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23rd February 2015

Mr. Dale Fox
CDP Ltd
Huddersfield Road
Elland
West Yorkshire
HX5 9BW

Dear Dale,

RE: Former Pub, Birk Avenue, Barnsley, S70 3HU – 'BREEAM Very Good'.

Following our recent conversation regarding the possible requirement to achieve an overall BREEAM Very Good rating, it is our opinion the measures imposed by this requirement would prove to be of no additional benefit to potential occupiers and would ultimately prove to be environmentally unsustainable.

Amongst others, and in order to achieve the required BREEAM 'Very Good' measures, the proposed building must achieve a significant improvement beyond the Building Regulations Part L2a(2013) compliance threshold. This is likely to require a substantial increase in insulation thickness and may require reconsideration of the construction method which may affect delivery timescales for completion.

In addition, a renewable energy feasibility study must be carried out and a recommendation from the study installed in the building. As the end user is unknown, achieving this measure has no merit given the design of such a renewable energy system should be carried out when the end occupier is known (and the intended use for the unit) i.e. there is a high risk of designing such a system that would prove to be unsuitable for the end occupier and never used or removed upon occupation.

In addition, the BREEAM Very Good rating will also impose several onerous requirements on any potential occupants through the formal lease agreement. It is acknowledged these additional items would prove to be of no additional benefit to potential occupiers beyond current proposals and would ultimately prove to be economically unsustainable. Please refer to the attached schedule for information.

Therefore, as licensed BREEAM Assessors and BREEAM Accredited Professionals, in our opinion imposing the BREEAM Very Good requirement may compromise the project feasibility in relation to use/function and economic sustainability, and may also limit the potential letting of the building to prospective tenants.

Should you have any other queries, please do not hesitate to get in touch.

Yours sincerely,
for GreenBuild Consult Ltd

Gareth Davies
Director