

Thames Water New Operations Building BREEAM Design Stage

Project Overview

The proposed works would see the development of a New Operations Building at the Thames Water Sewage Works site in Reading. The existing site is mostly hardstanding associated with an existing car park situated next to the Sewage Works. The new building will include ground and first floor areas, mostly operating as office space, and will be in operation and manned 24/7.

BREEAM Strategy

In line with the requirements of Reading Borough Council, planning policy requires major developments to achieve a minimum BREEAM rating of 'Very Good' (≥55%).

The assessment falls under BREEAM New Construction V7.

The nature of the building and its intended use means that certain credits will either not be applicable or certain rooms will not form part of the assessment.

BREEAM Tracker

The tracker below details the BREEAM Assessment for this development, highlighting targeted credits, creating a pathway to achieving the desired BREEAM Certification level.

RSK Nature Positive Built Environment Sustainability



3041275

Thames Water - New Operations Building

BREEAM Pre-Assessment



Thames Water - New Operations Building

BREEAM Design Stage

Outcome

A BREEAM Design Stage score of 62.87% is targeted.

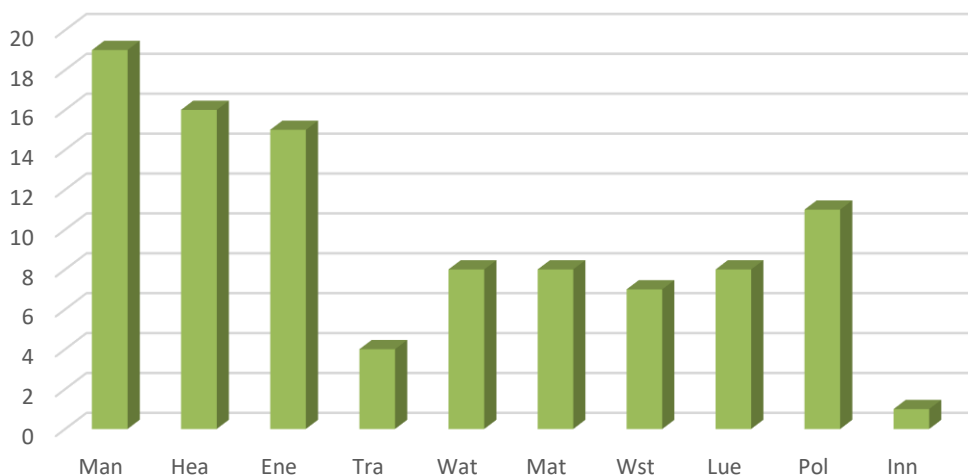
This relates to an overall certification score of 'Very Good'.

The results are shown here, broken down by each category, and below in the full Design Stage Tracker doc.

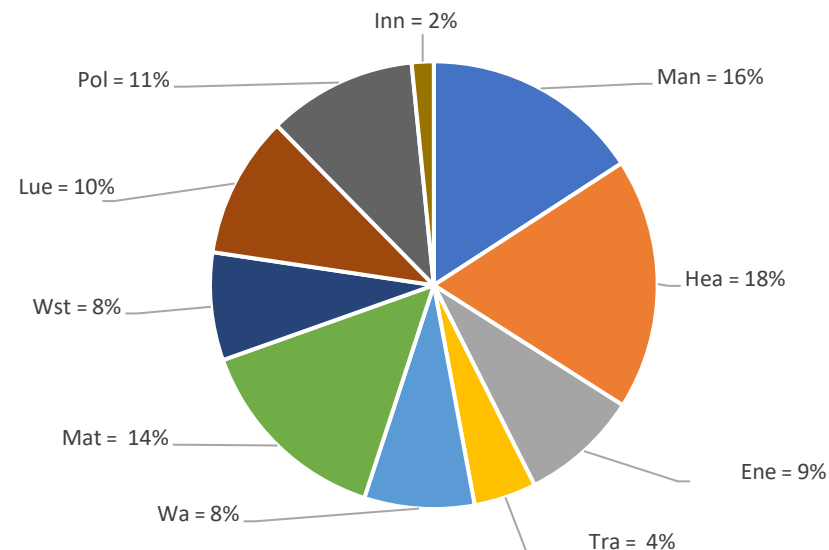
The current predicted score is based on the currently available evidence provided to the assessor, and an understanding of the commitments and expected works to finalise the Design Stage Assessment and the final Post Construction Stage Assessment.

Category	Credits targeted	Percentage score %
Management	19	9.95
Health & Wellbeing	16	11.43
Energy	15	5.38
Transport	4	2.83
Water	8	5.00
Materials	8	9.14
Waste	7	4.90
Land Use & Ecology	8	6.46
Pollution	11	6.77
Innovation	1	1.00

Thames Water - New Operations Building - BREEAM Scoring



New Operations Building - BREEAM % Scoring



3041275

Thames Water - New Operations Building

BREEAM Pre-Assessment

RSK Nature Positive Built Environment Sustainability



Thames Water - New Operations Building - BREEAM New Construction V7 - Very Good Tracker



Target Score (%) 62.87

BREEAM V7 OFFICE
Thames Water - New Operations Building
Start on site - Late June 2026

Credit Name	Sub Credit	Max Available Credits	Targeted Credits	Potential Extra Credits	Targeted Credits Weighting	Potential Credits Weighting	Achieved Credits Design	Achieved Credits Construction	Status (PC - final)	RIBA Stage	Minimal standard	Evidence Criteria	Data Requirement (DS)	Data Requirement (PC)
Management														
MAN 01 Project Brief and Design	Project planning	1	1	0	0.52	0.00			Incomplete	RIBA 1/2		1-3	A clear project brief List in a responsibility matrix (or equivalent) who will be responsible for each role and specific responsibilities at each assessment stage. Provide minutes of the key initial meetings to demonstrate that responsibilities were allocated and discussed at the appropriate project stage.	Updated responsibility matrix confirming who was responsible for each role and their specific responsibilities at each assessment stage.
	Stakeholder Consultation	1	1	0	0.52	0.00			Incomplete	RIBA 1/2		4-6 (7)	Concise report or summary document, with supporting evidence where required, to demonstrate how the project delivery stakeholders influenced the initial project brief, the project execution plan, communication strategy, and the concept design. List all interested parties consulted. Records of consultation, as per the minimum consultation content (see Methodology). Documentary evidence or summary report on how the interested party stakeholder contributions and consultation outcomes influenced or changed the initial project brief and concept design.	Assessor site inspection report and photographic evidence to show examples of how the early stage project delivery stakeholder's input influenced the final design.
	BREEAM AP – Concept design	1	1	0	0.52	0.00			Incomplete	RIBA 1/2		8-13	(7) Additionally, to the items listed against criterion 4 to 6, evidence to confirm the consultation exercise was completed by an independent party and results from DOI or AEDET where used. The BREEAM AP appointment letter and verification of the AP status. Relevant section or clauses of the building specification or contract or other formal documentation to confirm BREEAM performance target.	Assessor site inspection report and photographic evidence to show examples of how the outcomes of the consultation with interested party stakeholder have been implemented within the final design.
	BREEAM AP – Monitoring progress	1	1	0	0.52	0.00			Incomplete	RIBA 3			Project programme or evidence indicating the dates for the key project design stages. Meeting minutes, communication records, formal notes of conversations or other statements reporting on discussions related to performance targets and maximising performance, to demonstrate ongoing involvement and AP attendance at key project meetings. BREEAM AP progress reports (for each work stage: Concept Design, Developed Design and Technical Design).	Interim design stage certificate showing performance target has been achieved.
MAN 02 Service life planning and costing	Elemental LCC options appraisal	2	2	0	1.05	0.00			Incomplete	RIBA 2		1-2	Elemental LCC plan. Confirmation from the design team as to how the LCC has influenced design/specification and drawings/specifications to support this.	Assessor site inspection report and photographic evidence to show how the outcomes of LCC options appraisal have been implemented within the final design.
	Component Level LCC options appraisal	1	1	0	0.52	0.00			Incomplete	RIBA 4		3-4	Component level life cycle cost plan Confirmation from the design team as to how the LCC has influenced design/specification and drawings/specifications to support this.	Assessor site inspection report and photographic evidence to show how the outcomes of LCC options appraisal have been implemented within the final design.
	Capital Cost Report	1	1	0	0.52	0.00			Incomplete	RIBA 4		5	Predicted capital cost for the building in pounds per square metre (£/ m2),	Final the capital cost for the building in pounds per square metre (£/ m2),

MAN 03 Responsible Construction Practices	Pre-requisite Legal and Sustainable site timber							Incomplete	RIBA 4		1	Relevant section or clauses of the building specification or contract. OR A signed and dated letter of commitment to meet the relevant criteria.	Confirmation of all temporary site timber used and for what purpose. Where certified materials were used, copies of all relevant certificates or chain of custody evidence. Robust post-construction evidence to verify proof of purchase such as delivery tickets, invoices, purchase orders, confirmation from suppliers or site photographs.
	Environmental Management	1	1	0	0.52	0.00		Incomplete	RIBA 4		3-4	Relevant section or clauses of the building specification or contract. OR A signed and dated letter of commitment to meet the relevant criteria. OR A copy of the principal contractor's EMS/EMAS certificate, where contractor appointed. AND A copy of the checklist (Table 4.2) and supporting evidence confirming the proposed measures and procedures against each section (pollution prevention)	A copy of the principal contractor's EMS/EMAS certificate or for BS 8555, evidence of their status, e.g. a copy of their phase 4 audit. A signed copy of PPG6 confirming how each section has been addressed by the referenced evidence. Evidence to support that procedures and policies for pollution prevention management were in place and implemented such as construction environmental management plans, site procedures, site plans, site records and site photographs.
	BREEAM Advisory Professional (AP)	1	1	0	0.52	0.00		Incomplete	RIBA 4		5-6	Relevant section or clauses of the building specification, contract documents or formal agreement stating the required BREEAM performance rating.	Evidence to confirm the appointment of the BREEAM AP and confirming their AP status. Supporting evidence such as reports, correspondence and meeting minutes to verify their ongoing involvement in the project and attendance on site and at relevant project team meetings.
	Responsible construction management	2	2	0	1.05	0.00		Incomplete	RIBA 4	Excel.(1 cred) Outst. (2 cred)	7-9	Relevant section or clauses of the building specification or contract. OR A signed and dated letter of commitment to meet the relevant criteria. *Note: It must be clear which responsible construction management items within Table 4.1 are being targeted.	Supporting evidence such as site plans, procedures or policies, site inspection reports or photographs, site records or letters. Where applicable, CCS certificate and monitor's final report. *Note: it must be confirmed how each point in Table 4.1 has been evidenced (except where met by CSS certification).
	Site monitoring	2	2	0	1.05	0.00		Incomplete	RIBA 4		10-22	Relevant section or clauses of the building specification or contract. OR A signed and dated letter of commitment to meet the relevant criteria.	Name of the individual appointed for monitoring, recording and reporting site data. Monitoring records showing collated construction phase data including: - Total site energy consumption. - Total site net water consumption. - For both materials and waste, the total transport-related carbon dioxide emissions plus total distance travelled and fuel consumption.
MAN 04 Commissioning and Handover	Schedule and responsibilities	1	1	0	0.52	0.00		Incomplete	RIBA 4	Very good Excel. Outst.	1-5	Relevant section or clauses of the building specification or contract. OR A letter of commitment from the client or developer. AND Commissioning schedule (where available). AND Copy of the principal contractor's programme and project budget showing commissioning allowances	Commissioning schedule identifying commissioning standards followed and evidence to verify that commissioning was carried out in line with these. BMS commissioning records or procedures. Confirmation of appointment of appropriate project team member. Copy of the principal contractor's programme and project budget showing commissioning allowances.
	Commissioning role	1	1	0	0.52	0.00		Incomplete	RIBA 4		6-7	Letter of appointment for commissioning manager(s). Evidence of design reviews (where available). Where applicable, evidence that the specialist commissioning manager meets the definition for this role.	Copies of design reviews and commissioning records and reports. A formal letter / email listing the systems commissioned (both simple and complex systems), in line with the commissioning schedule, alongside details of the standards/codes/Building Regulations that each system has been commissioned in accordance with. Formal letter / email confirming the commissioning responsibilities is carried out by the specialist commissioning manager for all complex systems. Including a statement that they have the qualifications for the Specialist Commissioning Manager role. It must confirm that requirements 7a-c have

	Envelope testing	1	0	0	0.00	0.00		Not Sought	RIBA 4		8-10	Relevant section or clauses of the building specification or contract. OR A letter of commitment from the client or developer.	Thermographic survey and air leakage report. Qualifications/certificates for suitably qualified professionals. Verification that remedial works have been completed where required.
	Handover	1	1	0	0.52	0.00		Incomplete	RIBA 4	BUGs Very good Excel. Outst.	11-12	Relevant section or clauses of the building specification or contract. OR A letter of commitment from the client or developer which is specific for the project being assessed. OR Draft building or home user guides and training schedule, where available.	A copy of the building or home user guides. Written confirmation from the design team or client that the guide has been, or will be, distributed to the building's owner, tenants or fit-out contractor (for completion), as appropriate. Copy of the training schedules, with confirmation that it was issued to the relevant people at the required time and that training was carried out in line with the schedules.
MAN 05 Aftercare	Aftercare Support	1	1	0	0.52	0.00		Incomplete	RIBA 4		1-2	Evidence of a commitment or contract to provide compliant aftercare support and training.	Evidence of meeting / planned meeting between the aftercare support team or individual and the building occupier or management team (prior to initial occupation or as soon as possible thereafter) Evidence of / training plan for on-site facilities management training including a walkabout of the building and introduction to and familiarisation with the building systems, their controls and how to operate them in accordance with the design intent and operational demands Evidence of / plan to provide initial aftercare support for at least the first month of building occupation e.g., weekly attendance on-site, to support building users and management (level of frequency will depend on the complexity of the building and its operations) Formal letter confirming the provision of longer-term aftercare support for occupiers for at least the first 12 months from occupation (e.g., a helpline, nominated individual or other appropriate system to support building users and management) Formal letter confirming operational infrastructure and resources will be established to coordinate the collection and monitoring of energy and water consumption data for a minimum of 12 months once the building is substantially occupied. This facilitates analysis of discrepancies between actual and predicted performance, with a view to adjusting in-use commissioning records, reports and records of occupant interviews.
	In-use Commissioning	1	1	0	0.52	0.00		Incomplete	RIBA 4	Excel. Outst.	3	Relevant section or clauses of the building specification or contract. OR A letter of commitment from the client or developer. OR Appointment letters or commissioning responsibilities schedule where available.	Where applicable, evidence that the specialist commissioning manager meets the definition for this role. Where a 15 month period has not passed since occupation of the building, the following should be provided: - Evidence of the appointment of a commissioning manager - Schedule of commissioning responsibilities - Confirmation of proposed commissioning dates - Where some commissioning has taken place, but not all, these reports must be submitted.
	Post Occupancy Evaluation	1	0	1	0.00	0.52		Incomplete	RIBA 4		4-7	A signed and dated commitment by the client or developer or future building occupier.	Evidence of the appointment of an independent third-party and schedule of responsibilities which fulfils the BREEAM criteria. Where 15 months have passed since building occupation, a copy of the POE report must be provided.

Section Total	21	19	1	9.95	0.52	0	0
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Health and Wellbeing

HEA 01 Natural light	(Minimal standard for Outstanding) - Natural light	min stand						Not Sought	RIBA 4	Outstanding (filter out for other ratings)	1	Design drawings and calculations.	Assessor site inspection report and photographic evidence. OR Final construction drawings or equivalent. Updated calculations where required.
	Glare control	1	1	0	0.71	0.00		Incomplete	RIBA 4		2-4	Design drawings and relevant section or clauses of the building specification or contract. Glare control assessment, where required.	Assessor site inspection report and photographic evidence. Final construction drawings or equivalent. Where relevant, manufacturer's data sheets or product literature. Glare control assessment, where required.

	Daylighting	2	0	2	0.00	1.43		Incomplete	RIBA 4		5	Design drawings and daylight calculations. OR Relevant section or clauses of the building specification or contract confirming national best practice daylighting guidelines or BREEAM requirements.	Final construction drawings or equivalent or assessor site inspection report and photographic evidence. Daylight calculations, where not provided at design stage or updated. Confirmation from the design team that daylighting is in accordance with national best practice daylighting guidelines or BREEAM requirements. BREEAM Assessor's site inspection report and photographic evidence.
	View Out	1	1	0	0.71	0.00		Incomplete	RIBA 4		8-9	Design drawings, windows schedule, calculations.	Final construction or equivalent drawings.
Hea 02 Artificial light	Flicker (Pre-requisite)	Pre-req.						Incomplete	RIBA 4		1	For dimmable / colour tuneable lights (see M1.1): Design drawings/lighting schedules. OR Relevant section or clauses of the building specification or contract. OR A letter of formal confirmation of compliance from the building services engineer or lighting designer. Where luminaire specifications are known, manufacturer's product data sheets. Design drawings, lighting schedules and lighting control strategy.	For dimmable / colour tuneable lights (see M1.1): Assessor site inspection report and photographic evidence. Final construction or equivalent lighting schedules and lighting layout plans. Manufacturer's product data sheets.
	Internal and external lighting levels	1	1	0	0.71	0.00		Incomplete	RIBA 4		2-4	OR Relevant section or clauses of the building specification or contract. OR A letter of formal confirmation of compliance from the building services engineer or lighting designer.	Assessor site inspection report and photographic evidence. Documentary evidence to confirm compliance such as final construction or equivalent lighting schedules, lighting layout plans, lighting control strategy, lighting calculations or light testing results. A letter of formal confirmation of compliance from the building services engineer or lighting designer.
	Zoning and occupant control	1	1	0	0.71	0.00		Incomplete	RIBA 4		5-8	Design drawings, lighting schedules and lighting control strategy. OR Relevant section or clauses of the building specification or contract. OR A letter of formal confirmation of compliance from the building services engineer or lighting designer.	Assessor site inspection report and photographic evidence. Documentary evidence to confirm compliance such as final construction or equivalent lighting schedules, lighting layout plans, lighting control strategy, lighting calculations or light testing results. A letter of formal confirmation of compliance from the building services engineer or lighting designer.
HEA 03 Non-visual effects of light	Non-visual effects of light	1	0	1	0.00	0.71		Incomplete	RIBA 4		1-2	Lighting product datasheets and schedules or specification. Documentary evidence to confirm the measured or calculated inputs of illuminance or spectral power density. AND The calculated lux melanopic EDI confirming criteria has been achieved.	Assessor site inspection report and photographic evidence. Final construction drawings or equivalent, lighting product data sheets and schedules. Updated calculation or measurement inputs and results, where required. Formal confirmation of compliance from the building services engineer or lighting designer.
HEA 04 Indoor air quality	Indoor air quality plan	1	1	0	0.71	0.00		Incomplete	RIBA 2	Very good Excel. Outst.	1	A compliant Indoor Air Quality Plan	Written confirmation including examples and any documentary supporting evidence to demonstrate how the indoor air quality plan was used to influence the design, specification and installation.
	Ventilation	1	1	0	0.71	0.00		Incomplete	RIBA 4		2-6	Design drawings, relevant sections of the building specification or contract clauses.	Final construction drawings or equivalent and assessor site inspection report and photographic evidence. Confirmation sensors are calibrated and mounted in line with guidance. For a naturally ventilated building, a letter from the building services engineer confirming the building has been built in accordance with a design compliant with the BREEAM criteria. For a mechanically ventilated building, the commissioning manager's performance testing report confirming the required

	Emissions from construction products	2	1	1	0.71	0.71			Incomplete	RIBA 4		7-8	Relevant sections of the building specification, contract clauses, schedule or letter of commitment confirming specification of compliant materials. Where product specification is known, letters from or copies of the manufacturer's literature confirming testing standards and emissions achieved.	Confirmation from the project team of the materials installed for each relevant product type. Letter from or copies of the manufacturer's literature confirming testing standards and emissions achieved. Where applicable for paints and varnishes, evidence of protection against mould growth. Results of indoor air quality testing for formaldehyde and TVOCs.
	Post-construction indoor air quality measurement	1	1	0	0.71	0.00			Incomplete	RIBA 4		9-15	Commitment to carry out necessary testing post-construction. Where representative sampling is undertaken, details of the sampling strategy employed on the site. Where relevant, written confirmation from the project team of the remedial measures that have been undertaken.	
HEA 05 Thermal comfort	Thermal modelling – Current climate	1	1	0	0.71	0.00			Incomplete	RIBA 2		1-4	Compliant thermal modelling report, measurements and evaluation results with confirmation that these are within the required limits. Confirmation that the modelling software is BREEAM compliant. Where applicable, PMV/PPD data from the design team.	Thermal modelling, measurement and evaluation results reflecting any changes to the design and resultant PMV/PPD data (where relevant) with confirmation that these are within the required limits. OR Written confirmation from the building physics engineer that there have been no changes required to the thermal modelling provided at design stage.
	Thermal modelling – Future climate	1	1	0	0.71	0.00			Incomplete	RIBA 2		5-8	Compliant thermal modelling report, measurements and evaluation results with confirmation that these are within the required limits. Confirmation that the modelling software is BREEAM compliant. Where applicable, PMV/PPD data from the design team. Where the requirements are not met for the projected climate change environment provide evidence such as drawings or specifications to demonstrate how the building has been adapted or designed to be easily adapted using passive design solutions in order to comply.	Thermal modelling, measurement and evaluation results reflecting any changes to the design and resultant PMV/PPD data (where relevant) with confirmation that these are within the required limits. OR Written confirmation from the building physics engineer that there have been no changes required to the thermal modelling provided at design stage. AND Final construction drawings or equivalent, relevant sections of the building specification or assessor site inspection report and photographic evidence to confirm that any required design adaptations or passive measures have been implemented.
	Thermal zoning and controls	1	1	0	0.71	0.00			Incomplete	RIBA 4		9-11	Thermal comfort strategy highlighting the points that have been considered and decisions taken accordingly. Design drawings and relevant sections of the building specification which show the proposed HVAC systems, zoning and controls that have been specified.	Final construction drawings or equivalent to confirm the thermal comfort strategy has been implemented and confirming zoning and controls provided. Assessor site inspection report and photographic evidence to verify specified systems and controls are installed.
HEA 06 Acoustic performance		3	3	0	2.14	0.00			Incomplete	RIBA 2		1-3	Professional report or study and calculations from the acoustician confirming the bespoke acoustic performance standards and testing regime. Evidence to verify that the acoustician meets the definition of a suitably qualified acoustician. The relevant section of the building specification, clauses of the contract or a letter of commitment to carry out all required pre-completion testing using a compliant test body and remedial works where necessary.	Copy of acoustic field test results to show acoustic performance standards have been achieved and evidence to support they were completed by a compliant test body. Formal letter and/or provide suitable evidence, where relevant, to confirm that all required remedial works have been carried out in accordance with the acoustician's recommendations.
	Safe access	1	0	1	0.00	0.71			Incomplete	RIBA 4		1-6	Design drawings (including a scaled site layout plan) highlighting safe pedestrian and cycle routes and other compliant features and dimensions. Where required, relevant sections of the building specification.	Final construction site layout plan or equivalent and assessor site inspection report and photographic evidence to confirm provision of compliant safe cycle and pedestrian access.

HEA 07 Safe and accessible design	Outside space	1	1	0	0.71	0.00			Incomplete	RIBA 4		7	Design drawings (including a scaled site layout plan) showing provision of an adequate external space. Where required, relevant sections of the building specification or letter of commitment confirming the outside space will be in line with the definition for outside space.	Final construction site layout plan or equivalent and assessor site inspection report and photographic evidence to confirm provision of a compliant outside space. For projects not fully-fitted or speculative, the drawings should show indicative seating arrangements to demonstrate that the space provided is sufficient for future installation of furniture by the tenant
HEA 08 Security	Security of site and building	1	1	0	0.71	0.00			Incomplete	RIBA 2		1-3	Copy of a compliant security needs assessment and recommendations from a SQSS. Evidence to demonstrate the SQSS meets the definition of a suitably qualified security specialist. Design drawings, relevant section of the building specification, contract clauses or letter of commitment to confirm the recommendations from the SQSS will be implemented within the final design.	Final construction drawings or equivalent to confirm the recommended measures have been implemented. Assessor site inspection report and photographic evidence. AND/OR SQSS inspection report and photographic evidence. Where recommendations are not followed, justification and agreement from the SQSS must be provided

Section Total	21	16	4	11.43	3.57	0	0
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Energy

ENE 01 Energy and carbon performance for regulated energy uses	Calculated energy performance	9	4	2	1.43	0.72			Incomplete	RIBA 4	Excel. (4 cred) Outst. (6 cred)	1	A copy of the building regulations output document from the approved software. Confirmation that the energy modelling is based on the design stage of analysis and is the final version that has been submitted to building control, where relevant. SAP calculations (where relevant for multi-residential buildings). Additional calculations where the EPR has been calculated based on averaging. Confirmation of the expertise and experience of the individual carrying out the modelling in compliance with the requirements of the local building regulations.	A copy of the building regulations output document from the approved software. Confirmation that the energy modelling is based on the as-built stage of analysis and is the final version that has been submitted to building control, where relevant. SAP calculations (where relevant for multi-residential buildings). Additional calculations where the EPR has been calculated based on averaging. Confirmation that the individual carrying out the modelling is an accredited energy assessor. OR Where it is not possible to produce an as-built BPH/KI for the
ENE 02 Prediction of operational energy and carbon	(Minimal standard for Outstanding) - No fossil fuels on-site								Not Sought	RIBA 4	Outstanding (filter out for other ratings)	14	Design drawings, relevant section of the building specification, contract clauses or letter of confirmation from the project team which demonstrates that no fossil fuels will be used onsite.	Final construction drawings or equivalent, assessor site inspection and photographic evidence or other supporting documentation to show that no fossil fuels are being used onsite.
	Energy strategy	1	1	0	0.36	0.00			Incomplete	RIBA 2		1	Energy strategy statement for the building, detailing all the requirements within M1.1.	
	Predictive energy modelling	3	0	1	0.00	0.36			Incomplete	RIBA 4	Outst. (3 cred)	2-4	Energy modelling report which includes: - Estimated unregulated energy uses and occupancy patterns used within the detailed energy modelling. - Sensitivity analysis and scenario modelling. - The predicted annual operational energy consumption in use by fuel type based on the results. Confirmation of the energy modeller's qualifications and experience.	Updated energy modelling report to account for any changes to the building specification, where required. Confirmation of the energy modeller's qualifications and experience.
	Risk assessment and mitigation	1	0	1	0.00	0.36			Incomplete	RIBA 4		6	Energy modelling report or other document that includes a risk assessment and details of mitigation measures, in line with M1.3.	Same evidence as the design stage but with confirmation of mitigation measures that have already been implemented.
	Predicted operational energy performance score	7	0	1	0.00	0.36			Incomplete	RIBA 4	Excel. (3 cred) Outst. (5 cred)	8	Results of the predictive energy modelling confirming the predicted operational energy consumption for all energy uses. Where appropriate, calculations showing how the carbon emission factor for district heating and district cooling have been determined.	Updated energy modelling report to account for any changes to the building specification, where required. Where appropriate, calculations showing how the carbon emission factor for district heating and district cooling have been determined.
	Energy monitoring by end-use	1	1	0	0.36	0.00			Incomplete	RIBA 4	Very good Excel. Outst.	1-5	Estimates of energy consumption by energy source including an indication of how the estimates were derived The metering schedule or metering strategy document. Floor plans showing functional or tenanted areas, where applicable. Specification for the energy monitoring system and/or meters.	The final construction or equivalent metering schedule or metering strategy document. Assessor site inspection report and photographic evidence. OR Screenshots from the energy monitoring system showing data from the meters where installed. AND Final construction drawings, specification, manufacturer's

ENE 03 Energy monitoring	Energy monitoring for different occupiers and functional areas	1	1	0	0.36	0.00		Incomplete	RIBA 4	6-8	The metering schedule or metering strategy document. Floor plans showing functional or tenanted areas, where applicable. Specification for the energy monitoring system and/or meters The metering schedule or metering strategy document.	The final construction or equivalent metering schedule or metering strategy document. Assessor site inspection report and photographic evidence. OR Screenshots from the energy monitoring system showing data from the meters where installed. AND Final construction drawings, specification, manufacturer's product data or O&M documentation for the installed energy monitoring system and/or meters. Assessor site inspection report and photographic evidence.
ENE 04 Low carbon design	Building form optimisation	1	0	0	0.00	0.00		Not Sought	RIBA 2	1-2	A copy of the compliant building form analysis, completed in line with M1. Supporting documentary evidence to verify how it has influenced the final building form such as design drawings and specifications.	Final construction drawings or equivalent or assessor site inspection report and photographic evidence to show how the outcomes of building form analysis have been implemented within the final design.
	Fabric performance optimisation	2	0	0	0.00	0.00		Not Sought	RIBA 2	3-8	A copy of the analysis of fabric performance, completed in line with M2.1. Modelling results demonstrating the reduced energy	A copy of the analysis of fabric performance, completed in line with M2.1. Final construction drawings or equivalent, air test results or Specification for the LZC energy generation system(s) and final construction drawings or equivalent of the building showing the LZC energy generation systems.
	Low and zero carbon energy generation technologies	2	0	0	0.00	0.00		Not Sought	RIBA 2	9-11	Technical specification for LZC energy generation technology and where appropriate, plan drawings of the building showing the LZC energy generation systems Confirmation that the systems will be installed by competent installers or that the installation will be certified. Technical specifications of LZC energy generation system(s) and plan drawings of the building with the LZC energy generation systems(s) installed. Calculations showing the predicted carbon reduction from the LZC energy generation systems(s) meets the energy generation target.	Confirmation of the competency of the installers or certification of the installation. Technical specifications of LZCs and plan drawings of the building with the LZCs as built. OR Assessor site inspection report and photographic evidence. AND
ENE 05 - Energy efficient equipment		5	2	3	0.72	1.08		Incomplete	RIBA 4	1-4	Design drawings, relevant sections of the building specification, equipment schedules or other documentary evidence identifying all proposed in-scope equipment. Where items with low annual energy consumptions have been excluded from the scope due to the cost of replacement, this must be stated and justified. Calculations to show the estimated energy consumption for all in-scope equipment. Where not automatically calculated from Ene 02, supporting data to confirm regulated energy consumption values. Where compliance demonstrated by comparison to a standard version of the equipment, acceptable evidence sources include: Written justification for the selection and benchmarking of the standard product based on reasonable assumptions or basic market research. Specific clauses from reports or manufacturer's literature relating to the energy performance of the actual product. Specific clauses from reports or manufacturer's	Final construction drawings or equivalent, assessor site inspection report and photographic evidence or other documentary evidence to verify the in-scope energy using equipment that has been installed. Where items with low annual energy consumptions have been excluded from the scope due to the cost of replacement, this must be stated and justified. Updated calculations to account for any changes to the building specification Where compliance is demonstrated by comparison to a standard version of the equipment, acceptable evidence sources include: Manufacturer' literature relating to the energy efficiency of the actual installed equipment. Final construction drawings/equipment schedules or equivalent, assessor site inspection report and photographic evidence or proof of purchase to verify installed products or equipment. Plus: Calculations showing that the actual product is more energy efficiency than the standard product. Where a percentage reduction in energy consumption has been accepted as

										literature relating to the energy performance of the standard product. Plus: Where available, calculations showing that the actual product is more energy efficient than the standard product. Where a percentage reduction in energy consumption has been accepted as signifying a meaningful reduction in energy efficiency, then this should be stated and justified. Where this is demonstrated by meeting the deemed to comply energy labelling schemes and lists, acceptable evidence sources include: Relevant section of the building specification, equipment schedules or contract clauses. Where products are specified, manufacturer's literature or copy of the energy rating label, indicating the energy labelling scheme and the rating achieved, AND	
ENE 06 - Energy efficient systems	9	4	5	1.43	1.79			Incomplete	RIBA 4	Documentation or correspondence identifying the unregulated energy using systems that are included within the project specification. Where systems with low annual energy consumptions have been excluded from the scope due to the cost of replacement, this must be stated and justified. Calculations to show the estimated energy consumption by each in-scope system. Where not automatically calculated from Ene 02, supporting data to confirm regulated energy consumption values. Where compliance is demonstrated by comparison to a standard version of the system acceptable evidence sources include: Written justification for the selection and benchmarking of the standard product based on reasonable assumptions or basic market research. Specific clauses from reports or manufacturer literature relating to the energy efficiency of the specified actual system Design drawings. Specific clauses from reports or manufacturer's literature relating to the energy performance of the standard product. Plus: Calculations showing that the actual system is more energy efficiency than a standard system. Where a percentage reduction in energy consumption has been accepted as signifying a meaningful reduction in energy consumption, then this should be stated and justified. Where this is demonstrated by meeting the deemed to comply route as set out within M4.2, acceptable evidence sources are listed for each system type in the following rows. Relevant section of the building specification or contract clauses. OR Where available, design drawings such as external	Manufacturer's product details. Final construction or equivalent drawings. OR BREEAM Assessor's site inspection report and photographic evidence.

ENE 07 Flexible demand response	2	1	1	0.36	0.36			Incomplete	RIBA 4		1-2	Design drawings, relevant section or clauses of the building specification or contract. Where products are specified, manufacturer's product details, confirming the flexible demand capability of specified systems.	Final construction drawings or equivalent or assessor site inspection report and photographic evidence showing installed systems. Manufacturer's technical data confirming the flexible demand capability of the installed systems.
ENE 08 Installed controls	2	1	1	0.36	0.36			Incomplete	RIBA 4		1-3	Relevant section or clauses of the building specification, contract or drawings confirming the HVAC systems and installed controls specified to support the answers entered within the BREEAM Platform.	Final construction drawings or equivalent, assessor site inspection report and photographic evidence, technical data sheets, invoices or other robust post-construction documentation confirming the installed HVAC systems and control functionality to support the answers entered within the BREEAM Platform.

Section Total	46	15	15	5.38	5.38	0	0
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Transport													
TRA 01 Transport Assessment & Travel Plan	Transport assessment and travel plan	2	0	0	0.00	0.00		Not Sought	RIBA 2		1-5	A copy of the transport assessment or statement. Justification of why transport statement was chosen over transport assessment (if applicable). Submit the PTAI calculation inputs to the BREEAM Platform. A copy of the travel plan.	Written agreement from the building owner to implement the travel plan to support their transport strategy. Handover documentation to ensure the travel plan's future implementation.
TRA 02 Sustainable Transport Measures	Pre-requisite							Incomplete	RIBA 2		1	Achieve Tra 01 above	
	Transport Options Implementation	10	4	0	2.83	0.00		Incomplete	RIBA 4		2-3	Documentary supporting evidence to verify how the assessment options have been or will be achieved. Evidence may include: - Design drawings - Clauses of building specifications - Contracts - Commitment letters See individual options for more details.	Robust post-construction evidence to verify measures have been implemented. See individual options for more details.

Section Total	12	4	0	2.83	0.00	0	0
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Water													
WAT 01 Water consumption		5	4	0	2.50	0.00		Incomplete	RIBA 4	Good to Excel. (1 cred) Ousts. (2 cred)	1-3	The relevant sections or clauses of the building specification, design drawings or schedules confirming the number, specification and water consumption of all water consuming components. A completed copy of the BREEAM Wat 01 calculator tool. Where specific products are specified, manufacturer's literature, EU Energy Label or European Unified Water Label information must be provided to support the water consumption values used. Technical details for blackwater, greywater, or rainwater collection systems, where specified. Calculations e.g., relating the flow rate for push and automatic shut off taps or for blackwater, greywater, or rainwater collection systems Relevant clauses from green lease agreements.	Final construction drawings or sanitaryware schedule to confirm the number and type of water consuming components installed. A completed copy of the BREEAM Wat 01 calculator tool. Assessor site inspection report with photographic evidence or proof of purchase such as purchase orders to confirm that the fittings have been installed as specified. Copy of the manufacturer's product details, EU Energy Label or European Water Label to confirm water consumption for all installed products. Technical details and calculations for installed blackwater, greywater, or rainwater collection systems. As built' drawings showing the installed sanitary components, in line with the design stage specification Relevant clauses from green lease agreements.
WAT 02 Water monitoring		1	1	0	0.63	0.00		Incomplete	RIBA 4	Good to Outst.	1-4	The relevant sections or clauses of the building specification or contract. Design drawings or metering schematics. Calculations and justification relating to selection of significant water demands.	Assessor's site inspection report and photographic evidence. OR Final construction drawings or equivalent. Where applicable, manufacturer's product details to confirm pulsed output. Calculations and justification relating to selection of significant water demands.

WAT 03 Water leak detection and prevention	Leak detection system	1	1	0	0.63	0.00		Incomplete	RIBA 4		1	The relevant sections or clauses of the building specification or contract. Design drawings. Where available, manufacturer's product details.	Assessor's site inspection report and photographic evidence. Final construction drawings or equivalent. Manufacturer's product details.
	Flow control devices	1	1	0	0.63	0.00		Incomplete	RIBA 4		2	The relevant sections or clauses of the building specification or contract. Design drawings. Where available, manufacturer's product details.	Assessor's site inspection report and photographic evidence. Final construction drawings or equivalent. Manufacturer's product details.
WAT 04 Water efficient equipment and systems		3	1	0	0.63	0.00		Incomplete	RIBA 4		1-4	Design drawings, relevant sections of the building specification, schedules or other documentary evidence identifying all water demands from uses other than domestic scale drinking and sanitary use components, as per M1. Calculations and data sources used to demonstrate the estimated annual water consumption of systems and equipment, as per M2 and M3. Where compliance demonstrated by comparison to a standard version of the system or equipment, acceptable evidence sources include: Written justification for the selection and benchmarking of the standard product based on reasonable assumptions or basic market research. Specific clauses from reports or manufacturer's literature relating to the water consumption of the actual product. Specific clauses from reports or manufacturer's literature relating to the water consumption of the standard product. Plus: Where available, calculations showing that the actual product is more water efficient than the standard product. Where a percentage reduction in water consumption has been accepted as signifying a meaningful reduction in water efficiency, then this should be stated and justified. Where this is demonstrated by meeting the deemed to comply requirements within Table 8.6, acceptable sources of evidence include: Relevant sections of the building specification, systems or equipment schedules or contract clauses.	Final construction drawings or equivalent, assessor site inspection report and photographic evidence or other documentary evidence to verify all water demands from uses other than domestic scale drinking and sanitary use components, as per M1, that have been installed. Final calculations and data sources used to demonstrate the estimated annual water consumption of installed systems and equipment, as per M2 and M3. Where compliance demonstrated by comparison to a standard version of the system or equipment, acceptable evidence sources include: Manufacturer's literature relating to the water consumption of the actual installed systems or equipment Final construction drawings / equipment schedules or equivalent, assessor site inspection report and photographic evidence or proof of purchase to verify installed systems or equipment. Plus: Calculations showing that the actual product has a lower water consumption than the standard product. Where a percentage reduction in water consumption has been accepted as signifying a meaningful reduction in water efficiency, then this should be stated and justified. Where compliance is demonstrated by meeting the deemed to comply requirements, acceptable evidence sources include: Final construction drawings / equipment schedules or equivalent, assessor site inspection report and photographic evidence or proof of purchase to verify installed systems or equipment. Manufacturer's literature showing the equipment includes the deemed to comply requirements.
WAT 05 Prediction of operational water consumption		1	0	0	0.00	0.00		Not Sought	RIBA 4		1	Documentation detailing all water-using components and equipment as identified in line with methodology, such as specifications, design drawings or schedules. Calculations and data sources used to confirm the overall estimated annual operational water consumption for the building. Where known, manufacturer's product details.	As-built documentation detailing all water-using components and equipment as identified in line with methodology, such as final construction drawings or schedules. Final calculations and data sources used to confirm the overall estimated annual operational water consumption for the building, including manufacturer's product details.

Section Total	12	8	0	5.00	0.00	0	0
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Materials

MAT 01 Building life cycle assessment	Early design LCA and embodied carbon reporting	2	0	0	0.00	0.00		Not Sought	RIBA 2	Excellent (Any project stage LCA and embodied carbon reporting Criteria 1 to 6)	1-2	A copy of the LCA results or output report from the tool including all the requirements specified in M1. Relevant options appraisals and baseline assessment. Evidence to demonstrate how the LCA has influenced the design.	
	Technical design LCA and embodied carbon reporting	1	1	0	1.14	0.00		Incomplete	RIBA 4	Outstanding (All project stage LCA and embodied carbon reporting 5 cred.)	3-4	A copy of the LCA results or output report from the tool including all the requirements specified in M1. Evidence to demonstrate how the LCA has influenced the design.	
	Post-construction LCA and embodied carbon reporting	2	2	0	2.29	0.00		Incomplete	RIBA 4		5-6	Relevant section or clauses of the Employer's Requirements, contract documentation or a letter of commitment from the client or developer to complete a LCA on the as-built specification and to report the embodied carbon at post-construction.	A copy of the LCA results or output report from the tool including all the requirements specified in M1. In the BREEAM Platform, report and submit the embodied carbon data for the post-construction phase.

	Embodied carbon benchmark comparison	2	0	2	0.00	2.29			Incomplete	RIBA 4		7	Relevant section or clauses of the Employer's Requirements, contract documentation or a letter of commitment from the client or developer to complete a benchmark comparison of the embodied carbon at post-construction.	
MAT 02 Environmental product declarations	Product specification	1	1	0	1.14	0.00			Incomplete	RIBA 4		1-2	Relevant section of the building specification or schedule confirming materials or products which will have EPDs. Where products are specified at design stage, copies of EPD certificates to be provided.	Updated schedule to confirm products specified with EPDs. Copies of all EPD certificates and robust post-construction evidence to confirm the specified materials have been installed. Robust post-construction evidence to verify proof of purchase for all materials with EPDs such as delivery tickets, invoices, purchase orders, confirmation from suppliers or site photographs.
MAT 03 Responsible sourcing of construction products	Pre-requisite: Legally harvested and traded timber								Incomplete	RIBA 4	All	1	Relevant section of the building specification, contract clauses or letter of commitment.	Where certified materials were used, copies of all relevant certificates or chain of custody evidence. Robust post-construction evidence to verify proof of purchase such as delivery tickets, invoices, purchase orders, confirmation from suppliers or site photographs.
	Enabling sustainable procurement	1	1	0	1.14	0.00			Incomplete	RIBA 2		2	A copy of the Sustainable Procurement Plan. Evidence to show the plan forms part of the construction contract. Relevant section of the building specification, contract clauses or letter of commitment to confirm how the plan will be disseminated to all relevant internal and external personnel.	Evidence demonstrating the effective implementation of the Sustainable Procurement Plan.
	Measuring responsible sourcing	3	1	2	1.14	2.29			Incomplete	RIBA 4		3	Relevant sections of the building specification, summary or schedule confirming all materials within the project, those to be responsibly sourced and to what level. Where products are specified at design stage, copies of responsible sourcing certificates to be provided. Completed copy of the Mat 03 calculator tool, including evidence to show how the tool has been completed.	Updated schedule to confirm materials used within the building. Updated copy of the Mat 03 calculator tool. Copies of responsible sourcing certificates. Robust post-construction evidence to verify proof of purchase for all materials responsibly sourced such as delivery tickets, invoices, purchase orders, confirmation from suppliers or site photographs.
MAT 04 Durability and resilience		1	1	0	1.14	0.00			Incomplete	RIBA 4		1-4	Design drawings illustrating vulnerable areas or parts of the building. Design drawings or specification confirming the durability of the measures specified. Design drawings confirming the applicable elements. Documentary evidence for the environmental factors and material degradation effects considered relevant to the building. Design and specification measures in place to limit degradation effects. Where relevant, manufacturer's technical details confirming the material degradation effect mitigated by the specified product. Roof and façade access strategy. Design drawings and specification showing measures to prevent water damage, ingress and ponding.	Assessor's site inspection, and photographic evidence confirming compliance. OR Final construction drawings or equivalent. Final construction drawings or equivalent or assessor site inspection reports and photographic evidence to confirm measures were implemented within the final build. Manufacturer's product literature where required to confirm material specifications. Roof and façade access strategy, updated as required. Final construction or equivalent drawings showing measures implemented to prevent water damage, ingress and ponding.
MAT 05 Material Efficiency		1	1	0	1.14	0.00			Incomplete	RIBA 1/2		1-2	For design stage: The evidence required to demonstrate compliance will vary according to the work stage. Examples of how material efficiency could be considered together with the minimum evidence requirements to be provided, at each project stage, are set out within Table 9.14. For post-construction: Relevant section of the building specification or contract clauses or letter of commitment to report material efficiencies at post-construction.	Examples of how material efficiency could be considered together with the minimum evidence requirements to be provided at post-construction are set out Table 9.14.
Section Total		14	8	4	9.14	4.57	0	0						

Waste														
WST 01 - Construction waste management	Pre-demolition audit	1	0	0	0.00	0.00			Not Sought		Outstanding	1-3	Pre-demolition audit.	Updated pre-demolition audit.
	Construction resource efficiency	3	2	1	1.40	0.70			Incomplete	RIBA 4	Outstanding	4-5	Copy of compliant resource management plan (RMP) including appropriate targets for construction waste produced. Where contractor is not yet appointed, credits may be awarded based on a contract requirement or letter of commitment from the client or developer.	Records of actual waste arisings from site.
	Diversion of resources from landfill	1	1	0	0.70	0.00			Incomplete	RIBA 4		6-7	Relevant section or clauses of the building specification or contract. OR A letter of commitment from the client or developer. OR Copy of RMP which includes relevant commitments/targets and procedures to divert waste from landfill. Confirmation of procedures in place for sorting construction waste into key waste groups.	Records of actual waste arisings from site, amount diverted from landfill and how this has been processed i.e. recycled, reused, etc. Evidence of waste transfer station recycling rates, where applicable. Data to be separated for demolition and construction waste. Waste records or confirmation from waste management contractor to verify the sorting of waste into key waste groups.
WST 02 - Use of recycled and sustainably sourced aggregates	Pre-requisite								Not Sought	RIBA 4		1	Copy of pre-demolition audit which identifies aggregates available within existing buildings, structures or hard landscaping.	Post demolition waste records confirming amount of aggregates where reused on-site.
	Project Sustainable Aggregate Points	1	0	0	0.00	0.00			Not Sought	RIBA 4		2-6	Where contractor not yet appointed, relevant section and clauses of the building specification or contract or letter of commitment to achieve project sustainable aggregate points. OR, where available: Schedule summarising amounts, source and types of aggregates used on the project. Additional requirements listed against specific credits below. Confirmation from the design team of all aggregates used in line with the uses and types defined in Table 10.5 and Table 10.6. For aggregates recycled on site: Evidence from engineer to confirm that the waste will be suitable for re-use. Calculations to confirm the amount of each aggregate likely to be used. For aggregates recycled on-site this should include estimated amounts of material available. Confirmation from the design team of the likely source of the aggregates.	Updated schedule summarising the amounts, source and types of aggregates that were used on the project. Additional requirements listed against specific credits. Evidence to support that aggregates used were recycled or secondary where applicable. Updated data for the amount of aggregates used based on as-built data and evidence to support this such as purchase orders, invoices, delivery tickets or written evidence from the supplier. For aggregates recycled on-site: confirmation from contractor of the amount re-used and any evidence to support this. Confirmation of the sources of all aggregates used on the project and evidence to support this such as purchase orders, invoices, delivery tickets or written evidence from the supplier.
WST 03 - Operational waste		1	1	0	0.70	0.00			Incomplete	RIBA 4	Excel Outst.	1-2	Design drawings or relevant section of the building specification or contract clauses to confirm the provision of compliant dedicated facilities for the storage and segregation of recyclable waste, in addition to provisions for general waste. Confirmation from end user or design team of predicted waste streams and indicative volumes. OR Where not known, calculations used to confirm the minimum space required. Where applicable to the building, design drawings or relevant section of the building specification or contract clauses to confirm the provision of compactors or balers or compliant organic waste storage where relevant.	Final construction drawings or equivalent to confirm the location and size of the waste storage areas provided. Assessor site inspection report with photographic evidence to verify the installation of compliant waste storage facilities which are clearly labelled. Final construction drawings or equivalent and assessor site inspection report with photographic evidence to verify the installation of compliant compactors, balers or organic waste storage facilities where required.
												3	Design drawings or relevant section of the building specification or contract clauses or statement from the project team to demonstrate how the facilities are compliant with relevant NHS guidelines.	Final construction drawings or equivalent and assessor site inspection report with photographic evidence to confirm the installed waste facilities meet relevant NHS guidelines.

LE 02 Ecological risks and opportunities	Survey and evaluation	1	1	0	0.81	0.00			Incomplete	RIBA 1/2		1, 2-3	Foundation route: Completed Guidance Note 34 BREEAM Ecology Risk Evaluation Checklist (GN34) and supporting evidence or documentation. Comprehensive route: A copy of the ecological survey and evaluation that meets the requirements as detailed in this issue.	
	Determining the ecological outcomes for the site (Route 2 only)	1	1	0	0.81	0.00			Incomplete	RIBA 2		5, 7-9	A report or statement confirming the optimal ecological outcomes identified for the project, as well as the measures being implemented to achieve these outcomes (in accordance with the mitigation hierarchy). AND Foundation route: Statement from the project manager confirming that they collaborated with all project team members and stakeholders they deemed necessary to identify and deliver the project's optimal ecological outcomes and measures to achieve them. Comprehensive route: Statement from the ecologist confirming that they collaborated with all project team members and stakeholders they deemed necessary to identify and deliver the project's optimal ecological outcomes and measures to achieve them.	
LE 03 Managing impacts on ecology	Pre-requisite - Ecological risks and opportunities site								Incomplete	RIBA 2		1	Evidence of appropriate handover of optimal ecological outcome and measures to achieve it e.g. Tender documents incorporating ecological requirements.	Records of site visits confirming measures have been carried out in-practice.
	Implementation of measures on-site	2	1	0	0.81	0.00			Incomplete	RIBA 2		2-3	Evidence to demonstrate the mitigation measures and that they were identified prior to any site works. This should be based on inputs from the project team and appropriate consultants with representative stakeholders (e.g. local government, statutory bodies community groups, charities, trusts, etc.).	Evidence to demonstrate that habitats and features of ecological value were protected from damage during development, where required.
	No net loss (Comprehensive route only)	1	0	0	0.00	0.00			Not Sought	RIBA 2		4-5	Evidence from the ecologist to confirm that the mitigation hierarchy has been followed. Statement from the ecologist to confirm there will be no net loss of ecological value onsite as a result of the project.	The ecologist confirms, post-completion, that there no net loss of ecological value onsite was incurred from the construction and handover activities.
LE 04 Ecological change and enhancement value	Pre-requisite: Managing negative impacts on ecology								Incomplete	RIBA 3		1-2	Report or letters detailing the recommendations for measures of ecological enhancement. Drawings and specifications demonstrating that the recommendations have been implemented in the design.	Site visit confirming measures have been carried out in-practice, in line with recommendations.
	Ecological enhancement	1	1	0	0.81	0.00			Incomplete	RIBA 3		3-4	Evidence demonstrating that data has been submitted to a local environmental record centre, where relevant. Completed version of the Statutory Biodiversity Metric (SBM) or Small Sites Metric (SSM) tool. AND Output from the Statutory Biodiversity Metric (SBM) or Small Sites Metric (SSM) tool and the size of the site to show that the requirements in Table 11.5 have been met. Evidence to support the data input within the tools such as ecological survey report and landscape plans (existing and proposed).	Completed version of the as-built Biodiversity Metric tool. AND Site inspection reports, as-built landscape plans and/or planting schedules to show the changes in the Biodiversity Metric tool have been carried out as planned, in line with SQE's recommendations.
	Quantifying change in ecological value	3	1	0	0.81	0.00			Incomplete	RIBA 4		5 OR 6	Completed version of the Statutory Biodiversity Metric (SBM) or Small Sites Metric (SSM) tool. Evidence to support the data input within the tool, such as ecological survey reports and landscape plans (existing and proposed). OR Output from the Statutory Biodiversity Metric (SBM) or Small Sites Metric (SSM) tool and the size of the site to show that the requirements in Table 11.5 have been met. Evidence to support the data input within the tool, such as ecological survey reports and landscape plans (existing and proposed).	Completed version of the as-built Biodiversity Metric tool. AND Site inspection reports, as-built landscape plans and/or planting schedules to show the changes in the Biodiversity Metric tool have been carried out as planned, in line with SQE's recommendations. OR As for interim design stage. AND Site inspection report or as-built landscape plans or site plans.

LE 05 Long term ecology management	Pre-requisite - Ecological change and enhancement								Incomplete	RIBA 4		1	Achieve at least one credit in Lue 04.	
	Handover to building owner or tenant	1	1	0	0.81	0.00			Incomplete	RIBA 4		2	Draft copy of the ecology and biodiversity handover information. Evidence to confirm it has been issued to the building owner or tenant.	Copy of the final ecology and biodiversity handover information.
	Landscape and ecology management plan	1	1	0	0.81	0.00			Incomplete	RIBA 4		3	Draft copy of the landscape and ecology management plan. OR The relevant section or clauses of the building specification or contract confirming its development and scope.	Copy of the final landscape and ecology management plan.

Section Total	13	8	0	6.46	0.00	0	0
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Pollution

POL 01 Impact of Refrigerants	No refrigerants	0	0	0	0.00	0.00			Not Sought	RIBA 4	Outst. (1 cred)	1	Letter from M&E engineer or specification document confirming the absence of refrigerants in the development.	Assessor's site inspection report and photographic evidence. Final construction drawings or equivalent. Manufacturer's product details confirming data for installed systems. Evidence to show that systems are installed in line with the relevant safety standards.
	Pre-requisite (if refrigerants in building)								Incomplete	RIBA 4		2	OR Relevant section or clauses of the building specification or contract or letter of confirmation from the M&E engineer.	
	Impact of Refrigerant	2	1	0	0.62	0.00			Incomplete	RIBA 4		3-5	AND Where specified, manufacturer's literature or data sheets confirming the relevant refrigeration type and system information.	
	Leak Detection	1	1	0	0.62	0.00			Incomplete	RIBA 4		6-7		
POL 02 Local air quality	No installed combustion plant	3	3	0	1.85	0.00			Incomplete	RIBA 4		1 or 2	Design drawings, relevant sections of the building specifications or contract clauses that identify all heat-generating equipment for space heating and domestic hot water in the building. OR Assessor's site inspection report and photographic evidence showing the installed equipment.	Final construction or equivalent drawings or equipment schedules that identify all heat-generating equipment for space heating and domestic hot water in the building. Manufacturer's product data sheets for installed systems. Documentary evidence to support the installation of the specified equipment such as: Assessor's site inspection report and photographic evidence. OR Copies of purchase orders, invoices or delivery tickets.
	Low-emission combustion plant												Design drawings, relevant section of the building specification or contract clauses confirming either: Commitment to meet maximum NO _x ratings for heat generators. OR Where known, details of specified plant and supporting manufacturer's product data sheets. For low population areas, evidence to support population density.	
	Pre-requisite - Appropriate consultant								Incomplete	RIBA 2		1	Appointment of an appropriate consultant and confirmation they are qualified in line with the definition. Appointment of an appropriate consultant and confirmation they are qualified in line with the definition.	Evidence to show an appropriate consultant was appointed.

POL 03 - Flood and surface water management	Flood resilience	2	2	0	1.23	0.00		Incomplete	RIBA 2	2-4	Copy of a compliant flood risk assessment (FRA). Evidence to confirm that the site is not a functional flood plain, where applicable. Evidence to show measures to increase resilience and resistance of the development to flooding: a) Confirmation of the design flood level and design drawings to show ground level of the building and access to the site and buildings and to be at least 600mm above this. OR b) Report or correspondence from an appropriately qualified professional which includes recommendations for the design of the building and site. Evidence to confirm these are to be implemented such as design drawings, sections of the building specification, contract clauses or commitment letter.	Copy of a compliant flood risk assessment (FRA), updated as necessary. OR Confirmation that the basis of the flood risk assessment has not changed where more than five years have passed since the flood risk assessment was carried out. Evidence to show measures to increase resilience and resistance of the development to flooding have been implemented: Confirmation of the design flood level and final construction or equivalent drawings to show ground level of the building and access to the site and buildings to be at least 600mm above this. OR Report or correspondence from an appropriately qualified professional which includes recommendations for the design of the building and site. Evidence to confirm these have been implemented within the final design such as final construction or equivalent drawings and assessor site inspection report.
	Pre-requisite							Incomplete	RIBA 3	5	Consultant's report confirming the site specific surface water-run off design solutions, in line with the priority levels.	Final construction drawings or equivalent showing installed surface water drainage solutions.
	Surface Water Runoff	2	2	0	1.23	0.00		Incomplete	RIBA 3	6-16	Calculation results to show the pre-development, greenfield and post-development peak rate of run-off and volume of run-off. Surface water drainage report, statement or design drawings to confirm the proposed drainage design. Where credits awarded based on the impermeable area being reduced: drawings showing the impermeable areas pre- and post-development, including areas. Details of any opportunities identified to reduce surface water-run-off. Relevant section or clauses of the building specification or contract. OR Letter of commitment. Information showing the proposed drainage solution, system failure flood flow routes, potential flood ponding levels and ground floor levels.	Calculation results to show the pre-development, greenfield and post-development peak rate of run-off and volume of run-off, updated where required. Details of installed drainage measures. Where credits awarded on the basis of impermeable area reducing: Drawings to show the pre-development and final construction drawings showing the post-development impermeable areas for the site and calculations for the change in impermeable area, updated where required. Evidence to confirm that maintenance responsibilities have been defined for any SuDS solutions installed. Information showing the proposed drainage solution, system failure flood flow routes, potential flood ponding levels and ground floor levels, updated with final construction evidence where the design has changed.
	Minimising water course pollution	1	0	0	0.00	0.00		Not Sought	RIBA 3	17-24	Calculations and confirmation from the appropriate consultant to demonstrate that there will be no discharge from the site for rainfall up to 5mm. *Design drawings or relevant section or clauses of the building specification or contract or confirmation from the appropriate consultant indicating: High and low risk areas of the site. Specification of sustainable drainage system or SuDS, source control systems, oil or petrol separators and shut-off valves as appropriate. Water pollution prevention systems have been designed in accordance with best practice guidance. Relevant section or clauses of the building specification or contract. OR Letter of commitment. Relevant section or clauses of the building specification or contract. OR Letter of commitment. Design drawings and confirmation from the appropriate consultant as to how the external storage and delivery areas are in line with best practice planning guidance.	Assessor's building or site inspection and photographic evidence. AND EITHER Written confirmation from the developer or suitably qualified consultant that the solutions assessed at the design stage have been implemented. OR Where the design has changed, the evidence identified for the design stage assessment is provided for post-construction or final construction details. Assessor's building or site inspection and photographic evidence. AND EITHER Written confirmation from the developer or suitably qualified consultant that the solutions assessed at the design stage have been implemented. OR Where the design has changed, the evidence identified for the design. Letter of confirmation. As-built drainage plan. Evidence to confirm that maintenance responsibilities have been defined for any SuDS solutions installed. Final construction or equivalent drawings Confirmation from the appropriate consultant as to how the

POL 04 Reduction of night time light pollution	Reduction of light pollution	1	1	0	0.62	0.00			Incomplete	RIBA 4		1-5	Written confirmation from appropriate member of the design team or design drawings to confirm that there is no external lighting. Relevant section or clauses of the building specification or contract. OR Letter of commitment. OR Where available, design drawings and external lighting design data or calculations. The M&E engineer or lighting designer must provide indicative examples of where and how the strategy complies with the assessment criteria.	Assessor's site inspection report and photographic evidence. Evidence, including indicative examples, to demonstrate how the installed external lighting meets the criteria requirement. This could include where relevant. Final construction or equivalent external lighting layout drawings. Lighting calculations. A statement from the M&E engineer or lighting designer. Manufacturer's literature for the installed luminaires.
POL 05 Reduction of Noise Pollution	Noise level	1	1	0	0.62	0.00			Incomplete	RIBA 2		1-5	Design drawings highlighting: 1. All existing and proposed noise-sensitive buildings local to, and within, the site boundary. 2. Proposed sources of noise from the new development. 3. Distance (m) from these buildings to the assessed development. The acoustician's noise impact assessment report and evidence to verify the acoustician's qualifications and professional status. AND Commitment to complete post-construction testing. OR Relevant section of the building specification, contract clauses or letter of commitment requiring a compliant noise assessment to be carried out by a suitably qualified acoustician. Acoustician's report with recommendations for noise attenuation measures. AND EITHER A marked-up design plan highlighting the specification of the acoustician's attenuation measures. OR A formal letter from the client or design team confirming where relevant, that attenuation measures recommended by an appointed suitably qualified acoustician will be installed.	Updated evidence to confirm no noise-sensitive areas or buildings within an 800m radius of the assessed site. Assessor's site inspection report and photographic evidence. The acoustician's noise impact assessment report with measurements based on installed and operating plant. Evidence to verify the acoustician's qualifications and professional status. Where relevant, manufacturer's details and final construction drawings or equivalent showing installed plant. Assessor's site inspection report and photographic evidence. Assessor's site inspection report and photographic evidence confirming the existence of the specified noise attenuation measures. OR A letter from the acoustician confirming that all specified attenuation measures have been installed to the required standard. OR Manufacturer's details and final construction drawings or equivalent showing installed attenuation measures."

Section Total	13	11	0	6.77	0.00	0	0
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Innovation (max 10 credits allowed)

MAN 03 Responsible construction practices		1	1	0	1.00	0.00			Incomplete	RIBA 4		23	Relevant section or clauses of the building specification or contract. OR A signed and dated letter of commitment to meet the relevant criteria. Note: It must be clear which responsible construction management items within Table 4.1 are being targeted.	Supporting evidence such as site plans, procedures or policies, site inspection reports or photographs, site records or letters. Where applicable, CCS certificate and monitor's final report. Note: it must be confirmed how each point in Table 4.1 has been evidenced (except where met by CCS certification).
MAN 05 Aftercare	Zero carbon transition planning	1	0	0	0.00	0.00			Not Sought	RIBA 4			Relevant section or clauses of the building specification or contract. OR A letter of commitment from the client or developer.	Copy of compliant zero carbon transition plan.
HEA 01 Natural light	Evaluating glare from daylight	1	0	0	0.00	0.00			Not Sought	RIBA 4		11	Design drawings and calculations.	Assessor site inspection report and photographic evidence. OR Final construction drawings or equivalent.
	Daylighting	1	0	0	0.00	0.00			Not Sought	RIBA 4		12	Design drawings and daylight calculations.	Updated calculations where required. Final construction drawings or equivalent or assessor site inspection report and photographic evidence.

HEA 02 Artificial lighting	Lighting control	1	0	0	0.00	0.00		Not Sought	RIBA 4		9-10	Design drawings, lighting schedules and lighting control strategy. OR Relevant section or clauses of the building specification or contract. OR A letter of formal confirmation of compliance from the building services engineer or lighting designer.	Assessor site inspection report and photographic evidence. Documentary evidence to confirm compliance such as final construction or equivalent lighting schedules, lighting layout plans, lighting control strategy, lighting calculations or light testing results. A letter of formal confirmation of compliance from the building services engineer or lighting designer.
HEA 04 Indoor air quality	Emissions from construction products	2	0	0	0.00	0.00		Not Sought	RIBA 4		16-17	Relevant sections of the building specification, contract clauses, schedule or letter of commitment confirming specification of compliant materials. Where product specification is known, letters from or copies of the manufacturer's literature confirming testing standards and emissions achieved.	Confirmation from the project team of the materials installed for each relevant product type. Letter from or copies of the manufacturer's literature confirming testing standards and emissions achieved. Where applicable for paints and varnishes, evidence of protection against mould growth.
HEA 08 Security	Security rating scheme	1	0	0	0.00	0.00		Not Sought	RIBA 2		4	Copy of the security rating scheme certificate from the design stage.	Copy of the security rating scheme certificate from the post-construction stage.
ENE 01 Energy and carbon performance for regulated energy uses	Beyond zero net regulated carbon	3	0	0	0.00	0.00		Not Sought	RIBA 4		2-3	A copy of documents and calculations that demonstrate the proportion of the building's regulated energy consumption that is generated by low and zero carbon generation technologies. These should confirm: The total energy generation from recognised LZC sources (kWh/year). The sources of the LZC energy. The annual regulated energy use for the building (kWh/year). Estimates of the unregulated energy consumption from equipment and systems (kWh/year). That the calculations have been provided or checked by a suitably qualified energy modelling engineer or accredited professional, or an LZC specialist. Design drawings, technical data or relevant sections of the building specification or other supporting evidence confirming the specification of the modelled LZC systems.	A copy of the updated calculations which reflect the as-built specification confirming: The total energy generation from recognised LZC sources (kWh/year). The sources of the LZC energy. The annual regulated energy use for the building (kWh/year). Estimates of the unregulated energy consumption from equipment and systems (kWh/year). That the calculations have been provided or checked by a suitably qualified energy modelling engineer or accredited professional, or an LZC specialist. Final construction or equivalent drawings, technical data and assessor site inspection report and photographic evidence to verify that the specification for the modelled LZC systems matches what has been installed.
ENE 02 Prediction of operational energy and carbon	Disclosing an in-use energy performance target	1	0	0	0.00	0.00		Not Sought	RIBA 4		9	Contract documentation or a letter of commitment from the client or developer to disclose the in-use energy performance target to stakeholders and make it publicly available prior to practical completion.	Weblink or other documentation that indicates where the performance target can be viewed by stakeholders and the general public.
	Third-party validation of predictive energy modelling	1	0	0	0.00	0.00		Not Sought	RIBA 2		10	Energy model validation report. Evidence to show this was completed by a suitably qualified third party. Energy modelling report or other documentation indicating improvements made to the model post validation.	Energy modelling report or other documentation indicating improvements made to the model post construction.
	Preparing for in-use measurement of energy consumption	1	0	0	0.00	0.00		Not Sought	RIBA 2		11-12	Energy modelling report showing a breakdown of results of the energy use by sub-meter.	Updated energy modelling report to account for any changes to the building specification, where required.
	Commitment to measure energy consumption in-use	1	0	0	0.00	0.00		Not Sought	RIBA 4		13	Confirmation from the client that funds have been committed and how the requirements will be met. Commitment from the client that funds will be available to pay for the in-use energy consumption to be measured by a suitably qualified energy assessor.	Identify the assessor or assessment scheme that will be used. A signed contract for the scope of work with the person or organisation who will be carrying out the assessment. Evidence to support that the appointed person meets the definition of a suitably qualified energy assessor.
WAT 01 Water consumption		1	0	0	0.00	0.00		Not Sought	RIBA 4		1-3	Achieve >85% improvement over the baseline. Evidence as per the Wat 01 credit.	Achieve >85% improvement over the baseline. Evidence as per the Wat 01 credit.

WAT 05 Prediction of operational water consumption	Disclosing an in-use water performance target and commitment to measure water consumption in-use	1	0	0	0.00	0.00			Not Sought	RIBA 4		2-5	Commitment from client to disclose the in-use water performance target to building stakeholders and members of the public. This should include what the target is, the scope of the water uses included and how this information will be made available. Confirmation from the client that funds have been committed to pay for in-use water consumption measurement and reporting.	Confirmation of the in-use water performance target, updated as required. Evidence to confirm how this has been made available to building stakeholders and members of the public, such as weblinks or other publicly accessible format. Appointment of a suitably qualified individual or organisation, or BREEAM Assessor where BREEAM In-Use Part 2 is proposed.
MAT 01 Building life cycle assessment	Embodied carbon benchmark comparison	1	0	1	0.00	1.00			Incomplete	RIBA 4		7	The BREEAM Platform will calculate this automatically based on the evidence provided for criterion 4. Relevant section or clauses of the Employer's Requirements, contract documentation or a letter of commitment from the client or developer to complete a benchmark comparison of the embodied carbon at post-construction.	The BREEAM Platform will calculate this automatically based on the evidence provided for criterion 6.
	Third party verification	1	0	1	0.00	1.00			Incomplete	RIBA 4		8-9	Third-party report including all the requirements as per M3 with early design phase and technical design phase data. Evidence to confirm it was completed by a suitably qualified third party. Relevant section of the building specification or contract clauses or letter of commitment to carry out a third-party verification of the LCA at post-construction.	Third-party report including all the requirements as per M3 with post-construction phase data. Evidence to confirm it was completed by a suitably qualified third party.
	Embodied carbon public data disclosure	1	0	1	0.00	1.00			Incomplete	RIBA 4		10	Confirmation of registration and data submission from the relevant database for the early design phase and the technical design phase. Relevant section or clauses of the Employer's Requirements, contract documentation or a letter of commitment from the client or developer to register and submit data for the post-construction phase.	Confirmation of registration and data submission from the relevant database for the post-construction phase.
MAT 03 Responsible sourcing of construction products	Measuring responsible sourcing	1	0	0	0.00	0.00			Not Sought	RIBA 4		3	Relevant sections of the building specification, summary or schedule confirming all materials within the project, those to be responsibly sourced and to what level. Where products are specified at design stage, copies of responsible sourcing certificates to be provided.	Updated schedule to confirm materials used within the building. Copies of responsible sourcing certificates. Robust post-construction evidence to verify proof of purchase for all materials responsibly sourced such as delivery tickets, invoices, purchase orders, confirmation from suppliers or site photographs.
WST 01 - Construction waste management		1	0	0	0.00	0.00			Not Sought	RIBA 4		7-10	Relevant section or clauses of the building specification or contract. OR A letter of commitment from the client or developer. OR Copy of RMP which includes relevant commitments/targets for waste generated and diverted from landfill." Copy of RMP which includes confirmation all key waste groups which will be diverted from landfill. Relevant section or clauses of the building specification or contract. OR A letter of commitment from the client or developer. OR Copy of RMP which includes relevant commitments to where contractor has yet appointed, relevant section -	Records of actual waste arisings from site, amount diverted from landfill and how this has been processed i.e. recycled, reused, etc. Evidence of waste transfer station recycling rates, where applicable. Data to be separated for demolition and construction waste." Records of actual waste arisings from site, amount diverted from landfill and how this has been processed i.e. recycled, reused, etc. Evidence to support that all waste data obtained from licensed external waste contractors is reliable and verifiable such as EA/SEPA/EA Wales/NIEA Waste Return Forms or to show that they are a PAS 402:2013 compliant company.
WST 02 Use of recycled and sustainably sourced aggregates	Project sustainable aggregate points	1	0	0	0.00	0.00			Not Sought	RIBA 4		7	OR, where available: Schedule summarising amounts, source and types of aggregates used on the project. Additional requirements listed against specific credits below.	Updated schedule summarising the amounts, source and types of aggregates that were used on the project. Additional requirements listed against specific credits below.

WST 05 Adaptation to Climate Change	Responding to climate change	1	0	0	0.00	0.00		Not Sought	RIBA 4		4-5	Depends on achievements of following credits: Hea 05 (1 credit) Ene 01 (6 credits) Wat 01 (3 credits) Mat 04 (crit. 2-4) Pol 03 (flood resilience 1 credit + surface water run-off 2 credits)	Depends on achievements of following credits: Hea 05 (1 credit) Ene 01 (6 credits) Wat 01 (3 credits) Mat 04 (crit. 2-4) Pol 03 (flood resilience 1 credit + surface water run-off 2 credits)
LE 02 Ecological risks and opportunities for the project	Wider site sustainability	1	0	0	0.00	0.00		Not Sought	RIBA 2		10-12	A report or statement confirming which ecosystem service-related benefits were considered, as well as the measure/s being incorporated into the design. This should be part of the optimal ecological outcomes document.	Evidence confirming ecosystem service benefit has been implemented into the as-built project.
LE 04 Ecological change and enhancement value	Quantifying change in ecological value	1	0	0	0.00	0.00		Not Sought	RIBA 3		5-6	Site baseline > 0.1 BU: Completed version of the Statutory Biodiversity Metric (SBM) or Small Sites Metric (SSM) tool. Evidence to support the data input within the tool such as ecological survey report and landscape plans (existing and proposed). OR, Site baseline ≤ 0.1 BU: Output from the Statutory Biodiversity Metric (SBM) or Small Sites Metric (SSM) tool and the size of the site to show that the requirements in Table 11.5 have been met. Evidence to support the data input within the tool such as ecological survey report and landscape plans (existing and proposed).	Site baseline > 0.1 BU: Completed version of the as-built Biodiversity Metric tool. AND Site inspection reports, as-built landscape plans and/or planting schedules to show the changes in the Biodiversity Metric tool have been carried out as planned, in line with SQE's recommendations. OR, Site baseline ≤ 0.1 BU: As for interim design stage. AND Site inspection report or as-built landscape plans or site plans.

Section Total	40	1	3	1.00	3.00	0	0
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Overall Total	202	97	28	62.87	17.75	0	0
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	Score (%)	Level
Targeted Score	62.87	Very Good