Ref	BREEAM Category	Notes	
1	Overview	The pre-assessment shows 58.4 % allowing a margin over and above minimum compliance (55%)	
2		This is a BREEAM 2014 assessment and therefore credits are generally more difficult to achieve.	
3		There is no BREEAM compliant secure external drying space, so no credits will be achieved in Ene09	
4		The location of the site is such that there are public transport links but only 1 credit is available in (Tra01)	
5		The contractor needs to be advised that this is a project with BREEAM requirements and he needs to study the whole BREEAM pre-assessment to ensure that he has 'resourced' compliance. The contractor and his design team should be advised of the following in particular (ref 6-24 inc. below) and should read the compliance notes (29th July 2016) which provided more detail of the evidence required to demonstrate compliance).	
6		The site is located in flood zone 1 and therefore maximum points in BREEAM Pol03 are the target.	
7	Man01	Contractor is required to perform 'in excess of compliance' in order to achieve min 35 points in the CCS scheme.	
8	Man03	Sustainability Champion is an option for additional credits if the contractor is capable of discharging those duties.	
9	Man04	The contractor is required to produce a commissioning and testing schedule which defines responsibilities for the building services commissioning manager, and the building fabric commissioning manager. Identify those managers and ensure that they allocate resource within the overall programme.	
10	Hea01	There is no intention to comply with BREEAM reduction of glare requirements	
11	Hea02	M+ E Designers should note that an 'air quality plan' which includes proposals to ensure that pollutants are not concentrated and/or re-circulated in accordance with BREEAM Hea02 requirements	
12	Hea05	The separating structure need to perform in excess of compliance with Approved Document E.	
13	Hea06	'Secure by Design' consultation during early design stages	
14	Ene01	M+E Design to produce SBEM assessment and proposals for carbon reduction. (See Hea04 and Ene04). Six credits are the target (12 max) which should be achieved if Hea04 and Ene04 are also addressed.	
15	Ene02	It is assumed that each apartment will have its own energy sub-metering.	
16	Ene04	Feasibility study required to show that LZC technology will reduce Co2 production by 15%	
17	Ene06	Lifts to include energy saving features (BREEAM Ene06 requirements)	
18	Wat01	Water consuming components (taps, shower, w.c.s) to be specified in order to achieve 25% reduction in water consumption.	
19	Wat03	Leak detection is required on the mains water supply (in addition to a meter).	

20	Mat06	The project team to demonstrate that opportunities have been identified, and appropriate measures investigated and implemented, to optimise the use of materials in building design, procurement, construction, maintenance and end of life . The above should be carried at each of the following RIBA stages; a. Preparation and Brief, b. Concept Design, c. Developed Design, d. Technical Design, e. Construction. The evidence c provided should show how material consumption has been reduced by the process and may be supplemented by drawings, schedules, calculations BIM models etc.	
21	Wst01	Contractor is required to produce a BREEAM Wst01 compliant SWMP.	
22	Le01	Stage 1 assessment to be carried out to check whether contamination is likely. If it is likely then more detail (Stage 2) of the contamination and the remediation strategy will be required if this credit is to be pursued.	
	Le02	Ecologist to review ecological value of site taking account of the BREEAM definition of 'Construction Zone'. Protection of existing ecological features will be a contractual requirement.	
23	Le03/ Le04	Landscape designers to work with ecologist to ensure no overall reduction in ecological value of site and increase the plant richness .	
24	Le05	Building Operators to operate long term habitat management plan in conjunction with landscape management.	