

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?	

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



Building name	Barnsley Custody Suite
Building score (%)	53.86%
Building rating	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)	n/a	£/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)?	0	1	0
Will the design provide adequate view out for building users?	No	1	0
Will internal/external lighting levels, zoning and controls be specified in accordance with the relevant CIBSE Guides/British Standards?	No	1	0
Will exemplary level criteria be met?	No	1	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:

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.

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?	No	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.

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: