

General information

BRE Assessment reference no.	To be confirmed.
Client name	South Yorkshire Police Authority
Building end user/occupier	South Yorkshire Police
Assessor name	Neil Duffy
Assessor organisation	Desco (design & consultancy) Ltd.

Building details

Building name	Barnsley Custody Suite
Country	England
Building type (main description)	Prisons
Building type (sub-group)	Prison - Holding centre
Building floor area (GIA) m ²	1173
Building floor area (NIFA) m ²	1100
BREEAM scheme	New Construction
BREEAM version	2014 (SD5076)
BREEAM UK 2014 technical manual issue number	SD5076 Issue 1.0
Project type	New Construction (Fully fitted)
Assessment stage	Pre-Assessment
Location type	Medium urban (>25,000 population)
If applicable, does this industrial building have a heated or cooled operational area?	Option not applicable to building type
Commercial/industrial refrigeration and storage systems	No
Building user transportation systems (lifts and/or escalators)	No
Laboratory function/area and size category	No laboratory
Laboratory containment level	No laboratory
Fume cupboard(s) and/or other containment devices	No
Unregulated water uses present? (e.g. vehicle wash system, irrigation)	Yes
If applicable, will this healthcare building house inpatients?	Option not applicable to building type
If applicable, does this industrial building have an office area?	Option not applicable to building type
If applicable, does this building contain areas requiring SAP assessment?	Option not applicable to building type
If SAP used, what proportion of the building's total floor area (GIA) does it apply to?	

Disclaimer

This Pre-Assessment Estimator is the property of BRE Global Ltd and is made publicly available for information purposes only. Its use for testing, assessment, certification or approval is not permitted. The results presented are indicative only of a building's potential performance which is based on a simplified, informal assessment and unverified commitments. The results do not represent a formal certified BREEAM assessment or rating and must not be communicated as such. BRE Global Ltd accepts no responsibility for any actions taken as a result of information presented or interpreted by the BREEAM Pre-Assessment Estimator. To carry out a formal BREEAM assessment contact a licensed BREEAM Assessor organisation. A list of licensed BREEAM Assessors is available from the Green Book Live website: www.greenbooklive.com

Copyright

Copyright exists on the BREEAM logo and this may not be used or reproduced for any purpose without the prior written consent of the BRE Global Ltd. The BREEAM name and logo are registered trademarks of the Building Research Establishment Limited.

BREEAM UK New Construction 2014 Pre-Assessment Estimator: Assessment Issue Scoring



Building name	Barnsley Custody Suite
Building score (%)	58.51%
Building rating	Very Good
Minimum standards level achieved	Excellent level

MANAGEMENT

Man 01 Project brief and design

No. of BREEAM credits available	4	Available contribution to overall score	2.29%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria

	Compliant?	Credits available	Credits achieved
Will stakeholder consultation (project delivery) take place?	Yes	1	1
Will stakeholder consultation (third party) take place?	Yes	1	1
Will a sustainability champion (design) be assigned?	No	1	0
Will a sustainability champion (monitoring progress) be assigned?	No	1	0

Total BREEAM credits achieved	2
Total contribution to overall building score	1.14%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	N/A

Comments/notes:

Simon Crosby of Archial NORR (SC) & Paula Ibberson of South Yorkshire Police (PI) confirmed that the required consultation activities took place at RIBA stage 2 but that a sustainability champion was not appointed.

Man 02 Life cycle cost and service life planning

No. of BREEAM credits available	4	Available contribution to overall score	2.29%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria

	Compliant?	Credits available	Credits achieved
Will an elemental life cycle cost (LCC) analyses be carried out?	No	2	0
Will a component level LCC plan be developed?	No	1	0
Will the predicted capital cost be reported?	Yes	1	1
Expected capital cost of the project (if available)		£/m ²	

Total BREEAM credits achieved	1
Total contribution to overall building score	0.57%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

SC and PI confirmed that elemental LCC analyses weren't undertaken at RIBA stage 2 and that component level LCC are not planned but could be undertaken if required. PI confirmed that the predicted capital cost could be reported as required.

Man 03 Responsible construction practices

No. of BREEAM credits available	6	Available contribution to overall score	3.43%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Assessment Criteria	Compliant?	Credits available	Credits achieved
Is all site timber used in the project 'legally harvested and traded timber'?	Yes		
Will/does the principal contractor operate a compliant Environmental Management System?	Yes	1	1
Will a construction stage sustainability champion be assigned?	No	1	0
Will a considerate construction scheme be used by the principal contractor? (One credit where 'compliance' has been achieved. Two credits where 'compliance' is significantly exceeded.)	2	2	2
Will construction site impacts be metered/monitored?	Yes		
Will site utility consumption be metered/monitored?	Yes	1	1
Will transport of construction materials and waste be metered/monitored?	No	1	0
Will exemplary level criteria be met?	No	1	0

Total BREEAM credits achieved	4
Total contribution to overall building score	2.29%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	Outstanding level

Comments/notes:

Jason Mellor of Willmott Dixon (JM) confirmed Willmott Dixon commitment to the above criteria.

Man 04 Commissioning and handover

No. of BREEAM credits available	4	Available contribution to overall score	2.29%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Assessment Criteria

	Compliant?	Credits available	Credits achieved
Will commissioning schedule and responsibilities be developed & accounted for?	Yes	1	1
Will a commissioning manager be appointed?	Yes	1	1
Will the building fabric be commissioned?	Yes	1	1
Will a training schedule for building occupiers/managers at Handover?	Yes	1	1
Will a building user guide be developed prior to handover?	Yes		

Total BREEAM credits achieved	4
Total contribution to overall building score	2.29%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	Outstanding level

Comments/notes:

Malcolm Clough of Desco (MC) confirmed that Desco specifications will include the requirements to demonstrate compliant commissioning of the building services. SC confirmed that the building fabric will be commissioned as required. SC, PI and JM agreed that a training schedule and building user guide will be provided.

Man 05 Aftercare

No. of BREEAM credits available	3	Available contribution to overall score	1.71%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Assessment Criteria

	Compliant?	Credits available	Credits achieved
Will aftercare support be provided to building occupiers?	Yes	1	1
Will seasonal commissioning occur over 12months once substantially occupied?	Yes	1	1
Will a post occupancy evaluation be carried out 1 year after occupation?	Yes	1	1
Will exemplary level criteria be met?	No	1	0

Total BREEAM credits achieved	3
Total contribution to overall building score	1.71%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	Outstanding level

Comments/notes:

HEALTH & WELLBEING

Hea 01 Visual Comfort

No. of BREEAM credits available	4	Available contribution to overall score	3.75%
No. of BREEAM innovation credits available	1	Minimum standards applicable	No

Assessment Criteria

	Compliant?	Credits available	Credits achieved
Will the design provide adequate glare control for building users?	Yes	1	1
Will relevant building areas be designed to achieve appropriate daylight factor(s)?	1	1	1
Will the design provide adequate view out for building users?	Yes	1	1
Will internal/external lighting levels, zoning and controls be specified in accordance with the relevant CIBSE Guides/British Standards?	Yes	1	1
Will exemplary level criteria be met?	No	1	0

Total BREEAM credits achieved	4
Total contribution to overall building score	3.75%
Total BREEAM Innovation credits achieved	0
Minimum standard(s) level	N/A

Comments/notes:

SC confirmed that the building can meet the glare control criteria but that the daylighting criteria can't be met due to the building type, SC also confirmed that the daylighting criteria required by the Home Office Police Buildings Design Guide (which differ from the BREEAM criteria) will be achieved. SC also confirmed that the view out criteria can't be met due to the type of building. Simon Crowe of Desco (SC) confirmed that there will be no occupant control of lighting in cells which precludes the lighting levels, zoning and control credit due to the type of building. The above reflects the inclusion of those credits which are precluded by the building type.

Hea 02 Indoor Air Quality

No. of BREEAM credits available	4	Available contribution to overall score	3.75%
No. of BREEAM innovation credits available	2	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will an air quality plan be produced and building designed to minimise air pollution?	No	1	0
Will building be designed to minimise the concentration and recirculation of pollutants in the building?	Yes	1	1
Will the relevant products be specified to meet the VOC testing and emission levels required?	Yes	1	0
Will formaldehyde and total VOC levels be measured post construction?	No	1	0
Will the building be designed to, or have the potential to provide, natural ventilation?			
Will exemplary level VOCs (products) criteria be met?	0	2	0

Total BREEAM credits achieved	1
Total contribution to overall building score	0.94%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	N/A

Comments/notes:

MC confirmed that the building's ventilation will be designed to minimise the concentration and recirculation of pollutants. SC confirmed that the specification of low VOC content materials to meet BREEAM criteria is precluded by virtue of level robustness required by the custody suite. The above reflects the inclusion of those credits which are precluded by the building type.

Hea 03 Safe containment in laboratories Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will an objective risk assessment of proposed laboratory facilities' design be completed?			
Will the manufacture & installation of fume cupboards and containment devices meet best practice standards?			
Will containment level 2 & 3 labs meet best practice safety & performance criteria?			

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

Hea 04 Thermal comfort

No. of BREEAM credits available	3	Available contribution to overall score	2.81%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will thermal modelling of the design be carried out?	Yes	1	1
Will the building design be adapted for a projected climate change scenario?	No	1	0
Will the modelling inform the development of a thermal zoning and control strategy?	Yes	1	1

Total BREEAM credits achieved	2
Total contribution to overall building score	1.88%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

MC confirmed that compliant thermal modelling will be carried out and will inform the development of the thermal zoning and control strategies.

Hea 05 Acoustic Performance

No. of BREEAM credits available	3	Available contribution to overall score	2.81%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria

	Credits	Credits available	Credits achieved
Will the building meet the appropriate acoustic performance standards and testing requirements for: a. Sound insulation b. Indoor ambient noise level c. Reverberation times?	3	3	3

Total BREEAM credits achieved	3
Total contribution to overall building score	2.81%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

SC confirmed that an SQA is appointed and that all BREEAM criteria will be achieved.

Hea 06 Safety and Security

No. of BREEAM credits available	2	Available contribution to overall score	1.88%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria

	Compliant?	Credits available	Credits achieved
Where external site areas are present, will safe access be designed for pedestrians and cyclists?	No	1	0
Will a suitably qualified security consultant be appointed and security considerations accounted for?	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.94%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

JM confirmed that the safe access criteria won't be met due to site constraints. PI and SC confirmed that the South Yorkshire Police Counter Terrorism Security Advisor has been consulted during RIBA stage 2 and that all consequent recommendations will be incorporated.

ENERGY

Ene 01 Reduction of energy use and carbon emissions

No. of BREEAM credits available	12	Available contribution to overall score	9.47%
No. of BREEAM innovation credits available	5	Minimum standards applicable	Yes

How do you wish to assess the number of BREEAM credits achieved for this issue?	Define a target number of BREEAM credits achieved
Select the target number of BREEAM credits for the Ene01 issue:	6

Ene 01 Calculator

Country of the UK where the building is located		Confirm building regulation and version to be used:	
---	--	---	--

New Construction (Fully fitted)

Building floor area		m2
Notional building heating and cooling energy demand		MJ/m2yr
Actual building heating and cooling energy demand		MJ/m2yr
Notional building primary energy consumption		kWh/m2yr
Actual building primary energy consumption		kWh/m2yr
Target emission rate (TER)		kgCO2/m2yr
Building emission rate (BER)		kgCO2/m2yr
Building emission rate improvement over TER		
Heating & cooling demand energy performance ratio (EPR _{ED})		
Primary consumption energy performance ratio (EPR _{PC})		
CO ₂ Energy performance ratio (EPR _{CO2})		
Overall building energy performance ratio (EPR _{NC})		

Where specified, please confirm the energy production from onsite or near site energy generation technologies	
Equivalent % of the building's 'regulated' energy consumption generated by carbon neutral sources and used to meet energy demand from 'unregulated' building systems or processes?	
Is the building designed to be 'carbon negative'?	
If the building is defined as 'carbon negative' what is the total (modelled) renewable/carbon neutral energy generated and exported?	

Total BREEAM credits achieved	6
Total contribution to overall building score	4.74%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	Excellent level

Comments/notes:

MC confirmed that 6 credits will be targeted but that this will need to be confirmed as design progresses.

Ene 02 Energy monitoring

No. of BREEAM credits available	1	Available contribution to overall score	0.79%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Assessment criteria

	Compliant?	Credits available	Credits achieved
Will a BMS or sub-meters be specified to monitor energy use from major building services systems?	Yes	1	1
Will a BMS or sub-meters be specified to monitor energy use by tenant/building function areas?		N/A	N/A

Total BREEAM credits achieved	1
Total contribution to overall building score	0.79%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	Outstanding level

Comments/notes:

MC & SC confirmed that the relevant building services systems will be provided with compliant energy meters.

Ene 03 External lighting

No. of BREEAM credits available	1	Available contribution to overall score	0.79%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment criteria

Assessment criteria	Compliant?	Credits available	Credits achieved
Will external light fittings and controls be specified in accordance with the BREEAM criteria?	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.79%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

SC confirmed that the external light fittings and controls will be specified in accordance with the BREEAM criteria.

Ene 04 Low carbon design

No. of BREEAM credits available	3	Available contribution to overall score	2.37%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment criteria

	Compliant?	Credits available	Credits achieved
Will passive design measures be used in line with an analysis be carried out during concept design stage (RIBA stage 2 or equivalent)?	No	1	0
Will free cooling measures be implemented in the whole building in line with the passive design analysis?	No	1	0
Will a LZC technology be specified in line with a feasibility study carried out by the completion of the Concept Design stage (RIBA Stage 2 or equivalent)?	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.79%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

MC confirmed that a passive design analysis was not carried out at RIBA stage 2 but that a LZC feasibility study was and appropriate LZC technology will be specified as a result.

Ene 05 Energy efficient cold storage

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Assessment criteria

	Compliant?	Credits available	Credits achieved
Will the refrigeration system be designed, installed & commissioned in accordance with BREEAM criteria?		N/A	N/A
Will the refrigeration system demonstrate a saving in indirect greenhouse gas emissions?		N/A	N/A

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

Ene 06 Energy efficient transportation systems

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Assessment criteria

	Compliant?	Credits available	Credits achieved
Will a transportation system analysis be carried out to determine and specify the optimum number, size and type of lifts that is most energy efficient?		1	0
Will the relevant energy-efficient features criteria be met?		2	0

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

Ene 07 Energy efficient laboratory systems

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Assessment criteria

Assessment criteria	Compliant?	Credits available	Credits achieved
Pre-requisite: Criterion 1 of Hea 03 - risk assessment of laboratory facilities			
Have the occupants' laboratory requirements & performance criteria been confirmed during the preparation of the initial project brief to minimise energy demand?			
Best Practice Energy Practices in Laboratories (table 27)			
Will the laboratory meet criteria item b) Fan power?			
Will the laboratory criteria item c) Fume cupboard volume flow rates?			
Will the lab meet item d) Grouping / isolation of high filtration/ventilation activities?			
Will the laboratory meet criteria item e) Energy recovery - heat?			
Will the laboratory meet criteria item f) Energy recovery - cooling?			
Will the laboratory meet criteria item g) Grouping of cooling loads?			
Will the laboratory meet criteria item h) Free cooling?			
Will the laboratory meet criteria item i) Load responsiveness?			
Will the laboratory meet criteria item j) Cleanrooms?			
Will the laboratory meet criteria item k) Diversity?			
Will the laboratory meet criteria item l) Room air-change rates?			

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

Ene 08 Energy efficient equipment

No. of BREEAM credits available	2	Available contribution to overall score	1.58%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment criteria

Which of the following will be present and likely to be a/the major contributor to 'unregulated' energy use?	Present	Major impact
Ref A Small power and plug in equipment?	Yes	Yes
Ref B Swimming pool?	No	
Ref C Communal laundry?	No	
Ref D Data centre?	Yes	No
Ref E IT-intensive operation areas?	No	
Ref F Residential areas?	No	
Ref G Healthcare?	No	
Ref H Kitchen and catering facilities?	No	

	Compliant	Credits available	Credits achieved
Will the significant majority contributor(s) to 'unregulated' energy use above meet the BREEAM criteria?	No	2	0

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

MC confirmed the presence of small power and plug in equipment and a data centre (server room) and that the small power and plug in equipment is likely to use the majority of unregulated energy in the building. Due to the potential use of legacy eqp. it is unlikely that the project will meet the BREEAM criteria for this issue.

Ene 09 Drying space

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Assessment criteria	Compliant?	Credits available	Credits achieved
Will internal/external drying space and fixings be provided?			

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

TRANSPORT

Tra 01 Public Transport Accessibility

No. of BREEAM credits available	2	Available contribution to overall score	4.50%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Building type category (for purpose of Tra01 issue assessment)	Prison Site
--	-------------

Assessment Criteria

Assessment Criteria	Compliant	Credits available	Credits achieved
Indicative public transport accessibility index (AI):	4.00	2	2
Will the building have a dedicated bus service?			N/A

AI	Indicative Accessibility Index for pre-assessment
0	Poor or no public transport provision
1	A single BREEAM compliant public transport node available
2	Some BREEAM compliant public transport nodes/services available
4	A selection of BREEAM compliant public transport nodes/services available
8	Good provision of public transport i.e. small urban centre / suburban area
10	Very Good provision of public transport i.e. small/medium urban centre
12	Excellent provision of public transport, i.e. medium urban centre
18	Excellent provision of public transport, i.e. large urban/metropolitan city centre

Total BREEAM credits achieved	2
Total contribution to overall building score	4.50%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

PI confirmed the most appropriate indicative AI for the building (n.b. a rough calculation using the BREEAM Tra 01 scoring tool confirms that this should be achievable).

Tra 02 Proximity to Amenities

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will the building be in close proximity of and accessible to applicable amenities?			

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

Tra 03 Cyclist facilities

No. of BREEAM credits available	1	Available contribution to overall score	2.25%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Building type category (for purpose of Tra03 issue assessment)	Prison establishment located building
How many compliant cycle storage spaces will be provided?	2
What cyclist facilities will be provided?	Showers, changing facilities and drying space

Assessment Criteria	Compliant?	Credits available	Credits achieved
Cycle storage spaces	Yes	1	1
Cyclist facilities	Yes		
Total BREEAM credits achieved	1		
Total contribution to overall building score	2.25%		
Total BREEAM innovation credits achieved	N/A		
Minimum standard(s) level	N/A		

Comments/notes:

SC and PI confirmed that sufficient compliant cycle storage spaces and facilities will be provided.

Tra 04 Maximum Car Parking Capacity

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Building type category (for purpose of Tra04 issue)	
Building's indicative Accessibility Index (sourced from issue Tra01)	

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will BREEAM's maximum parking capacity criteria for the building type/Accessibility Index be met?			

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

Tra 05 Travel Plan

No. of BREEAM credits available	1	Available contribution to overall score	2.25%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria

	Compliant?	Credits available	Credits achieved
Will a transport plan based on site specific travel survey/assessment be developed?	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	2.25%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

PI confirmed that a travel plan is being developed as part of the feasibility and design stages.

WATER

Wat 01 Water Consumption

No. of BREEAM credits available	5	Available contribution to overall score	3.89%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

How do you wish to assess the number of BREEAM credits to be achieved for this issue?	Define a target % improvement over baseline sanitary fittings
What is the target for % reduction in potable water consumption for sanitary use in the building?	25% - two credits

Please select the calculation procedure used	
Will be compliant with additional Wat01 criteria for this building type?	Yes

Standard approach data

Water Consumption from building micro-components	
Water demand met via greywater/rainwater sources	
Total net water consumption	
Improvement on baseline performance	

Key Performance Indicator - use of freshwater resource

Total net Water Consumption	
Default building occupancy	

Alternative approach data

Overall microcomponent performance level achieved	

Total BREEAM credits achieved	2
Total contribution to overall building score	1.56%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	Outstanding level

Comments/notes:

SC confirmed that one credit may be achieved due to restrictions placed on the efficiency of some sanitary fittings due to design considerations imposed by security or safety requirements and that otherwise two credits may be achievable. The above reflects the inclusion of those credits which are precluded by the building type.

Wat 02 Water Monitoring

No. of BREEAM credits available	1	Available contribution to overall score	0.78%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Assessment Criteria

	Compliant?	Credits available	Credits achieved
Will there be a water meter on the mains water supply to the building(s)?	Yes	1	1
Will metering/monitoring equipment be specified on the water supply to any relevant	N/A		
Will all specified water meters have a pulsed output?	Yes		
If the site/building has an existing BMS connection, will all pulsed meters be connected to the BMS?	Yes		

Total BREEAM credits achieved	1
Total contribution to overall building score	0.78%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	Outstanding level

Comments/notes:

MC confirmed that there will be a pulsed output water meter on the mains supply to the building connected to the BMS and that there aren't any areas which are likely to consume 10% or more of the building's total water demand.

Wat 03 Water Leak Detection and Prevention

No. of BREEAM credits available	2	Available contribution to overall score	1.56%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria

	Compliant?	Credits available	Credits achieved
Will a mains water leak detection system be installed on the building's mains water supply?	No	1	0
Will flow control devices be installed in each sanitary area/facility?	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.78%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

MC confirmed that a mains water leak detection system won't be specified but that the design will incorporate flow control devices as required.

Wat 04 Water Efficient Equipment

No. of BREEAM credits available	1	Available contribution to overall score	0.78%
No. of BREEAM innovation credits available	No	Minimum standards applicable	No

Assessment Criteria

	Compliant?	Credits available	Credits achieved
Has a meaningful reduction in unregulated water demand been achieved?	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.78%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

SC confirmed the scheme will include planting but no car wash and that all irrigation will be solely via precipitation.

MATERIALS

Mat 01 Life Cycle Impacts

No. of BREEAM credits available	4	Available contribution to overall score	4.50%
No. of BREEAM innovation credits available	3	Minimum standards applicable	No

How do you wish to assess the number of BREEAM credits to be achieved for this issue? Define the number of Mat 01 credits achieved

Assessment Criteria

Predicted total Mat01 credits achieved 3

Green Guide exemplary level compliant? No
Has IMPACT compliant software been used? No

Total BREEAM credits achieved	3
Total contribution to overall building score	3.38%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	N/A

Comments/notes:

SC confirmed a target of three credits.

Mat 02 Hard Landscaping and Boundary Protection

No. of BREEAM credits available	1	Available contribution to overall score	1.13%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will ≥80% of all external hard landscaping and boundary protection achieve a Green Guide A or A+ rating?	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	1.13%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

SC confirmed that this credit should be achievable with the current boundary protection and hard landscaping proposals.

Mat 03 Responsible Sourcing

No. of BREEAM credits available	4	Available contribution to overall score	4.50%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Assessment Criteria	Compliant	Credits available	Credits achieved
All timber and timber based products are 'legally harvested and traded timber'	Yes		
Is there a documented sustainable procurement plan?	No	1	0
Percentage of available responsible sourcing of materials points achieved	1.00%	3	0

Please confirm the route used to assess Mat03	Route 3: Combination of routes
---	--------------------------------

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	Outstanding level

Comments/notes:

JM confirmed that all timber and timber based products will comply and that one credit should be targeted for responsible sourcing.

Mat 04 Insulation

No. of BREEAM credits available	1	Available contribution to overall score	1.13%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria		Credits available	Credits achieved	
What is the building's targeted insulating index?	2.50	1	1	Note: An insulatic

Total BREEAM credits achieved	1
Total contribution to overall building score	1.13%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

MC and SC confirmed that compliant fabric and services insulation will be specified as such a score of 2.5 entered to reflect one credit.

Mat 05 Designing for durability and resilience

No. of BREEAM credits available	1	Available contribution to overall score	1.13%
No. of BREEAM innovation credits available	0	Minimum standards applicable	N/A

Assessment Criteria

	Compliant?	Credits available	Credits achieved
Will suitable durability/protection measures be specified and installed to vulnerable areas of the building?	Yes	1	1
Will suitable durability/protection measures be specified and installed to exposed parts of the building?	Yes		

Total BREEAM credits achieved	1
Total contribution to overall building score	1.13%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

SC confirmed that all required durability measures will be incorporated into the design.

Mat 06 Material efficiency

No. of BREEAM credits available	1	Available contribution to overall score	1.13%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria

	Compliant?	Credits available	Credits achieved
Will material efficiency measures be identified & implemented during all RIBA stages?	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	1.13%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

SC confirmed that it is likely that this credit can be achieved; MC confirmed that there is potential for the services by virtue of pre-assembled AHUs and possibly using pre-fabricated cell risers & AHUs.

WASTE

Wst 01 Construction Waste Management

No. of BREEAM credits available	4	Available contribution to overall score	4.25%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

How do you wish to assess the number of BREEAM credits to be achieved for this issue?

Select the number of BREEAM credits being targeted for issue Wst 01: BREEAM Wst01 Innovation credits:

Assessment Criteria	Compliant?
Construction resource management plan	
Compliant Pre-demolition audit	
Does the excavation waste meet the exemplary level requirements?	

Key Performance Indicators - Construction Waste

Measure/units for the data being reported	
Non-hazardous construction waste (excluding demolition/excavation)	
Total non-hazardous construction waste generated	
Non-hazardous non-demolition const. waste diverted from landfill	
Total non-hazardous non-demolition const. waste diverted from landfill	
Total non-hazardous demolition waste generated	
Non-hazardous demolition waste diverted from landfill	
Total non-hazardous demolition waste to disposal	
Material for reuse	
Material for recycling	
Material for energy recovery	
Hazardous waste to disposal	

Note: At the pre-assessment stage this
 Note: At this stage this will be a target
 Note: At the pre-assessment stage this
 Note: At this stage this will be a target
 Note: At the pre-assessment stage this
 Note: At this stage this will be a target
 Note: At the pre-assessment stage this
 Note: At this stage this will be a target
 Note: At the pre-assessment stage this
 Note: At this stage this will be a target
 Note: At the pre-assessment stage this
 Note: At this stage this will be a target

Total BREEAM credits achieved	1
Total contribution to overall building score	1.06%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	Outstanding level

Comments/notes:

JM stated that one credit should be targeted.

Wst 02 Recycled Aggregates

No. of BREEAM credits available	1	Available contribution to overall score	1.06%
No. of BREEAM innovation credits available	1	Minimum standards applicable	No

Assessment Criteria

What is the target total % of high-grade aggregate that will be recycled/secondary aggregate?	Total 25%
---	--------------

% of high-grade aggregate that is recycled/secondary aggregate - by application

Structural frame	N/A
Bitumen/hydraulically bound base, binder and surface courses	30%
Building foundations	20%
Concrete road surfaces	N/A
Pipe bedding	100%
Granular fill and capping	N/A

Total BREEAM credits achieved	1
Total contribution to overall building score	1.06%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	N/A

Comments/notes:

SC confirmed that this credit should be achievable.

Wst 03 Operational Waste

No. of BREEAM credits available	1	Available contribution to overall score	1.06%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Assessment Criteria

	Compliant?	Credits available	Credits achieved
Will operational recyclable waste volumes be segregated and stored?	Yes	1	1
Will static waste compactor(s) or baler(s) be specified where appropriate?	N/A		
Will vessel(s) for composting suitable organic waste where appropriate?	N/A		

Total BREEAM credits achieved	1
Total contribution to overall building score	1.06%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	Outstanding level

Comments/notes:

SC confirmed that a compliant area will be provided for recyclable waste. PI confirmed that only small amounts of waste will be produced and as such compactor / balers and composting facilities are not applicable.

Wst 04 Speculative Floor and Ceiling Finishes

Assessment issue not applicable

No. of BREEAM credits available	N/A	Available contribution to overall score	N/A
No. of BREEAM innovation credits available	N/A	Minimum standards applicable	N/A

Assessment Criteria

Assessment Criteria	Compliant?	Credits available	Credits achieved

Total BREEAM credits achieved	N/A
Total contribution to overall building score	N/A
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

Wst 05 Adaption to climate change

No. of BREEAM credits available	1	Available contribution to overall score	1.06%
No. of BREEAM innovation credits available	1	Minimum standards applicable	N/A

Assessment Criteria

	Compliant?	Credits available	Credits achieved
Will a climate change adaptation strategy appraisal for structural and fabric resilience be conducted by the end of Concept Design (RIBA Stage 2 or equivalent)?	No	1	0
Will exemplary level criteria – Responding to adaptation to climate change be met?	No	1	0

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	N/A

Comments/notes:

SC confirmed that the required appraisal wasn't undertaken during RIBA stage 2.

Wst 06 Functional adaptability

No. of BREEAM credits available	1	Available contribution to overall score	1.06%
No. of BREEAM innovation credits available	0	Minimum standards applicable	N/A

Assessment Criteria

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will a building specific functional adaptation strategy appraisal be conducted by Concept Design (RIBA Stage 2 or equivalent) and will functional adaptation measures be implemented?	Yes	1	1

Total BREEAM credits achieved	1
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

SC confirmed that due to the type of building functional adaptation is not applicable but that this would have been undertaken for a different building type. The above reflects the inclusion of those credits which are precluded by the building type.

LAND USE & ECOLOGY

LE 01 Site Selection

No. of BREEAM credits available	2	Available contribution to overall score	2.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will at least 75% of the proposed development's footprint be located on previously occupied land?	Yes	1	1
Is the site deemed to be significantly contaminated?	No	1	0

Total BREEAM credits achieved	1
Total contribution to overall building score	1.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

SC confirmed that the at least 75% of the building's footprint is on previously occupied land and that the site is not deemed to be significantly contaminated.

LE 02 Ecological Value of Site and Protection of Ecological Features

No. of BREEAM credits available	2	Available contribution to overall score	2.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria

	Compliant?	Credits available	Credits achieved
Can the land within the construction zone be defined as 'land of low ecological value'?	Yes	1	1
Will all features of ecological value surrounding the construction zone/site boundary be protected?	Yes	1	1

Total BREEAM credits achieved	2
Total contribution to overall building score	2.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

PI confirmed that an SQE hasn't been appointed. PI, SC and JM responded to the BREEAM questionnaire (table 5.5) which confirmed that the site is of low ecological value ecological value, SC also confirmed that there are no features of ecological value on the site.

LE 03 Mitigating Ecological Impact

No. of BREEAM credits available	2	Available contribution to overall score	2.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Assessment Criteria

What is the likely change in ecological value as a result of the sites development?	≥0 species (i.e. no negative change)	Plant species rich
---	--------------------------------------	--------------------

Total BREEAM credits achieved	2
Total contribution to overall building score	2.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	Outstanding level

Comments/notes:

SC confirmed that there is no planting currently on the site but that some will be included in the scheme as such there will be no negative change in the ecological value of the site.

LE 04 Enhancing Site Ecology

No. of BREEAM credits available	2	Available contribution to overall score	2.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria

	Compliant?	Credits available	Credits achieved
Will a suitably qualified ecologist be appointed to report on enhancing and protecting site ecology?	No	2	0
Will the suitably qualified ecologist's general recommendations be implemented?	No		

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

This credit requires an SQE to be appointed before the end of stage 1 and surveys / reports by the end of stage 2.

LE 05 Long Term Impact on Biodiversity

No. of BREEAM credits available	2	Available contribution to overall score	2.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria

	Compliant?	Credits available	Credits achieved
Will a Suitably Qualified Ecologist be appointed to monitor/minimise impacts of site activities on biodiversity?	No	2	0
Will a landscape and habitat management plan be produced covering at least the first five years after project completion in accordance with British Standards?			
Number of applicable measures to improve biodiversity confirmed by SQE:			
Number of applicable measures implemented:			

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

PI confirmed that it is not intended to appoint an SQE.

POLLUTION

Pol 01 Impact of Refrigerants

No. of BREEAM credits available	3	Available contribution to overall score	2.31%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria

		Credits available	Credits achieved
Refrigerant containing systems installed in the assessed building?	Yes	2	1
Do all systems (with electric compressors) comply with the requirements of BS EN 378:2008 (parts 2 & 3) & where refrigeration systems containing ammonia are installed, the IoR Ammonia Refrigeration Systems Code of Practice?	Yes		
Global Warming Potential of the specified refrigerant(s) 10 or less?	No		
What is the target range Direct Effect Life Cycle CO ₂ eq. emissions for the system?	1000	kgCO ₂ eq/kW coolth capacity	
Cooling/Heating capacity of the system	INA	kW	
Will a refrigerant leak detection and containment system be specified/installed?	No	1	0

Total BREEAM credits achieved	1
Total contribution to overall building score	0.77%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

MC confirmed that the building will include refrigerant containing systems with a GWP greater than 10 and that it may be possible to achieve 1 credit for DELCO emissions; Desco spec will incorporate the requirement for compliance with BS 378 as required. MC also confirmed that the type of equipment being used won't incorporate refrigerant leak detection and containment.

Pol 02 NO_x Emissions

No. of BREEAM credits available	3	Available contribution to overall score	0.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria

NO _x emission level - space heating		mg/kWh
NO _x emission level - water heating		mg/kWh
Does this building meet BREEAM's definition of a highly insulated building?		
Energy consumption: heating and hot water		kWh/m ² /yr

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

It was confirmed that this credit is unlikely to be achieved due to grid electricity grid being used for space heating.

Pol 03 Surface Water Run off

No. of BREEAM credits available	5	Available contribution to overall score	3.85%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
What is the actual/likely annual probability of flooding for the assessed site?	Low	2	0
Will a Flood Risk Assessment be undertaken?	No		
Will the site meet the BREEAM criteria for peak rate surface water run off?	Yes	1	1
Will the site meet the criteria for surface water run off volume, attenuation and/or limiting discharge?	Yes	1	1
Will the site be designed to minimise watercourse pollution in accordance with the BREEAM criteria?	No	1	0

Total BREEAM credits achieved	2
Total contribution to overall building score	1.54%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

SC confirmed that the site is in an area with a low probability of flooding and as such a flood risk assessment is not being undertaken. SC stated that there will be no increase in the site's impermeable area; as such the surface water run off credits should be achievable.

Pol 04 Reduction of Night Time Light Pollution

No. of BREEAM credits available	1	Available contribution to overall score	0.77%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved
Will the external lighting specification be designed to reduce light pollution?	No	1	0
Total BREEAM credits achieved	0		
Total contribution to overall building score	0.00%		
Total BREEAM innovation credits achieved	N/A		
Minimum standard(s) level	N/A		

Comments/notes:

SC confirmed that this credit is unlikely to be achieved due to the proximity of housing to the site.

Pol 05 Noise Attenuation

No. of BREEAM credits available	1	Available contribution to overall score	0.77%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria

	Compliant	Credits available	Credits achieved
Will there be noise-sensitive areas/buildings within 800m radius of the development?	Yes	1	1
Will a noise impact assessment be carried out and, if applicable, noise attenuation measures specified?	Yes		

Total BREEAM credits achieved	1
Total contribution to overall building score	0.77%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Comments/notes:

SC confirmed that there are noise sensitive dwellings within 800m radius of the site. PI and JM confirmed that an SQA will carry out a compliant noise impact assessment and that any required noise attenuation measures will be incorporated.

INNOVATION

Inn 01 Innovation

No. of BREEAM innovation credits available	10	Available contribution to overall score	10.00%
		Minimum standards applicable	No

Assessment Criteria

	Compliant?	Credits available	Credits achieved
Man 03 Responsible construction practices	No	1	0
Man 05 Aftercare	No	1	0
Hea 01 Visual Comfort	No	1	0
Hea 02 Indoor Air Quality	No	2	0
Ene 01 Reduction of energy use and carbon emissions	No	5	0
Wat 01 Water Consumption	No	1	0
Mat01 Life Cycle Impacts	No	3	0
Mat03 Responsible Sourcing of Materials	No	1	0
Wst01 Construction Waste Management	No	1	0
Wst02 Recycled Aggregates	No	1	0
Wst 05 Adaption to climate change	No	1	0

Number of 'approved' innovation credits achieved?

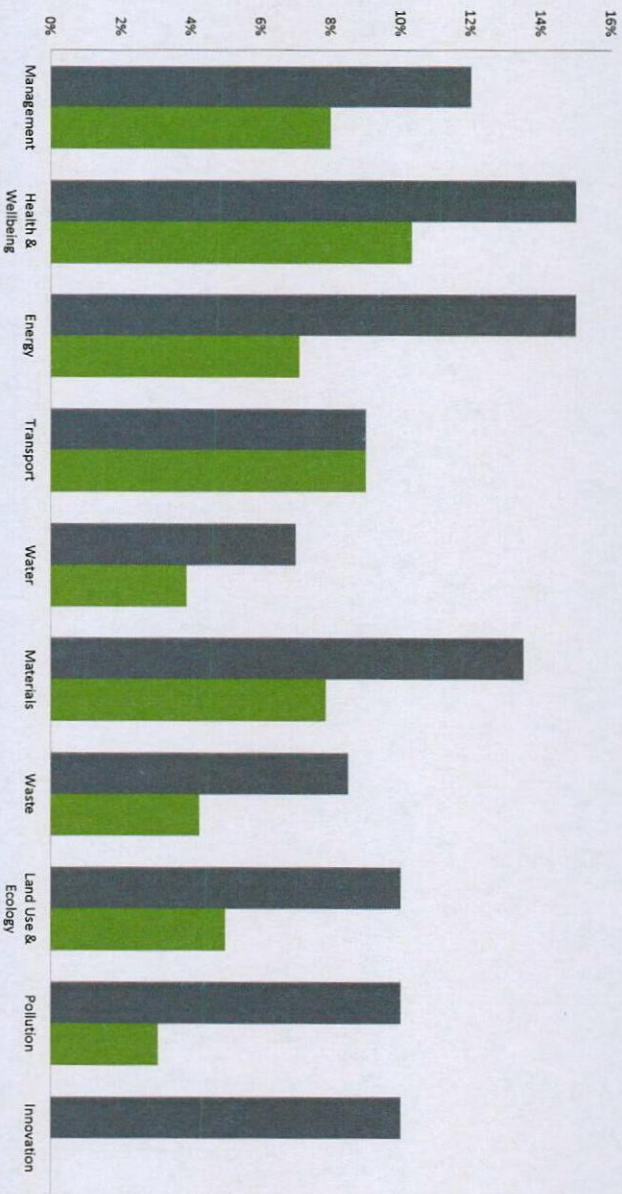
Total BREEAM innovation credits achieved	0
Total contribution to overall building score	0.00%
Minimum standard(s) level	N/A

Comments/notes:

Overall Building Performance

Building name	Barnsley Custody Suite
Indicative BREEAM rating	Very Good
Indicative Total Score	58.5%
Min. standards level achieved	Excellent level

Building Performance by Environment Section



■ Section score available

■ Section score achieved

Environment Section	No. credits available	Indicative no. credits Achieved	% credits achieved	Section Weighting	Indicative Section Score
Management	21	14	66.7%	12.0%	8.0%
Health & Wellbeing	16	11	68.8%	15.0%	10.3%
Energy	19	9	47.4%	15.0%	7.1%
Transport	4	4	100.0%	9.0%	9.0%
Water	9	5	55.6%	7.0%	3.9%
Materials	12	7	58.3%	13.5%	7.9%
Waste	8	4	50.0%	8.5%	4.3%
Land Use & Ecology	10	5	50.0%	10.0%	5.0%
Pollution	13	4	30.8%	10.0%	3.1%
Innovation	10	0	0.0%	10.0%	0.0%

