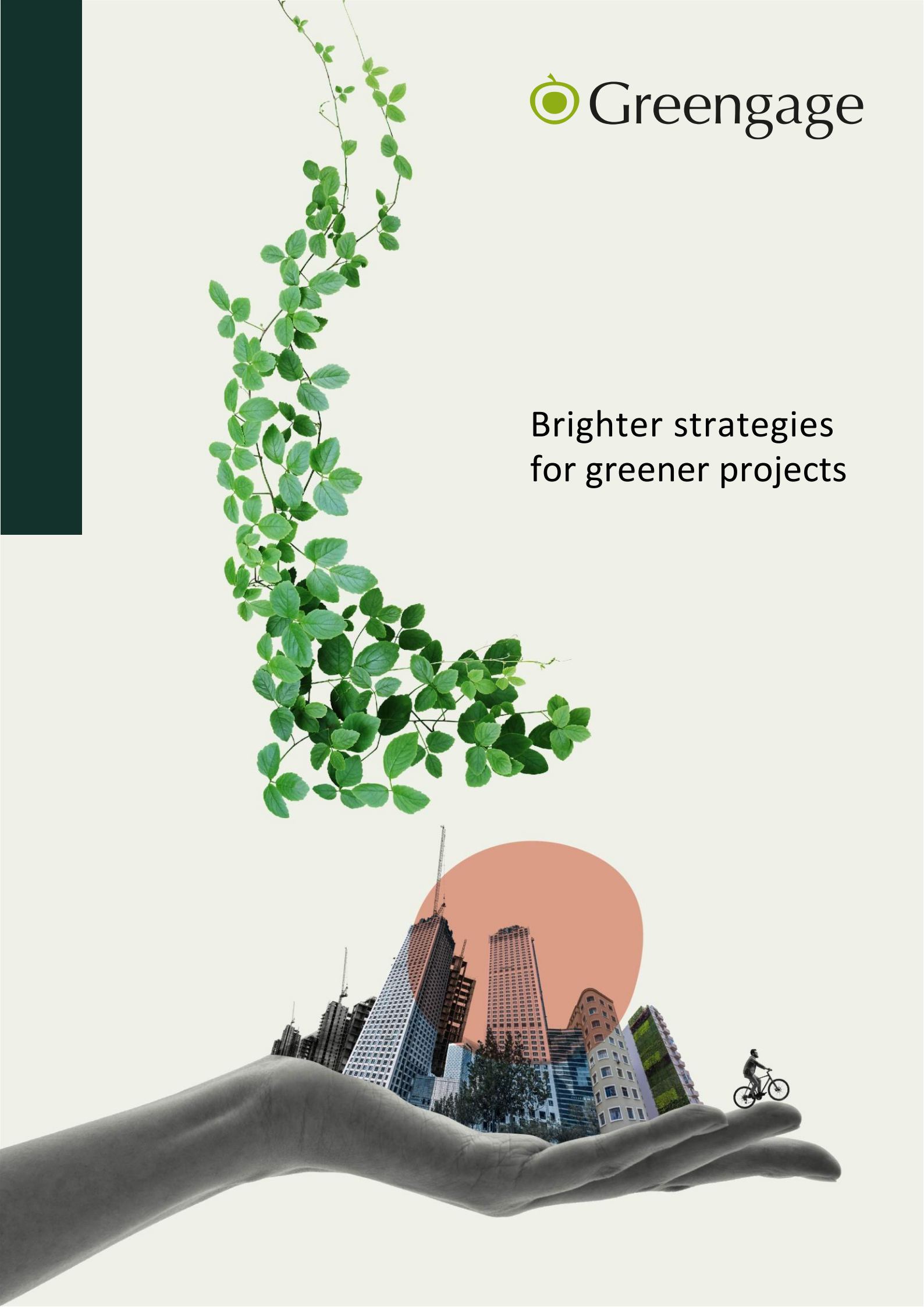




Brighter strategies
for greener projects



Client: S2 Estates
Project: Flint Street
Report: BREEAM Pre-Assessment Report

QUALITY ASSURANCE

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1.0 INTRODUCTION

Greengage Environmental Ltd were commissioned by PSH Consulting on behalf of S2 Estates (the 'applicant') to undertake this BREEAM Pre-Assessment for the Proposed Development at Flint Street, within Reading Borough Council.

It is understood that the proposals involve the development of the police station into a mixed-use, residential-led Built to Rent (BTR) scheme.

The Proposed Development encompasses: *'Full planning permission for the demolition of the existing building and the erection of a residential-led mixed-use development comprising Use Class C3 residential units, with Use Class E on the ground floor and with some elements at lower ground floor, plus public realm, hard and soft landscaping, access and servicing arrangements, cycle parking, and other associated works.'*

Flint Street has been assessed using the BREEAM New Construction V6.1 methodology for Shell Only. The non-residential elements of the Proposed Development are assumed to include approximately 1,700m² retail units, and will be targeting a BREEAM rating of 'Excellent' (≥70%), demonstrating compliance with Reading Local Plan Policy CC2.

This BREEAM Pre-Assessment report presents a framework of credits to target a score of 72.54% equating to a BREEAM 'Excellent' rating.

The assessment strategy is summarised within Section 3.0 of this report, and the full detail is provided within Appendix A.

2.0 BREEAM

The Building Research Establishment's Environmental Assessment Method (BREEAM) is a nationally recognised means of reviewing and improving the environmental performance of buildings.

The BREEAM UK New Construction V6.1 scheme can be used to assess the environmental life cycle impacts of new non-domestic buildings at the design and construction stages. The Proposed Development at Flint Street is classed as 'New Construction' as it is a new structure that will come into use for the first time upon completion of the works.

Used as a design tool, BREEAM will assess the environmental performance of new build buildings and refurbishments, providing a framework for improvement and an auditable demonstration of good design practice.

2.1 BREEAM CATEGORIES

BREEAM considers key global and local environmental issues and the internal environment for building occupants under various categories, covering:

- Management – rewards good construction site practices, provision of information to building occupants and project management;
- Health & Wellbeing – promotes a healthy internal and external environment;
- Energy – rewards energy efficiency and renewable energy generation;
- Transport – encourages locations with good access to and improvement of sustainable transport options;
- Water – promotes water efficiency and water recycling;
- Materials – rewards the lifecycle consideration and responsible sourcing of materials;
- Waste – encourages good construction and operational waste management practices;
- Land Use & Ecology – encourages ecological enhancements; and
- Pollution – promotes measures to reduce air and water pollution.

2.2 BREEAM RATINGS

BREEAM rating benchmarks, as set out below, enable comparison of building performance against typical sustainability standards.

Table 2.1 BREEAM Ratings and Percentage Score

Rating	Percentage Score
UNCLASSIFIED	<30%
PASS	≥30%
GOOD	≥45%
VERY GOOD	≥55%
EXCELLENT	≥70%
OUTSTANDING	≥85%

It is recommended that a score of around circa 5% above the minimum score is aimed for during the design stages and achieved at the final certification stage. This is to ensure that if a credit was lost or disputed and revoked during design progression or third party BRE certification, the target rating would still be robustly achieved.

2.3 MINIMUM RATING REQUIREMENT CREDITS

Under certain categories, there are minimum credit requirements that must be achieved before a particular BREEAM rating can be awarded. All other credits are flexible.

The following minimum standards are required to reach the targeted 'Outstanding' rating:

Table 2.2 BREEAM New Construction V6.1 'Excellent' Minimum Standards

Credit	Minimum standard
Man 03: Responsible construction practices	One credit (responsible construction management)
Man 04: Commissioning and handover	One credit (commissioning test schedule and responsibilities schedule and responsibilities) Criterion 11 (Building User Guide)
Ene 01: Reduction of energy use and carbon emissions	Four credits (Energy performance or Prediction of operational energy consumption)
Wat 02: Water monitoring	Criterion 1 only
Mat 03: Responsible sourcing of materials	Criterion 1 only
Wst 03: Operational waste	One credit

3.0 DEVELOPMENT PERFORMANCE

The proposed development has been assessed against the BREEAM New Construction V6.1 for Retail, Shell Only methodology.

The pre-assessment BREEAM score that is targeted for the development is 72.54%, which is equivalent to a BREEAM rating of 'Excellent' and includes all required minimum standards.

As shown in Table 2.1, the percentage score required for a BREEAM 'Excellent' rating is 70%. The score of 72.54% is therefore above this threshold and incorporates a small buffer. It is anticipated that further credits will be reviewed and targeted where feasible at the detailed design stages to increase the buffer and decrease the risk of the Excellent rating not being achieved.

A summary of the current pre-assessment BREEAM strategy is shown Table 3.1. A detailed breakdown of the targeted BREEAM credits is presented in Appendix A of this report.

Table 3.1 Summary of BREEAM Category Scores

BREEAM category	Credits available	Credits targeted	Weighting (%)	Category score (%)
Management	15	12	12.00	9.60
Health & Wellbeing	8	2	7.00	1.75
Energy	13	7	9.5	5.12
Transport	12	8	14.5	9.67
Water	3	3	2.00	2.00
Materials	14	10	22.00	15.71
Waste	10	8	8.00	6.40
Land Use & Ecology	13	10	19.00	14.62
Pollution	6	5	6.00	5.00
Innovation	10	1	10.00	1.00
				72.54%
TARGETED RATING				Excellent

4.0 PROGRESS & NEXT STEPS

A BREEAM pre-assessment workshop was held in June 2025 with key members of the design team including the architect, civil engineer, and BREEAM AP. During the workshop, key design principles and associated credit achievement were discussed as well as risks and opportunities for credit achievement.

The most significant risk at this stage is late action on early-stage credits that would prohibit a particular feature being included within the design if not considered at this stage.

The early-stage credits/items targeted are detailed within Table 4.1, which demonstrates the progress that has been made against each credit.

Table 4.1 Progress against each credit

Credit	Completion stage	Progress
Man 01 – Project brief and design	Concept design	All required project delivery documentation has been collated throughout stage 1 and 2. Greengage are appointed as BREEAM AP.
Ene 04 – Low carbon design	Concept design	A Passive Design Analysis (PDA) and a Low and Zero Carbon (LZC) feasibility study will be prepared by PSH to support the energy strategy.
Mat 01 - Building life cycle assessment	Concept design	Greengage have prepared a Mat01 Life Cycle Assessment to submit with the application.
Tra 01 – Transport assessment and travel plan	Concept design	Paul Basham Associates have produced a Transport Assessment and Travel Plan.
Wst 01 – Construction waste management	Concept design	A Pre-demolition Audit will be prepared for the application.
Wst 05 - Adaptation to Climate Change	Concept design	Climate change resilience has been reviewed by the design team.
Wst 06 - Design for assembly and adaptability	Concept design	Functional adaptability has been reviewed by the design team.
LE02-LE05	Ecology	Red Ecology have been appointed to undertake the Ecology credits.

During the next phases of design progression, the BREEAM strategy should be continually reviewed to ensure all target credits can still be achieved with the design or if any additional credits can be picked up as greater detail on certain building elements is established.

5.0 CONCLUSION

This BREEAM Pre-Assessment report has set out a pathway to show how the Proposed Development could achieve the required 'Excellent' rating. The proposed strategy currently achieves a score of 72.54% which represents an 'Excellent' rating with a small buffer over the scoring threshold.

Key actions required at the early project stages have been identified and appointments made where necessary to ensure the required credits can be achieved.

Following this Pre-Assessment report, a BREEAM Design Stage and eventually Post-Construction Stage Assessment would be required in order to gain full BREEAM certification.

Appendix A provides the detailed BREEAM credit assumptions for the Proposed Development.

APPENDIX A DETAILED CREDIT ASSUMPTIONS

BREEAM New Construction (V6.1) Summary Tracker

Project Name	Reading Police Station	
Project Number	553189	
Date	11/05/2026	
Targeted BREEAM Rating	EXCELLENT	72.54%
Potential BREEAM Rating	EXCELLENT	87.93%
Awarded Credits	NO RATING	0.00%

Project notes:
 BREEAM New Construction V6.1
 Shell only
 Retail
 Policy requirement for BREEAM 'Excellent' - Reading Local Plan Policy CC2 Sustainable Design and Construction



	Credit in progress; further info required
	Credit achieved
	Credit not targeted

Category	Credit ID	Credit name	Credit(s) available	Credit(s) targeted	Potential uplift	Credits awarded	Responsibility	Time critical elements	Credit summary	Evidence requirements
Management	Man 01	Project brief and design	1	1			PM / Architect / Client	Concept Design	Project delivery planning A meeting(s) must be undertaken between the key project delivery stakeholders, identifying roles, responsibilities and contributions for key phases of project delivery. Demonstrate how delivery stakeholders' contributions and consultation process influence brief, PEP, communication strategy and concept design.	- Early meeting minutes - Project brief - Responsibilities matrix - Design progression documentation - RIBA Stage 1 & 2 reports - Examples of Initial Project Brief, PEP, Internal Comms Strategy & Concept Design changing as a result of consultation
			1	1			PM / Client / Planning consultant	Concept Design Technical Design	Stakeholder consultation (interested parties) - All relevant interested parties (building users, existing community, partnerships and networks) have been consulted by the design team. - Stakeholder contributions and consultation outcomes have influenced Initial Project Brief and Concept Design. - Consultation feedback has been given to, and received by, all relevant parties prior to completion of detailed design.	- Minutes of meetings - Consultation records / correspondence - Demonstration of design changes as a result of consultation - Consultation feedback confirmation
			1	1			BREEAM AP	Concept Design	BREEAM AP (Concept Design) <i>Pre-requisite: Project team, including client, formally agree strategic performance targets early in design process.</i> AP is appointed to work with team to maximise project's performance against BREEAM throughout Concept Design; monitor progress against targets; identify risks & opportunities; provide feedback; and monitor/coordinate evidence generation.	- Formal confirmation of BREEAM target - Confirmation of BREEAM AP appointment - Pre-Assessment report/RIBA stage reports - Meeting minutes - AP correspondence
			1	1			BREEAM AP	Concept Design Developed Design	BREEAM AP (Developed Design) <i>Pre-requisite: Project team, including client, formally agree strategic performance targets early in design process.</i> BREEAM AP (Concept Design) credit must be achieved first. AP is appointed to work with team to maximise project's performance against BREEAM throughout Developed Design; monitor progress against targets; identify risks & opportunities; provide feedback; and monitor/coordinate evidence generation.	- Formal confirmation of BREEAM target - Confirmation of BREEAM AP appointment - Meeting/workshop minutes - AP correspondence - RIBA stage report
	Man 02	Life cycle cost and service life planning	2		2		Cost consultant	Concept Design	Elemental Life Cycle Cost (LCC) Outline entire asset elemental life cycle cost plan carried out with design options appraisals.	Elemental life cycle cost analysis report
			1		1		Cost consultant	Technical Design	Component level LCC options appraisal In line with PD 156865:2008. Includes (where present): - Envelope, e.g. cladding, windows, and/or roofing - Services, e.g. heat source, cooling source, and/or controls - Finishes, e.g. walls, floors and/or ceilings - External spaces, e.g. alternative hard landscaping, boundary protection. Examples of how the LCC has influenced the design must be given.	Component life cycle costing report
			1	1			Cost consultant		Capital cost reporting Report capital cost for building in £/sqm	Confirmation of cost (£/sqm)

Category	Credit ID	Credit name	Credit(s) available	Credit(s) targeted	Potential uplift	Credits awarded	Responsibility	Time critical elements	Credit summary	Evidence requirements
	Man 03	Responsible construction practices	Y	Y			Contractor		Pre-requisite - Legal and sustainable timber All timber and timber-based products used during the construction process are 'legal and sustainable timber'.	Confirmation of all construction / temporary timber and source
			1	1			Contractor		Environmental management All parties who control the site site (principal contractor, demo-contractor) operate EMS (ISO14001 or equivalent) for all main operations and implement best practice pollution prevention in accordance with Pollution Prevention Guidelines PPG6.	Contractor confirmation EMS / ISO14001 or BS8555 Completed PPG6 Worksheet or confirmation of pollution prevention measures
			1	1			Contractor / AP	Construction	BREEAM AP (site) <i>Pre-requisite: Client and contractor formally agree performance targets.</i> BREEAM AP is appointed to assist with maximising performance and going beyond design intent; monitor progress against targets; identify risks/opportunities; provide feedback; and coordinate generation of evidence.	BREEAM AP meeting minutes / reports / notes
			2	2			Contractor		Responsible construction management One credit mandatory Excellent; two credits mandatory Outstanding One credit: CCS ≥9 points per section and ≥27 overall. Two credits: CCS ≥11 points per section and ≥35 overall. Additional construction management items not covered by CCS e.g. safe access, fleet driver training, accident reporting	CCS certificate CCS scoresheet Evidence of other construction management items
			2	2			Contractor		Monitoring of construction site impacts Individual appointed to record utility consumption (energy & water) and transport of construction materials & waste to/from site. Targets must be set and monitored.	Contractor monitoring data Clarification of targets
	Man 04	Commissioning and handover	1	1			Contractor		Testing and inspecting building fabric Thermographic survey and airtightness testing.	Thermographic survey Airtightness testing
	0.80%	Section credits	15	12	3	0				
	per credit	Section score	12.00%	9.60%	2.40%	0.00%				
Health and Wellbeing	Hea 01	Visual comfort	2	0			Daylight consultant / MEP / Architect		Daylighting Relevant areas meet good practice daylight factors and uniformity ratio / sky view or good practice average and minimum point daylight illuminance criteria	GA drawings and daylighting calculations
			1		1		Architect		View out 95% of floor area in 95% of spaces is within 8m of an external wall with window providing adequate view out and window/opening must be ≥ 20% of the surrounding wall area.	Drawings showing room depths and window areas to confirm view out
			1	1			MEP		External lighting levels External lighting to required illuminance levels (where applicable) including BS5489 and BS EN 12464.	Confirmation of lighting standards
	Hea 05	Acoustic performance	1		1		Acoustician		Indoor ambient noise The building meets the appropriate acoustic performance standards and testing requirements for the building type.	Acoustic testing report referring to indoor spaces.
	Hea 06	Security	1	1			PM / Architect / SQSS	Concept Design	Security of site and building Suitably qualified security specialist (SQSS) conducts an evidence-based Security Needs Assessment (SNA) and the recommendations from this are implemented.	SQSS SNA report Drawings / specifications to show security recommendations
	Hea 07	Safe and healthy surroundings	1	1			Architect / Landscape architect		Safe access Dedicated cycle paths from entrance to cycle storage Dedicated/safe footpaths Pedestrian drop off areas providing direct access to footpaths Delivery areas not accessed through general parking areas. Dedicated parking/waiting area for goods vehicles separate to manoeuvring area Parking/turning designed for simple manoeuvring.	GA drawings showing site areas
			1		1		Architect		Outside space Space providing building users with external amenity area - outdoor landscaped area, non-smoking, appropriate seating, avoids noise disturbance	GA drawing showing external space
	0.88%	Section credits	8	3	3	0				

Category	Credit ID	Credit name	Credit(s) available	Credit(s) targeted	Potential uplift	Credits awarded	Responsibility	Time critical elements	Credit summary	Evidence requirements
	per credit	Section score	7.00%	2.63%	2.63%	0.00%				
Energy	Ene 01	Reduction of energy use and carbon emissions	9	4			Energy consultant		Energy performance Four credits mandatory Excellent; six credits mandatory Outstanding Based on energy performance BRUKL document	BRUKL input file
	Ene 03	External lighting	1	1			MEP		External lighting The average initial luminous efficacy of external light fittings within the construction zone is not less than 70 luminaire lumens per circuit Watt. All external light fittings are automatically controlled for prevention of operation during daylight hours and presence detection in areas of intermittent pedestrian traffic.	Lighting data sheets to confirm luminous efficacy Lighting plans / schedule to confirm number of each fitting Specification / drawings to confirm automatic control to prevent daylight operation
	Ene 04	Low carbon design	1	1			Energy consultant	Concept Design	Passive design analysis <i>Hea 04 thermal modelling credit criteria 1, 2, 3bii is pre-requisite</i> Passive design analysis undertaken and measures implemented to reduce heating, cooling, ventilation, lighting loads and energy consumption. Quantify reduced energy demand and CO2 emissions as a result of passive measures.	Passive design analysis report including implemented measures and associated energy/CO2 savings
			1	0			Energy consultant	Concept Design	Free cooling <i>Passive design credit is pre-requisite</i> Analysis of free cooling and implementation opportunities Naturally ventilated building or use of identified free cooling strategies	Free cooling analysis
			1	1			Energy consultant	Concept Design	Low and zero carbon technologies LZC feasibility study by energy specialist. Local LZC technology specified in line with feasibility study. Quantify reduced regulated CO ₂ emissions from LZC	Low zero carbon feasibility study Confirmation of LZC technology installed and CO2 savings
	0.73%	Section credits	13	7	0	0				
	per credit	Section score	9.50%	5.12%	0.00%	0.00%				
ort	Tra 01	Transport assessment and travel plan	2	2			Transport consultant	Concept Design	Transport assessment and Travel plan Site-specific transport assessment / statement covering: - If relevant, travel patterns and attitudes of existing building or site users towards cycling, walking and public transport, to identify relevant constraints and opportunities. - Predicted travel patterns and transport impact of future building or site users. - Current local environment for pedestrians and cyclists, accounting for any age-related requirements of occupants and visitors. - Reporting of the number and type of existing accessible amenities within 500m of the site. - Disabled access accounting for varying levels and types of disability, including visual impairment. - Calculation of the existing public transport Accessibility Index (AI) - Current facilities for cyclists Travel plan providing long term management strategy that encourages more sustainable travel.	Site-specific transport assessment Travel plan and confirmation from client of its implementation

Category	Credit ID	Credit name	Credit(s) available	Credit(s) targeted	Potential uplift	Credits awarded	Responsibility	Time critical elements	Credit summary	Evidence requirements
Transp	Tra 02	Sustainable transport measures	10	6	2		Transport consultant / Client / Architect / Landscape architect / MEP		Transport options implementation <i>Tra 01 travel plan is pre-requisite</i> Identify sustainable transport options, award credits based on AI and number of options. Measures include - dedicated bus service, public transport information system, electric charging, car sharing, cycle storage, cycle facilities, existing amenities, enhanced amenities.	AI for building calculated. GA drawings/reports, information depending on measures chosen
	1.21%	Section credits	12	8	2	0				
	per credit	Section score	14.50%	9.67%	2.42%	0.00%				
Water	Wat 02	Water monitoring	1	1			MEP		Water monitoring Criterion 1 mandatory Good Specification of water meter on mains supply Sub-meters connected to BMS	Specification and schematics demonstrating metering strategy
	Wat 03	Water leak detection	1	1			MEP		Leak detection system Leak detection system capable of detecting major leak on mains - on supply within building and between building and utilities water supply	Specification and schematic showing leak detection system
	Wat 04	Water efficient equipment	1	1			MEP		Water efficient equipment Identify unregulated water demands that can be realistically mitigated or reduced. Identify systems or processes to reduce relevant water demand	Confirmation of relevant water demands and how they are reduced.
	0.67%	Section credits	3	3	0	0				
	per credit	Section score	2.00%	2.00%	0.00%	0.00%				
	Mat 01	Environmental impacts from construction products - Building life cycle assessment (LCA)	6	5			LCA modeller	Concept Design Technical Design	Superstructure Building LCA options appraisal of 2-4 significantly different superstructure design options at Concept Design. Building LCA options appraisal of 2-3 significantly different superstructure design options at Technical Design. Comparison with the BREEAM LCA benchmark for office, industrial and retail buildings.	LCA options appraisals
			1	1			LCA modeller	Concept Design	Substructure and hard landscaping options appraisal during Concept Design LCA options appraisal on a combined at least six different substructure or hard landscaping design options (at least two of each)	LCA options appraisals
	Mat 02	Environmental impacts from construction products - Environmental Product Declarations (EPD)	1	1			Architect		Specification of products with a recognised environmental product declaration (EPD) Total EPD points score of at least 20. At least five different material classifications must be covered.	Specification of materials with EPD certificates

Category	Credit ID	Credit name	Credit(s) available	Credit(s) targeted	Potential uplift	Credits awarded	Responsibility	Time critical elements	Credit summary	Evidence requirements
Materials	Mat 03	Responsible sourcing of construction products	Y	Y			Architect/ Contractor		Pre-requisite - Legal and sustainable timber Mandatory all ratings All timber used must be 'Legal' and 'Sustainable' as per UK Government Timber Procurement Policy	Confirmation of all building timber and source
			1		1		Client	Concept Design	Enabling sustainable procurement Sustainable procurement plan used to guide specification	Sustainable procurement plan
			3	2			Architect / Contractor		Measuring responsible sourcing One credit - superstructure & >10% of points Two/three credits - internal finishes and substructure & hard landscaping & >20% or >30%	Specification commitment to use suppliers with recognised responsible sourcing accreditation e.g. BES6001, ISO14001
	Mat 05	Designing for durability and resilience	1	1			Architect		Protecting vulnerable parts of the building from damage. Design and specification measures to limit material degradation due to accidental/malicious damage. Protecting exposed parts of the building from material degradation Exposed building elements designed to limit degradation due to environmental factors through appropriate quality standard or a detailed assessment of the element's resilience. Convenient access to roof and facade for cleaning/repair and design roof to prevent water damage/ingress.	Marked up drawing showing how the scheme has been designed to protect vulnerable parts Specification with required quality standards or environmental assessment. Drawings showing roof and façade access and how they prevent water damage.
	Mat 06	Material efficiency	1	0			Client / Architect / Structural engineer / MEP / Contractor	All design stages from Preparation & Brief	Material efficiency Opportunities and measures to optimise the use of materials in building design, procurement, construction, maintenance and end of life have been identified. Measures must be implemented and targets/actual material efficiencies achieved reported.	Documents at each RIBA stage to show material efficiency targets, workshops and measures
	1.57%	Section credits	14	10	1	0				
	per credit	Section score	22.00%	15.71%	1.57%	0.00%				
Waste	Wst 01	Construction waste management	1	1			Client / Demolition contractor	Concept Design	Pre-demolition audit Pre-demo audit carried out at Concept Design and referred to in RMP.	BREEAM compliant pre-demolition audit Comparison of actual and predicted waste volumes
			3	2			Contractor		Construction resource efficiency One credit mandatory Outstanding Resource Management Plan (RMP) required Construction waste resource efficiency benchmarks Xm3/tonnes of non-hazardous construction waste generated per 100sqm GIFA	Resource management plan including waste targets
			1	1			Contractor		Diversion of resources from landfill Sort waste into key waste groups and achieve diversion from landfill benchmarks: Non-demo - 70% by volume / 80% by tonnage Demolition - 80% by volume / 90% by tonnage	Waste separation and landfill diversion quantities set out in RMP
	Wst 02	Use of recycled and sustainably sourced aggregates	1	1			Contractor / Structural engineer		Project sustainable aggregate points <i>Pre-requisite - pre-demo audit if applicable.</i> Identify all aggregates including quantity, type, source, distance travelled.	Detail on all aggregates specified Assessor to complete Wst 02 calculator tool
	Wst 03	Operational waste	1	1			Architect		Operational waste Mandatory Excellent Provide a dedicated space for the segregation and storage of operational recyclable waste - clearly labelled, accessible, of appropriate capacity.	GA drawing showing dedicated area for recycling with total area (sqm) and no. of bins. Waste strategy information to confirm how sizing is appropriate Plan or strategy showing access routes for building users and waste
	Wst 05	Adaptation to climate change	1	1			Architect / Structural engineer / MEP	Concept Design Technical Design	Resilience of structure, fabric, building services and renewables installation Climate change adaptation strategy appraisal Develop recommendations based on appraisal Provide update during technical design on implementation of recommendations	Climate change risk assessment Drawings and/or specifications showing implementation of recommendations
	Wst 06	Design for disassembly and adaptability	1	1			Architect / Structural engineer / M&E	Concept Design	Design for disassembly and functional adaptability - recommendations Study to explore ease of disassembly and functional adaptation potential of different designs Develop recommendations and solutions by end of Concept Design	Functional adaptability and disassembly study
			1	1			Architect / Structural engineer / M&E	Technical Design	Disassembly and functional adaptability - implementation <i>Recommendations credit above is pre-requisite</i> Update during Technical Design on implementation of recommendations or solutions and any changes. Produce building adaptability and disassembly guide for prospective tenants.	Drawings/stage reports showing implementation of measures Building adaptability and disassembly guide
	0.80%	Section credits	10	9	0	0				
	per credit	Section score	8.00%	7.20%	0.00%	0.00%				

Category	Credit ID	Credit name	Credit(s) available	Credit(s) targeted	Potential uplift	Credits awarded	Responsibility	Time critical elements	Credit summary	Evidence requirements
Land Use and Ecology	LE 01	Site selection	1	1			Architect		Previously occupied land At least 75% of the proposed development's footprint on an area of land which has previously been developed.	Pre and post development plans
			1		1		Contaminated land specialist / Contractor		Contaminated Land Land affected by contamination and remediation strategy implemented	Specialist's site investigation, risk assessment and remediation strategy
	LE 02	Ecological risks and opportunities	1	1			Ecologist / Contractor	Preparation & Brief	Survey and evaluation <i>Pre-requisite - compliance monitored against all legislation</i> SQE survey to determine ecological baseline and feasibility for enhancement.	Ecology survey, report and outcomes Sharing results with team - meeting notes etc. Confirmation of contractor complying with all regulations
			1	1			Ecologist	Preparation & Brief	Determining ecological outcomes <i>Survey and evaluation criteria are pre-requisite</i> Project team liaise with stakeholders to influence planning decisions to identify and meet ecological outcomes	Stakeholder liaison
	LE 03	Managing impacts on ecology	1	1			Ecologist	Concept Design	Planning and measures on-site <i>LE02 is pre-requisite</i> Planning and measures to avoid neagtive ecological impacts Collaboration with stakeholders on impacts where necessary	Ecology report setting out how to manage negative impacts and stakeholder liaison
			2	2			Ecologist	Concept Design	Managing negative impacts <i>LE02 and planning credit above are pre-requisites</i> Negative impacts from construction managed according to mitigation hierarchy (two credits = no overall loss of ecological value).	Ecology report setting out how to manage negative impacts and confirmation of ecological value loss
	LE 04	Ecological change and enhancement	1	1			Ecologist	Concept Design	Ecological enhancement <i>LE03 managing negative impacts and legislation compliance are pre-requisites</i> Measures implemented to enhance ecological value. Data provided to local environmental records centres	Ecology report confirming value as a result of measures and project team input
			3	1	2		Ecologist	Concept Design	Change and enhancement of ecology Change in ecological value to award credits	Ecology report with calculations of ecological value
	LE 05	Long term ecology management and maintenance	1	1			Ecologist	Concept Design	Management and maintenance throughout the project <i>LE03 managing negative impacts, LE04 one credit and legislation compliance are pre-requisites</i> Stakeholder collaboration to influence monitoring and reporting on project outcomes. Section on ecology in tenant/building owner information supplied, including detailed management and maintenance plans	Ecology report or plan confirming maintenance and management Tenant or building owner information
			1	1			Ecologist		Landscape and ecology management plan Plan developed in accordance with BS 42020:2013 covering first five years after completion.	Landscape and Ecology Management Plan including update plan
	1.46%	Section credits	13	10	3	0				
	per credit	Section score	19.00%	14.62%	4.38%	0.00%				
	Pol 03	Flood and surface water management	2	2			Flood / Drainage consultant		Flood resilience <i>Pre-requisite - appropriate consultant appointed</i> Two credits for low flood risk or one credit for medium / high flood risk	Flood risk assessment
			2	2			Drainage consultant		Surface water run-off <i>Pre-requisite- bespoke surface water run-off design solutions</i> Peak rate of run-off has 30% improvement for developed site compared to pre-developed for 1 and 100 yr return events. Include climate change allowance. SuDS maintenance. (1 credit) Flooding of property will not occur in the event of local drainage system failure and use of SuDS to ensure post development runoff volume no greater than pre-development. (1 credit)	Drainage strategy

Category	Credit ID	Credit name	Credit(s) available	Credit(s) targeted	Potential uplift	Credits awarded	Responsibility	Time critical elements	Credit summary	Evidence requirements
Pollution			1		1		Drainage consultant		Minimising watercourse pollution No discharge from site for rainfall up to 5mm. Appropriate level of pollution prevention using SuDS. Oil separators. Drainage plan and maintenance agreements	Drainage strategy Drainage plan Management and maintenance agreements
	Pol 04	Reduction of night time light pollution	1	1			MEP		Reduction of night time light pollution Where external lighting pollution has been eliminated through effective design that removes the need for external lighting without affecting the safety and security of the site and its users. OR The external lighting strategy has been designed in compliance with the ILP Guidance Notes for the Reduction of Obtrusive Light, 2011. All external lighting (except for safety and security lighting) can be automatically switched off between 23:00 and 07:00.	External lighting plan Lighting specification including control mechanism Lighting data sheets
	1.00%	Section credits	6	5	1	0				
	per credit	Section score	6.00%	5.00%	1.00%	0.00%				
Innovation	Man 03	Responsible construction practices	1	1			Contractor		Responsible construction management CCS ≥13 points per section and ≥39 overall. Additional construction management items including fleet driver training and accident reporting	CCS certificate CCS scoresheet Evidence of other construction management items
	LE 04	Ecological change and enhancement	1		1		Ecologist / Landscape Architect		Change and enhancement of ecology Demonstrate a significant ecological net gain (110%)	Ecologist report with calculations
	1.00%	Section credits	10	1	1	0				
	per credit	Section score	10.00%	1.00%	1.00%	0.00%				
Overall credits			104.00	68.00	14.00	0.00				
Final BREEAM score			110.00%	72.54%	15.40%	0.00%				
BREEAM rating			-	EXCELLENT	UTSTANDING	NO RATING				