoxide detector and alarm system is provided in accordance with relevant compliance notes 2-9 in Appendix Hea 06.						
	3. Where the project involves electrical re-wiring the power supply for the smoke alarm and compliant carbon monoxide alarm systems are derived from the dwellings main electricity supply in accordance with CN5 in Appendix Hea 06 . Please see CN9 Appendix Hea 06 for compliance where properties are undertaking electrical rewiring. CN9 - Where there is a full rewire of all electrical circuitry the fire and carbon monoxide detector and alarm system must be mains wired in order to achieve this credit. Where there is a partial rewire of the circuitry and this is taking place in an area that is suitable for the position of a detection system as detailed in CN4, the detection equipment should be mains wired						
	4. Where the project does not involve electrical re-wiring the power supply for the smoke alarm and carbon monoxide alarm systems are derived from a battery supply.						
			12	6	2	0	
17%			17	8.5	2.83	0	

BREEAM Domestic Refurbishment Criteria			DS Evidence Required	Credits Available	Current Targeted	Additional Potential	Resp.	Comments							
Energy															
Ene 01 Improvement in Energy Efficiency Rating	Where the following targets are met for the improvement in Energy Efficiency Rating achieved as a result of refurbishment: a. Determine the dwellings Energy Efficiency Rating (EER) before refurbishment b. Determine the dwellings EER after refurbishment (preferably) from full SAP or where not available from the dwellings EPC report c. Obtain a copy of the BREEAM Domestic Refurbishment Energy Calculator		1. A copy of the design stage Energy Performance Certificate report or SAP 2009 worksheets to confirm the dwelling/s Energy Efficiency Rating pre and post refurbishment. AND 2. A copy of the output from the BREEAM Domestic Refurbishment Energy Calculator	6	1	0.5	M&E	SAP calcs to be undertaken 1 credit targeted until full SAP available.							
	Improvement in EER	Credits													
	≥ 5	0.5													
	≥ 9	1													
	≥ 13	1.5													
	≥ 17	2													
	≥ 21	2.5													
	≥ 26	3													
	≥ 31	3.5													
	≥ 36	4													
	≥ 42	4.5													
	≥ 48	5													
	≥ 54	5.5													
	≥ 60	6													
Ene 02 Energy Efficiency Rating Post Refurbishment	Where the following Energy Efficiency Rating benchmarks will be met as a result of refurbishment: • Determine the dwellings Energy Efficiency Rating (EER) post refurbishment		1. A copy of the design stage Energy Performance Certificate report or SAP 2009 worksheets post refurbishment to confirm the dwellings Energy Efficiency Rating.AND 2. A copy of the output from the BREEAM Domestic Refurbishment Energy Calculator	4	3.5	0.5	M&E	Mandatory Standard: 2 credits (Very Good Rating) SAP calcs to be provided 3.5 credits targeted.							
	EER post refurbishment	Credits							Minimum requirements						
	≥50	0.5							'Pass' level EER of 50						
	≥55	1							'Good' level EER of 58						
	≥60	1.5													
	≥65	2							'Very Good level' EER of 65						
	≥70	2.5							'Excellent' level EER of 70						
	≥75	3													
	≥80	3.5							'Outstanding' level EER of 81						
	≥85	4													
	Exemplary level credits available. (EER post-refurbishment is ≥90, equivalent to an EPC of A for one credit or EER of ≥100 for two credits)														
	Ene 03 Primary Energy Demand	Where the following Primary Energy Demand benchmarks will be met as a result of refurbishment: Determine the dwellings Primary Energy Demand (kWh/m2/year) post refurbishment from SAP or RdSAP.							1. A copy of the design stage Energy Performance Certificate report, SAP 2009 or RdSAP April 2012 worksheets (or EPC report) post refurbishment to confirm the dwelling/s Primary Energy Demand.AND 2. A copy of the output from the BREEAM Domestic Refurbishment Energy Calculator	7	1	2	M&E	The primary energy demand will be detailed on the SAP/rdSAP. SAP calcs required. 1 credit targeted until full SAP available with 2 additional credits as potential	
		Primary Energy Demand Post Refurbishment (kWh/m2/year)													Credits
		≤ 400													0.5
		≤ 370													1
≤ 340		1.5													
≤ 320		2													
≤ 300		2.5													
≤ 280		3													
≤ 260		3.5													
≤ 240		4													
≤ 220		4.5													
≤ 200		5													
≤ 180		5.5													
≤ 160		6													
≤ 140		6.5													
≤ 120		7													
Ene 04 Renewable Technologies		One credit: 1 Where at least 10% of the dwelling's primary energy demand per annum is supplied by low or zero carbon technologies AND 2 Where the dwelling has reduced energy demand prior to the specification of renewable technologies with a maximum primary energy demand of 250 kWh/m2/year. Two credits 4 At least 20% of each dwellings primary energy demand per annum is supplied by low or zero carbon technologies AND 5 Where the dwelling has reduced energy demand prior to the specification of renewable technologies with a maximum primary energy demand of f 250 kWh/m2/year.		Copy of relevant calculations detailed in the assessment procedure based on design stage SAP or RdSAP outputs. Copy of the Domestic Refurb energy calculator. Confirmation that the LZC meets the relevant: a.meet the requirements defined in Directive 2009/28/EC b.are certified under the Microgeneration Certification Scheme c.are certified under the CHPQA standard	2	0	0	M&E							No renewables provided. Credits not targeted

BREEAM Domestic Refurbishment Criteria		DS Evidence Required	Credits Available	Current Targeted	Additional Potential	Resp.	Comments
Ene 05 Energy Labelled White Goods	Where Energy Efficiency White goods are to be provided as follows: First credit – Fridges, freezers and fridges/freezers 1 Fridges and freezers or fridges/freezers have an E rating or better under the EU energy efficiency labelling scheme OR 2 Where no white goods are provided to the dwelling(s) but the EU energy efficiency labelling scheme information leaflet is provided to each dwelling. Second credit – washing machines, dishwashers, tumble dryers and washer-dryers 3 Washing machines have an B rating or better under the EU energy efficiency labelling scheme 4 Dishwashers have an D rating or better under the EU energy efficiency labelling scheme AND EITHER 5 Washer-dryers and tumble dryers have an D-D rating under the EU energy efficiency labelling scheme (where a washer dryer is provided, it is not necessary to also provide a washing machine) OR 6 Where a washer dryer or tumble dryer is not provided, the EU energy efficiency labelling scheme information leaflet is provided to each dwelling	If no white goods are provided, detailed documentary evidence as follows: 1. A copy of the information that will be provided on the EU Energy Efficiency Labelling Scheme AND 2. Confirmation that leaflets will be provided to all dwelling/s	2	2	0	End user / Developer	All equipment to be provided and will meet compliance. Leaflets will be provided for equipment not been fitted out. Two credits targeted
Ene 06 Drying Space	An adequate, secure internal or external space with posts and footings, or fixings holding 1.a 1–2 bedrooms: 4m+ of drying line. 1.b 3+ bedrooms: 6m+ of drying line. Adequate internal space: This is either; a heated space with adequate, controlled ventilation, complying with Building Regulations Approved Document F Ventilation 2006 (rooms that commonly meet these requirements are a bathroom or utility room), or an unheated outbuilding, where calculations by an appropriate Chartered Institute of Building Services Engineer (CIBSE or equivalent professional) demonstrate that ventilation in the space is adequate to allow drying in normal climatic conditions and to prevent condensation/mould growth. The fixing/fitting needs to be a permanent feature of the room. Internal drying spaces in the following rooms do not comply: • Living rooms • Kitchens • Dining rooms • Main halls • Bedrooms Adequate external space: This should be an enclosed space only accessible to the residents of the dwellings. The types of external spaces that may comply include a secure: • Private or communal garden • Balcony (which is openable at least on the whole front side) • Roof terrace	1. For internal drying space, detailed documentary evidence confirming: a. Location of drying fixings b. Details/location of ventilation provided c. The length of drying line d. Details of the lock provided (for communal drying space only) e. Number of bedrooms	1	1	0	End user / Developer	4m+ drying line will be provided in the Utility room. It should be a heated space with adequate, controlled ventilation, complying with Building Regulations Approved Document F Ventilation 2006. One credit targeted.
Ene 07 Lighting	One credit – External lighting 1. Where Energy Efficient Space lighting (>45 lm/W, including lighting in communal areas) and Energy Efficient Security lighting is provided OR 2. Where Energy Efficient Space lighting (including lighting in communal areas) and no Security Light-ing is provided One credit - Internal Lighting 3. One credit is awarded where the energy required for internal lighting is minimised through the provision of a maximum average wattage across the total floor area of the dwelling of 9 watts/m2	1. Detailed documentary evidence confirming: a. The types of light fitting for all external lamps b. The control systems applicable to each light fitting or group of fittings OR Where the above cannot be produced at this stage, a compliant design stage commitment outlining the design specification that will be implemented	2	2	0	M&E / Client	External lighting will meet compliance. Only one light fixture provided at the front. Note that space lighting in hallways, landings, stairwells etc. should be on a PIR system. Lighting in communal rooms such as laundry room, cycle storage, should have manual switches. Internal lighting includes all lighting in habitable rooms (living room, dining room, kitchen etc.) - further calculations needed to confirm Two credits targeted
Ene 08 Energy Display Devices	One credit 1 Current electricity OR primary fuel consumption data is displayed to occupants through a compliant energy display device. Two credits 2 Where current electricity AND primary heating fuel consumption data are displayed to occupants by a compliant correctly specified energy display device. OR 3 Where electricity is the primary heating fuel and current electricity consumption data are displayed to occupants by a compliant energy display device. Compliant energy displays: •Local time •Current (real time) energy consumption (kiloWatts and kiloWatt hours) •Current (real time) estimated emissions (g/kg CO2) •Current (real time) tariff •Current (real time) cost (per hour) •Visual presentation of data (i.e. non-numeric) to allow consumers to easily identify high and low level of usage Exemplary level credit available (Where any specified energy display devices is capable of recording consumption data).	1. Detailed documentary evidence confirming: a. That the energy display device is dedicated to each individual dwelling b. The consumption data displayed by the energy display device c. Whether the energy display device can record consumption data. OR 2. Where the above cannot be produced at this stage, a compliant design stage commitment outlining the design specification that will be implemented	2	2	0	M&E	Display units will be provided for gas and electricity Credits targeted.

BREEAM Domestic Refurbishment Criteria			DS Evidence Required	Credits Available	Current Targeted	Additional Potential	Resp.	Comments	
Ene 09 Cycle Storage	Where individual or communal compliant cycle storage is provided as follows:		1.Detailed documentary evidence showing: a. The number of bedrooms and the corresponding number of cycle storage spaces per dwelling b. Location, type and size of storage c. Convenient access to cycle storage d. Any security measures e. Details of the proprietary system (if applicable) ORWhere the above cannot be produced at this stage, a compliant design stage commitment outlining the design specification that will be implemented	2	0	0	Architect / Developer	There is communal space for cycles storage but this isn't covered. Credits cannot be targeted.	
	Dwelling Size	One Credit							Two Credits
	Studios/ 1 bedroom	1 per two dwellings							1 per dwelling
	2-3 bedrooms	1 per dwelling							2 per dwelling
	4 bedrooms	2 per dwelling							4 per dwelling
Compliant cycle storage: • The space is covered overhead to protect from the weather • Where cycle storage space is to be located externally, cycles can be secured within spaces in rack(s) or fixtures to allow cycles to be free-standing and locked. The rack(s) consists of fixings for one or more spaces. • The covered area and the cycle racks or fixings are set in or fixed to a permanent structure (building or hard-standing). Alternatively the cycle storage may be located in a locked structure fixed to or part of a permanent structure. • The distance between each cycle rack, and cycle racks and other obstructions (e.g. a wall), allows for appropriate access to the cycle storage space, to enable bikes to be easily stored and accessed including 1m2 space for tools, where cycles are to be stored in a shed. • Communal cycle storage is located within 100m of each dwell-ings main entrance (ideally within 50m), or within 100m of the main communal entrance in the case of flats Where due to site constraints, the above distance requirements for communal cycle storage cannot be met and an alternative solution is proposed in order to provide reasonable provision, exceptions may be allowed. Full details should be provided to BRE Global.									
Cycle storage within the dwelling: Cycle storage can be provided within the dwelling, provided the space is: • of adequate size within a dedicated storage space such as. a dedicated space within a hallway, adequately sized cupboard or other suitable space with adequate fixtures allowing the cycles to be freestanding • on the ground floor of the dwelling • not in a lounge/living room, bedroom, bathroom, dining room or kitchen • accessed without going through the lounge/living room, bed-rooms (where located on the ground floor), dining room, bathroom or kitchen • there is adequate access to allow the cycle to be moved in and out of the dwelling taking account of the minimum width needed for a person pushing a bicycle (1.10m width), and 2.0m bike length for manoeuvring the cycle round corners. The storage space should not impede the intended use of that room.									
Communal cycle storage: Where the dwelling is provided with communal compliant cycle storage, the number of cycle storage spaces can be provided on a sliding scale. Firstly calculate the total number of cycle storage spaces required according to the credit criteria. Next calculate the number of spaces required as follows: First 50 cycles spaces: 100% provision Next 50 cycles spaces: 50% provision Subsequent spaces, where more than 100 spaces are required: 25% of additional spaces required									
Ene 10 Home Office	One Credit: Where sufficient space and services have been provided which allow the occupants to set up a home office in a suitable room with adequate ventilation.		1. Detailed documentary evidence showing: a. Location of and sufficient space for the home office b. Location and number of sockets c. Location of telephone points d. That adequate ventilation will be provided e. Window (either of the width and height of no less than 450mm) OR 2. Where the above cannot be produced at this stage, a compliant design stage commitment outlining the design specification that will be implemented	1	1	0	Design Team	Home office set up will be provided in the Master Bedroom on each floor. Credit targeted.	
	Suitable Room: For dwellings with three or more bedrooms, a suitable room is defined as a room other than the kitchen, living room, master bedroom or bathroom. For dwellings with one or two bedrooms or studio homes, a suitable room is defined as a room other than the kitchen, living room or bathroom, however may be within the master bedroom. In all cases, the room must be large enough to allow the intended use of that room, e.g. if a home office is to be set up in the main bedroom, that room also needs to be able to fit in a double bed and other necessary furnishing.								
	Sufficient services: The following services must be provided in the suitable room intended as a home office: • Two double power sockets • Telephone point or broadband connection • Window (either of the width and height are to be less than 450mm) • Adequate ventilation								
	Sufficient space: A minimum size space should be provided (1.8m wall length) to allow a desk, chair and filing cabinet or bookshelf to be installed, with space to move around the front and side of the desk, use the chair appropriately and operate the filing cabinet safely (the 1.8m wall size requirement can, in some circumstances, be altered if drawings can prove that a desk can be fitted in any other type of arrangement, i.e. alcove or similar, fulfilling all the above criteria).								
				29	13.5	3	0		
43%				43	20.01	4.44	0		

BREEAM Domestic Refurbishment Criteria				DS Evidence Required	Credits Available	Current Targeted	Additional Potential	Resp.	Comments
Water									
Wat 01 Internal Water Use	Where the dwellings water consumption meets the following consumption benchmarks, or where terminal fittings meet the following water consumption standards:				3	1	1	M&E / Architect	Confirm whether bathtubs being provided and if so what size. And specs (water consumption) for washing machines and dishwashers. Planning requires less than 110 litres/person/day 1 Credit targeted. 1 credit potential Showers Baseline 14 l/m Good 8l/m Excellent 6l/m Baths Baseline 200 l Good 140l Excellent 140l WC's Baseline 6l Good 4l Excellent 3l Bathroom and WC Room Taps Baseline 12 l/m Good 5l/m Excellent 3l/m Kitchen and Utility Room Taps Baseline 12 l/m Good 5l/m Excellent 5l/m Dishwashers Baseline 17 l/c Good 13l/c Excellent 12l/c Washing Machines Baseline 90l Good 60l Excellent 40l
	Calculated Water Consumption (litres/person/day) using the Wat 1 Calculator	Equivalent terminal fitting standards	Minimum Standard						
	>150 (0 Credits)	Typical baseline performance	N/A						
	140-150 (0.5 Credits)	All showers specified to 'Good' OR All taps and WC's to 'Good' OR Kitchen fittings specified to 'Excellent'	N/A						
	129-139 (1 Credit)	All showers specified to 'Excellent' OR All showers and bathroom taps to 'Good'	BREEAM Very Good						
	118-128 (1.5 credits)	All bathroom and WC room fittings specified to 'Good' OR All bathroom fittings specified to 'Excellent'	N/A						
	107-117 (2 credits)	All Bathroom and WC room fittings specified to 'Excellent' OR All Bathroom fittings Specified to 'Excellent' and WC room fitting specified to 'Good' OR All Bathroom fittings, kitchen and utility sittings specified to 'Good'	BREEAM Excellent						
	96-106 (2.5 credits)	All kitchen, bathroom, utility room and WC room fittings specified to 'Good' OR All bathrooms, kitchens and utility rooms specified to 'Excellent'	N/A						
	<95 (3 credits)	All bathroom fittings specified to 'Excellent' and WC room, kitchen and utility room fittings specified to 'Good'	BREEAM Outstanding						
	Please refer to Appendix Wat 01 for the Equivalent terminal fitting consumption standards Exemplary level credit available.								
Wat 02 External Water Use	One credit 1. Where a compliant rainwater collection system for external/internal irrigation use has been pro-vided to dwellings. OR 2. Where dwellings have no individual or communal garden space.			1. Detailed documentary evidence stating the :type, size and location of any rainwater collection systemsOR A building/site inspection report and photographic evidence to demonstrate there is no individual or communal garden spaceOR 2. Where evidence 1 cannot be produced compliant design stage commitment outlining the design specification that will be implemented.	1	0	0	M&E	Communal gardens at present but there is no rainwater collection facility Credit cannot be targeted.
	Compliant rainwater collection system: A compliant rainwater collection system should comply with all of the following: • No open access at the top of the collector (a childproof lid is allowed) • Provision of a tap or other arrangement for drawing off water at a height suitable for filling a standard watering can. • Connection to the rainwater downpipes with an automatic over-flow into the conventional rainwater drainage system • A means of detaching the rainwater downpipe and access provision to enable cleaning of the interior • Where the collection system is to be sited outside, and not buried, it must be stable and adequately supported; the material used for the container shall be durable and opaque to sun-light • Where the system is part of a rainwater collection system providing internal water, water for external use may be provided in a separate tank to water required for internal water. This could be an overflow pipe leading from the main tank to a compliant water butt for external water use								
	Dwellings with no individual or communal garden space or with no down pipes: In the following cases the credit can be awarded as there will only be minimal demand for external water use or no feasible location for a compliant rainwater collection system: • dwellings with no individual or communal garden space • dwellings only have balconies provided • the existing down pipe is not in individual or communal garden space and it is unfeasible to relocate the down pipe • there is no down pipe on the dwelling or no access to a down pipe and it is not feasible to relocate the water down pipe.								
	Requirements for homes with individual gardens, patios and terraces: The rainwater collection system (e.g. rainwater butts) volume requirements for homes with individual gardens, patios and terraces are as follows: • 1–2 bedroom home with private garden – minimum of 150 litres • Terraces and patios – minimum of 100 litres • 3+ bedroom home with private garden – minimum of 200 litres • Where there is no planting provided and the whole of the external space is covered by a hard surface the above volume require-ments can be halved. • For houses with a front and a rear garden a rain water collection system is required only in the main (i.e. larger) garden but should meet the capacity requirements above.								

BREEAM Domestic Refurbishment Criteria		DS Evidence Required	Credits Available	Current Targeted	Additional Potential	Resp.	Comments
Wat 03 Water meter	One credit 1. Where an appropriate water meter for measuring usage of mains potable water has been provided to dwelling/s	Water meter make and model needed or commitment to implement compliant meter.	1	0	0	M&E	Water meter will be provided but not visible Credit cannot be targeted.
	An appropriate water meter: A meter that provides a visible display of mains potable water consumption to occupants. The meter should be a permanent feature secured within the home in a location visible to occupants (i.e. not hidden within a cupboard) and capable of recording and displaying historic water consumption to allow water consumption to be monitored over time. The meter should be capable of displaying current consumption either instantaneously or at half hourly intervals.						
			5	1	1	0	
11%			11	2.2	2.2	0	
Materials							
Mat 01 Environmental Impact of Materials	1 The BREEAM Domestic Refurbishment Mat 01 calculator is used to determine the number of credits awarded. Credits are awarded according to the impact of new materials according to their Green Guide rating and their impact on improving the thermal performance of the dwelling for the following elements: 1.a Roof. 1.b External walls. 1.c Internal walls (including separating walls). 1.d Upper and ground floors. 1.e Windows	1. Specification providing a detailed description of each applicable element and its constituent materials.AND 2. Design drawings or specification detailing the location and area (m2) of each applicable element. AND 3. A copy of the output from the Mat 01 calculator tool, including Green Guide ratings and element numbers for each specification assessed. 4. And where relevant: a. Copies of Environmental Product Declarations b. A link/reference to the EPD's Product Category Rules c. Online Green Guide and or refurbishment calculator output d. Environmental Profile certificate(s) (or certificate number)	25	10	5	Design Team	Confirm New material specifications or GG ratings (e.g Internal walls (including separating walls), windows and Upper floors). Confirm specification for retained elements (e.g External Walls and roof) Confirm specification for Refurbished Elements (e.g additional insulation to Roof) GG ratngs can be found at: -Register at, https://tools.bregroup.com/preferenc e-centre/login.jsp -Select building type – domestic -Select element – e.g., internal wall or Separating wall or upper floor -Choose further similar options -Choose specification most similar to your specs and confirm the green guide number (e.g., 809720001) and rating (e.g., A/A+, B etc.) 10 Credits targeted 5 credits potential.
Mat 02 Responsible Sourcing of Materials	Prerequisite 1 All timber and timber-based products used on the project is "legally harvested and traded timber" (see relevant definitions). 1.a It is a minimum requirement for achieving a BREEAM rating (for any rating level) that compliance with criterion 1 is confirmed. Up to 3 credits - Sustainable procurement plan 2 Where the principal contractor sources materials for the project in accordance with a documented sustainable procurement plan (see the relevant definitions in the additional information section) three credits can be awarded OR 3 Where the principal contractor is a Micro-enterprise (according to the relevant definitions in the additional information section) up to 3 credits are available: 3.a Where the principal contractor addresses part 1 OR part 2 of Checklist A-9: Sustainable procurement statement one credit can be awarded. 3.b Where the principal contractor addresses parts 1 AND 2 of Checklist A-9: Sustainable procurement statement two credits can be awarded. 3.c Where the principal contractor addresses parts 1, 2 AND 3 of Checklist A-9: Sustainable procurement statement three credits can be awarded. Up to 12 credits - Responsible sourcing of materials (RSM) 4 The available RSM credits (refer to Table - 44) can be awarded where the applicable building materials (refer to Table - 26) are responsibly sourced in accordance with the BREEAM methodology, as defined in steps 1 to 2 in Mat 02 Calculation Procedure B-8 1.External wall (e.g. bricks, blocks) 2.External wall finishes (plastering, cladding, render, internal dry lining, wall coverings, etc.) 3.Roof (structure) 4.Roof finishes (e.g. tiles, cladding systems, etc.) 5.Upper floors 6.Floor (structure) 7.Flooring finishes (including coatings) 8.Internal walls (structure) 9.Internal walls (finishes) 10.Ceiling (structure) 11.Ceiling finishes (including coatings) 12.Doors/windows 13.Staircases/ramps 14.Building services 15.Hard landscaping 16.Other	1. Design drawings and/or specification confirming: a. the location of elements and materials specified b. Details of the materials specified for each element.	15	5	0	Principal Contractor	Mandatory Standard - Legally Sourced Timber certification required to achieve minimum standard all levels Only new materials assessed. 5 credits targeted for sustainable procurement plan and responsible sourcing at this early stage

BREEAM Domestic Refurbishment Criteria		DS Evidence Required	Credits Available	Current Targeted	Additional Potential	Resp.	Comments
Mat 03 Insulation	Any new insulation specified for use within the following building elements must be assessed: - External walls - Ground floor - Roof - Building services	1. Text (on drawings or in a specification) describing the location and area (m2) and thickness (m) or volume (m3) of insulation specified AND 2. Manufacturer’s technical details confirming the thickness and thermal conductivity of the insulating materials specified.AND 3. A copy of the output from the BREEAM Domestic Refurbishment Mat 03 Calculator.AND 4. The Green Guide rating and element number for the assessed insulation specifications including Green Guide ratings and element numbers for each new insulation specification assessed. And where relevant: - Copies of Environmental Product Declarations - A link/reference to the EPD’s Product Category Rules - Online Green Guide calculator output - Environmental Profile certificate(s) (or certificate number)	8	8	0	Design Team	Details of the type, thickness, thermal conductivity, and area required. Green Guide rating and responsible sourcing certificates required. External walls, roof and services will have insulation. 8 credits targeted at this early stage
	4 Credits - Embodied Impact - Where the Insulation Index for new insulation used in the buildings is ≥2; please provide the thickness, volume, thermal conductivity and type of the insulating materials specified. - Where Green Guide ratings, required by the BREEAM Domestic Refurbishment Mat3 Insulation Calculator are determined using the Green Guide to specification tool. 4 Credits - Responsible Sourcing - Where ≥ 80% of the new thermal insulation used in the building elements is responsibly sourced.	1. Evidence (as outlined in Mat 02 req. 2 and 3) confirming compliance for the insulating materials and carried out using the BREEAM Refurbishment Mat 03 Calculator.					
			48	23	5	0	
8%			8	3.83	0.83	0	
Pollution							
Pol 01 Nitrogen Oxide Emissions	Up to 3 credits – Low NOx space heating and hot water systems - Credits are awarded on the basis of NOx emissions arising from the operation of space heating and hot water systems for each refurbished dwelling as follows: One credit where the dry NOx emissions of space heating and hot water systems are ≤100 mg/kWh (NOx class 4 boiler). Two credits where the dry NOx emissions of space heating and hot water systems are ≤70 mg/kWh (NOx class 5 boiler). Three credits where the dry NOx emissions of space heating and hot water systems are ≤40 mg/kWh. Existing boiler - combi boiler - Vokera compact 25A	- Detailed documentary evidence describing: - The primary and any secondary heating systems and flue type - Dry NOx levels and/or boiler class of the primary and any secondary heating systems AND - Where NOx averaging is required due to multiple heating systems within the dwelling/s, provide the following detailed documentary evidence: - Copy of calculations as detailed in Appendix B OR b. - Copy of Pol 01 calculator - Where evidence 1 and 2 cannot be produced compliant design stage commitment outlining the design specification that will be implemented.	3	0	0	M&E	Existing boiler to be removed. All heating and hot water will be via Electric sources Credits cannot be targeted.
Pol 02 Surface Water Runoff	First credit – neutral impact on surface water - Where any new hard standing areas are permeable,this must include all new pavements, drive-ways and where applicable public rights of way, car parks and non-adoptable roads (e.g. community scale refurbishment projects). - Where the building is being extended onto any previously permeable surfaces, or an impermeable surface that drains onto a permeable surface (e.g. paving slabs set on concrete that drained onto soft landscaped areas) the additional run-off for rainfall depths up to 5 mm caused by the area of the extension must be managed on site using appropriate Sustainable Drainage Systems (SuDS) such as Soakaways. - Any calculations necessary to demonstrate that criterion 2 will be achieved should be carried out by an Appropriately Qualified Professional (AQP). Appropriately qualified professional (AQO): A professional with the skills and experience to champion the use of SuDS within the overall design of the development at an early stage. The professional must be capable of understanding the site’s particular surface water management needs and opportunities. In addition, they must have knowledge and experience in using SuDS-based solutions to influence the holistic design of a development’s drainage system and provide the robust hydraulic design calculations referred to in key guidance documents such as The SuDS manual (CIRIA C697, 2007) and Preliminary rainfall run-off management for developments (EA/DEFRA, 2007). Suitable professionals may be found in a variety of disciplines, such as engineering, landscape design or hydrology. Geotechnical advisers or specialists may be required for SuDS techniques that allow infiltration. Second credit – reducing run-off from site: basic - Where all run-off from the roof for rainfall depths up to 5 mm, have been managed on site using source control methods (e.g. through infiltration, soakaways etc.). This should include runoff from all existing and new parts of the roof. - Where required, an appropriately qualified professional should be used to design an appropriate drainage strategy for the site, ensuring criterion 1 is achieved	- Copy of all relevant calculations and information necessary to meet the requirements. AND Drawings showing the impermeable areas pre and post refurbishment OR Where evidence 1 cannot be produced compliant design stage commitment outlining the design specification that will be implemented. AND - Written confirmation of the appointment of an appropriately qualified professional to carry out the calculations and provide design criteria for all relevant elements.	3	1	0	Architect / Civil Engineer	There is no change in the size of the building footprint or hardstanding as a result of the refurbishment. One credit targeted.

BREEAM Domestic Refurbishment Criteria			DS Evidence Required	Credits Available	Current Targeted	Additional Potential	Resp.	Comments
Pol 03 Flooding	Third Credit – reducing run-off from site: advanced 6. An appropriately qualified professional should be used to design an appropriate drainage strategy for the site. 7. Where run-off as a result of the refurbishment is managed on site using source control achieving the following requirements: a. The peak rate of run-off as a result of the refurbishment for the 1 in 100 year event has been reduced by 75% from the existing site. b. The total volume of run-off discharged into the watercourses and sewers as a result of the refurbishment, for a 1 in 100 year event of 6 hour duration has been reduced by 75%. c. An allowance for climate change must be included for all of the above calculations, in accordance with the current best practice (PPS25, 2010) Exemplary level credit also available.							
	Two Credits - low flood risk or flood mitigation Option 1 – Low flood risk 2. Where a Flood Risk Assessment (FRA) has been carried out and the assessed dwellings are defined as having a low annual probability of flooding. Option 2 – Medium/High Flood Risk 3. Where a Flood Risk Assessment (FRA) has been carried out and the assessed dwellings are defined as having a medium or high annual probability of flooding. 4. Two credits are awarded where as a result of the dwellings floor level or measures to keep water away the dwelling is defined as achieving avoidance from flooding by following Checklist A-10; Decision Strategy Flow Chart. 5. Where avoidance is not possible, two credits are achieved where a full flood resilience/resistance strategy is implemented for the dwellings in accordance with recommendations made by a Suitably Qualified Building Professional		1. A copy of a flood risk assessment confirming Flood zone or annual probability of flooding in the site location. AND 2. Where appropriate, correspondence from the appropriate statutory body confirming Reduced annual probability of flooding due to existing flood defences.	2	2	0	Architect / Civil Engineer	Two credits mandatory for Excellent/Outstanding Undertake a FRA - EA Map states zone 1. To be updated to include risk from all sources. 2 Credits targeted
				8	3	0	0	
6%				6	2.25	0	0	
Waste								
Was 01 Household Waste	First Credit - Recycling Facilities		1. Detailed documentary evidence highlighting: a. the type and sizes of internal storage bins b. the location of internal and external storage bins and distance to kitchen c. the types and sizes of external storage bins AND Where there is a local authority collection scheme or private recycling scheme: 2. A letter, leaflet, website or other published information from the Local Authority or private recycling scheme operator describing: a. the types of waste collected b. the frequency of collection c. type of collection sorting	2	1	0	Design Team	Compliant collection scheme available. This will require - 3 internal recycling containers provided where recycling is not sorted post collection OR 1 internal recycling container provided where recycling is sorted post collection - Minimum 30 litre total capacity, no single container less than 7 litre capacity - Dedicated position Note, the above areas/bins are over and above general waste spaces/bins One credit targeted.
	Scenario	Internal recycling storage requirements						
	Compliant collection scheme in place	3 internal recycling containers provided where recycling is not sorted post collection						
		1 internal recycling container provided where recycling is sorted post collection						
		Minimum 30 litre total capacity, no single container less than 7 litre capacity						
		Dedicated position in accordance with compliance note 1						
	No compliant collection scheme in place No adequate external storage	3 internal recycling containers provided						
		Minimum 60 litre total capacity						
		Dedicated position in accordance with compliance note 1						
	No compliant collection scheme in place Adequate external storage provided	3 internal recycling containers provided						
		Minimum 30 litre total capacity, no single container smaller than 7 litre capacity						
		Dedicated position in accordance with compliance note 1						
	Compliance note 1 - Dedicated recycling containers: • in a dedicated, non unobtrusive position located in a cupboard in the kitchen, close to the non-recyclable waste bin, or located adja-cent (within 10m) to the kitchen in a utility room, storage room or connected garage • the storage containers for recycling are provided in addition to non-recyclable waste storage • the storage containers are a fixture of the dwelling							
	Second credit - Composting facilities							
	With external space							
Where a composting service or facility is provided for green/garden waste		Where a composting service or facility is provided for kitchen waste						
Where a composting service or facility is provided for kitchen waste		Where an interior container is provided for kitchen composting waste of at least 7 litres						
Where an interior container is provided for kitchen composting waste of at least 7 litres								

BREEAM Domestic Refurbishment Criteria			DS Evidence Required	Credits Available	Current Targeted	Additional Potential	Resp.	Comments
Was 02 Refurbishment Site Waste	Projects up to and equal to £100k: three credits are awarded: 1 Where waste generated through the refurbishment process is managed in accordance with Checklist A-10:Refurbishment Site Waste Management – up to £100k value Projects up to and equal to £300k: three credits are awarded: 2 Where a compliant level 1 site waste management plan (SWMP) is in place in accordance with CN3 below — Procedures and commitments for minimising non-hazardous construction waste — Procedures for sorting, reusing and recycling construction waste and demolition waste (if generated) into key defined waste groups (according to the waste streams generated by the scope of the works), either on site or through a licensed external contractor and measuring the amount generated and diverted from landfill — Licence details for the waste carrier, and permit details for the site the waste is taken to, if waste is removed offsite — The name or job title of the individual responsible for implementing the above			3	3	0	Principal Contractor	Project cost likely to be over £100k but less than 300k A compliant level 1 site waste management plan (SWMP) will be used to show compliance. Three credits targeted.
	Projects over £300k							
	First Credit	• Where a compliant Level 2 SWMP is in place in accordance withCN4						
	Second Credit	• Where the first credit has been achieved • Where Non-hazardous construction waste generated by the dwellings refurbishment meets or exceeds the resource efficiency benchmark (16.9 tonnes of waste per £100,000 of project value) • Where the amount of waste generated against £100,000 of project value is recorded in the SWMP • Where a pre-refurbishment audit of the existing building is completed in accordance withCN10 • Where the demolition is included as part of the refurbishment programme, then the audit should also cover demolition materials						
	Third Credit	• Where the first two credits have been achieved • Where Non-hazardous demolition waste generated by the dwellings refurbishment meets or exceeds the refurbishment & demolition waste diversion benchmarks in accordance withCN8						
		• Where non-hazardous construction waste generated by the dwellings refurbishment meets or exceeds the exemplary level resource efficiency benchmark in accordance withCN11 • Where Non-hazardous demolition waste generated by the dwellings refurbishment meets or exceeds the exemplary level diversion benchmarks in accordance withCN12						
	Exemplary level credit available.							
				5	4	0	0	
3%				3	2.4	0	0	
Innovation								
Man 2 Responsible Construction Practices	Option 1: CCS - achieve 40 or more with a score of 7 in each section. Option 2: Alternative scheme - exemplary level compliance with altenative compliant scheme.	Please refer to issue Man 2 above for details.	1	0	1	Principal Contractor	Potential credit at this stage.	
Man 5 Protection and Enhancement of Ecological Value	Where a Suitably Qualified Ecologist has been appointed to recommend appropriate ecological features that will positively enhance the ecology of the site and where the developer adopts all general ecological recommendations and 30% of additional recommendations.	Please refer to issue Man 5 above for details.	1	0	0	Ecologist	Credit not targeted at this stage	

BREEAM Domestic Refurbishment Criteria		DS Evidence Required	Credits Available	Current Targeted	Additional Potential	Resp.	Comments
Man 6 Project Management	Up to two innovation credits are available as follows: One credit – Early Design Input Where a BREEAM Accredited Professional (AP) has been appointed to oversee key stages within the project at an early stage, prior to the production of a refurbishment specification. Or for small scale projects where a BREEAM Accredited Professional (AP) or BREEAM Domestic Refurbishment Assessor has been appointed to oversee key stages within the project at an early stage, prior to the production of a refurbishment specification. Note: The appointment of a BREEAM Domestic Refurbishment Assessor early in the project may be the most appropriate option for small scale projects where the appointment of an AP (accredited professional) may not always be feasible. One credit - Thermographic surveying and air tightness testing Where thermographic surveying and airtightness testing have been carried out at both pre-refurbishment and post-refurbishment stages. Where an improved air tightness target has been set at design stage and testing demonstrates that this has been achieved post-refurbishment.	1. Written confirmation of the appointment of a BREEAM Accredited Professional (AP) or BREEAM Domestic Refurbishment Assessor including relevant section/clauses of the building specification or contract. AND 2. Written confirmation from the AP that the key stages have been implemented. AND 3. A copy of the meeting notes/minutes, recorded correspondence or schedules that can demonstrate AP or BREEAM Domestic Refurbishment Assessor attendance at key design team meetings and that BREEAM issues are/were a regular agenda item. 1. A copy of the following a.Pre-refurbishment thermographic survey b. Level 2 Thermography certificate c. Pre-refurbishment air tightness resultsAND 2.Detailed documentary evidence to confirm the airtightness strategy 3.Written confirmation from the refurbishment project manager of areas to be targeted as a result of the testingAND 4.Where evidence 1 and 2 cannot be produced a commitment to do the above	2	1	0	BREEAM AP	BREEAM Assessor and AP have been appointed to undertake a pre-assessment at an early stage. Credit targeted
Hea 4 Inclusive Design	One innovation credit can be awarded where an access expert suitably qualified member of the design team (CN6) has completed sections 1, 2 and 3 of Appendix Hea 04 , access statement template with evidence provided of the measures implemented in the refurbishment The access statement demonstrates reasonable provision to meet sections 1, 2 and 3 of Appendix Hea 04.	1.A copy of the access statement completed by the inclusive design champion, NRAC Auditors or NRAC consultant to address the requirements of Lifetime Homes (41). In all cases the access statement is signed by the developer and, when completed by an inclusive design champion or NRAC auditor, the appointed asses	1	0	0	Architect / Access Expert	Credit not targeted at this stage
Ene 2 Energy Efficiency Rating	One innovation credit can be awarded where the assessed dwellings achieve an EER post-refurbishment of ≥ 90, equivalent to an energy performance certificate band A. Two innovation credits can be awarded where the assessed dwelling achieves an EER post-refurbishment of ≥ 100.	1. A copy of the design stage Energy Performance Certificate report or SAP 2009 worksheets post refurbishment to confirm the dwellings Energy Efficiency Rating.AND 2. A copy of the output from the BREEAM Domestic Refurbishment Energy Calculator	1	0	0	M&E	Credit not possible to target
Ene 8 Display Energy Devices	Where criterion 2 or 3 have been achieved Where any specified energy display devices is capable of recording consumption data	Detailed documentary evidence confirming the requirements can be met. Where this cannot be produced	1	1	0	M&E	Credit targeted at this stage
Wat 1 Internal Water Use	Where the BREEAM Domestic Refurbishment Wat 01 calculator is used to determine the dwelling's water consumption and where, through a combination of low water use fittings and the use of either greywater, rainwater or both, the dwelling achieves a whole house consumption of less than 80 litres per person per day.	Please refer to issue Wat 1 above for details.	1	0	0	M&E	Credit not possible to target
Pol 2 Surface Water Run-off	The following outlines the exemplary level requirements to achieve an innovation credit for this BREEAM issue. 8. Where all run-off from the developed site is managed on site using source control. The following must be achieved to confirm compliance: a.The peak rate of run-off as a result of the refurbishment for the 1 in 1 year event is reduced to zero. b.The peak rate of run-off as a result of the refurbishment for the 1 in 100 year event is reduced to zero. c.There is no volume of run-off discharged into the watercourses and sewers as a result of the refurbishment, for a 1 in 100 year event of 6 hour duration. d.An allowance for climate change must be included for all of the above calculations, in accordance with current best practice (PPS25, 2010). 9. Where an appropriately qualified professional has been employed to provide the above calculations and design an appropriate drainage strategy for the site, ensuring all above criteria are achieved.	Calculations which confirm compliance with requirements.	1	0	0	Civil engineer	Credit not possible to target

BREEAM Domestic Refurbishment Criteria				DS Evidence Required	Credits Available	Current Targeted	Additional Potential	Resp.	Comments
Was 2 Refurbishment Site Waste Management	Projects up to and equal to £300k 12 Where a compliant level 2 SWMP is in place in accordance with CN4 13 Where non-hazardous construction waste generated by the dwelling's refurbishment meets or exceeds the resource efficiency benchmarks in accordance with CN7 14 The percentage of non-hazardous construction waste and demolition waste (where applicable) generated by the project has been diverted from landfill and meets or exceeds the refurbishment & demolition waste diversion benchmarks in accordance with CN8			Please refer to issue Was 2 above for details.	1	1	0	Principal Contractor	One Credit targeted at this stage CN4 - Level 2 SWMP — A target benchmark for resource efficiency, i.e. m3 of waste per £100,000 of project value or tonnes of waste per £100,000 of project value (in line with the credit available) — Procedures and commitments for minimising non-hazardous construction waste in line with the benchmark and best practice — Specify waste minimisation actions relating to at least three key waste groups and recording decisions taken — Procedures for minimising hazardous waste — Procedures for sorting, reusing and recycling construction and demolition waste (if generated) (according to the waste streams generated by the scope of the works) either off site or through a licensed external contractor — Procedures for measuring the amount of construction and demolition waste (if generated) diverted from landfill — Licence details for the waste carrier, and permit details for the site the waste is taken to, if waste is removed off site — The name or job title of the individual responsible for implementing the above
	CN7								
	Amount of non-hazardous construction waste generated per £100,000 of project value								
	m³	Tonnes							
	26.52	16.90							
	CN8								
	Waste types	Volume	Tonnes						
	Non-hazardous construction waste	70%	65%						
	Non-hazardous demolition waste	80%	90%						
					0				
Overall					92	54	11	0.00	
FINAL ESTIMATED TOTAL PERCENTAGE						54.19	65		
ESTIMATED BREEAM RATING						Good	Very Good		