

59, London Street, Reading – Potential Credits

Current Targeted Rating Total – 54.19% (Good Rating)

15/12/21

Required Targeted Rating Total – 55% with 5% buffer – 60% (Very Good Rating)

Potential Credits to be considered

Additional potential credits to achieve BREEAM 'Very Good'

Section	Item	Targeted/ Potential	Comment	Action	Percentage gain
Man02	Responsible Construction Practices	Potential	Innovation credit for achieving a CCS score of 39 or more with 13 in each section	Principal Contractor	1% (per innovation credit)
Hea01	Daylighting	Potential	Establish cost to undertake daylight calculations for the second credit	Design Team	1.42% (per credit)
Hea02	Sound Insulation	Potential	Feedback from Acoustician as to whether additional credit is feasible for a betterment against Part E	Acoustician	1.42% (per credit)
Ene01	Improvement in Energy Efficiency Rating	Potential	Additional credits may be achieved dependent on SAP calculation	M&E	0.74% (per ½ credit)
Ene02	Energy Efficiency Rating Post Refurbishment	Potential	Additional credits may be achieved dependent on Existing and refurbished SAP calculation	M&E	0.74% (per ½ credit)
Ene 03	Ene 03 Primary Energy Demand	Potential	Additional credits may be achieved dependent on SAP calculation	M&E	0.74% (per ½ credit)
Wat01	Internal Water Use	Potential	Full water Calculation by BREEAM Assessor once WC, Basin taps, baths, Showers, kitchen taps, washing machines and dishwasher specifications are known may achieve additional credits	Architect	2.2 % (per credit)
Wat03	Water Meter	Not currently targeted	Credit available for installing smart meter and either having a digital display or app (see e-mail)	M&E	2.2% (per credit)
Mat01	Environmental Impact of Materials	Potential	Additional credits may be achieved once general specifications have been confirmed	Architect	0.16 (per credit) 25 credits available
Mat02	Responsible Sourcing of Materials	Potential	Additional credits may be achieved once new/refurbished material products are known dependent on responsible sourcing certification available	Architect	0.16 (per credit) 15 credits available

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Targeted Credits –Credits requiring specialist to be appointed

Section	Item	Targeted/ Potential	Comment	Action	Percentage gain
Man04	Security	Targeted	Second credit requires a security consultant to be appointed	ALO/CPDA	1.09%