MIDLAND ROAD, ROYSTON

BARNSLEY

Proposed Health Centre

BREEAM Pre-Assessment Report

For

Kier Property Developments Limited

Leeds

Birmingham

London

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MIDLAND ROAD, ROYSTON

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EDCM

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BREEAM PRE-ASSESSMENT REPORT

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1.0 Introduction

One of the requirements relating to this development is the achievement of a BREEAM rating of "Very Good".

A BREEAM Retail 2011 Pre-Assessment has been carried out by EDCM Ltd to establish the rating of this proposed development based on information and commitments provided by the Project design team.

This document has therefore been prepared by EDCM to demonstrate the results of the pre-assessment exercise.

What is BREEAM

BREEAM (Building Research Establishment's Environmental Assessment Method) is the world's leading and most widely used environmental assessment method for buildings. At the time of writing, BREEAM has certified over 200,000 buildings since it was first launched in 1990.

Aims of BREEAM

1. To mitigate the life cycle impacts of buildings on the environment
2. To enable buildings to be recognised according to their environmental benefits
3. To provide a credible, environmental label for buildings
4. To stimulate demand for sustainable buildings

Objectives of BREEAM

1. To provide market recognition of buildings with a low environmental impact
2. To ensure best environmental practice is incorporated in building planning, design, construction and operation.
3. To define a robust, cost-effective performance standard surpassing that required by regulations.
4. To challenge the market to provide innovative, cost effective solutions that minimise the environmental impact of buildings.
5. To raise the awareness amongst owners, occupants, designers and operators of the benefits of buildings with a reduced life cycle impact on the environment.
6. To allow organisations to demonstrate progress towards corporate environmental objectives.

What is BREEAM New Construction

BREEAM New Construction is a performance based assessment method and certification scheme for new buildings.

The primary aim of BREEAM New Construction is to mitigate the life cycle impacts of new buildings on the environment in a robust and cost effective manner achieved through integration and use of the scheme by clients and their project teams at key stages in the design and procurement process. This enables the client, through the BREEAM Assessor and the BRE Global certification process, to measure,

evaluate and reflect the performance of their building against best practice in an independent and robust manner.

This performance is quantified by a number of individual measures and associated criteria stretching across a range of environmental issues, which is ultimately expressed as a single certified BREEAM rating,

2.0 Pre Assessment Score Summary

2.1 Rating Benchmarks

The BREEAM rating benchmarks for new construction projects assessed using the 2011 version of BREEAM are as follows:

BREEAM Rating	% score
OUTSTANDING	≥85
EXCELLENT	≥70
VERY GOOD	≥55
GOOD	≥45
PASS	≥30
UNCLASSIFIED	<30

The BREEAM rating benchmark levels enable a client or other stakeholder to compare an individual building's performance with other BREEAM rated buildings and the typical sustainability performance of new non-domestic buildings in the UK.

In this respect each BREEAM rating level broadly represents performance equivalent to:

1. Outstanding: Less than top 1% of UK new non-domestic buildings (innovator)
2. Excellent: Top 10% of UK new non-domestic buildings (best practice)
3. Very Good: Top 25% of UK new non-domestic buildings (advanced good practice)
4. Good: Top 50% of UK new non-domestic buildings (intermediate good practice)
5. Pass: Top 75% of UK new non-domestic buildings (standard good practice)

2.2 Minimum Standards

To achieve a BREEAM rating, the minimum percentage score must be achieved (as outlined in the table above) and the minimum standards (i.e. number of credits achieved) applicable to that rating level (below) complied with.

BREEAM Issue	Minimum Standards by BREEAM Rating Level				
	Pass	Good	Very Good	Excellent	Outstanding
Man 01: Sustainable procurement	1	1	1	1	2
Man 02: Responsible Construction Practices	-	-	-	1	2
Man 04: Stakeholder Participation	-	-	-	1	1
Hea 01: Visual Comfort	1	1	1	1	1
Hea 04: Water Quality	1	1	1	1	1
Ene 01: Reduction of CO_2 Emissions	-	-	-	6	10
Ene 02: Energy Monitoring	-	-	1	1	1
Ene 04: Low or Zero carbon Technologies	-	-	-	1	1
Wat 01: Water Consumption	-	1	1	1	2
Wat 02: Water Monitoring	-	1	1	1	1
Mat 03: Responsible Sourcing	1	1	1	1	1
Wst 01: Construction Waste management	-	-	-	-	1
Wst 03: Operational waste	-	-	-	1	1
LE 03: Mitigating Ecological Impact	-	-	1	1	1

2.3 Actual Score

The pre-assessment undertaken by EDCM shows that the proposed development, based on information provided, should score 55.02% which equates to a building rating of "Very Good".

The score is made up as follows: -

Section	Indicative no. credits available	Indicative no. credits Achieved	Weighting	Indicative contribution to score
Management	22	14	12%	7.64%
Health and Wellbeing	16	7	15%	6.56%
Energy	27	11	19%	7.74%
Transport	10	5	8%	4.00%
Water	8	5	6%	3.75%
Materials	13	8	12.5%	7.69%
Waste	6	5	7.5%	6.25%
Land Use and Ecology	10	6	10%	6.00%
Pollution	13	7	10%	5.38%
Total	**125**	**68**	**100%**	**55.01%**

3.0 BREEAM Pre-Assessment Summary

The following Summary matrix has been prepared from the pre-assessment undertaken by EDCM. The document provides specific details of the credits the design team has demonstrated that the proposed development will achieve together with confirmation of the evidence to be provided at design stage, in the opinion of EDCM, these credits will actually be achieved.

BREEAM

BREEAM 2011 New Construction Assessment Report: Building and Project Details

General information

BRE Assessment reference no.	to be confirmed
Client name	Kier Property Developments Limited
Building end user/occupier	to be confirmed
Assessor name	J K Benson
Assessor organisation	EDCM

Building details

Building name	Health Centre
Building address	Midland Road
	Royston
County	Yorkshire
Post code	TBC
Country	England
Building type (main description)	Healthcare
Building type (sub-group)	Healthcare - Health centre / clinic
Building floor area (GIA) m²	1350
Building floor area (NIFA) m²	1050
BREEAM scheme	New Construction
BREEAM version	2011 (SD5073)
BREEAM 2011 technical manual issue number	SD5073 Issue 2.0
Project type	New Construction (shell only)
Assessment stage	Design (interim)
Location type	Small urban (>3000 population)
Climatic zone	Temperate
Building services - heating system type	Wet system
Building services - cooling system type	Comfort cooling
Building services - domestic hot water system type	Centralised supply and distribution
Building service - controls	Standard controls (time/temperature)
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
Internal or external planting and/or soft landscaping	No
Building user transportation systems (lifts and/or escalators)	Yes
Laboratory function/area and size category	No laboratory
Laboratory containment level	No laboratory
Fume cupboard(s) and/or other containment devices	No
Vehicle Wash System	No
If applicable, will this healthcare building house inpatients?	No
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?	

Project team details

Developer	Kier Property Developments Limited
Principal contractor	TBC
Architect	Archial
Project management	Crowther Turnbull Booth
Building services	EDCM
BREEAM Accredited Professional	N/A
Other project team member 1	
Other project team member 2	
Other project team member 3	
Other project team member 4	

BREEAM assessor declaration of assessment accuracy and quality

I, J K Benson, a qualified BREEAM assessor working on behalf of EDCM confirm that the content of this report is to the best of my knowledge a true and accurate reflection of the performance of the above named building, as measured against the assessment criteria and reporting requirements of the BREEAM Scheme Document (SD5073). Furthermore, I confirm that this assessment and the information on which it is based has been checked and verified in accordance with BRE Global Ltd's UKAS accredited BREEAM operating procedures for BREEAM assessments and assessors, as described in the technical scheme document (SD5073) and associated BREEAM operational documents.

BREEAM Assessor Signature

Date

Disclaimer
This report is made on behalf of EDCM. By receiving the report and acting on it, the client - or any third party relying on it - accepts that no individual is personally liable in contract, tort or breach of statutory duty (including negligence).

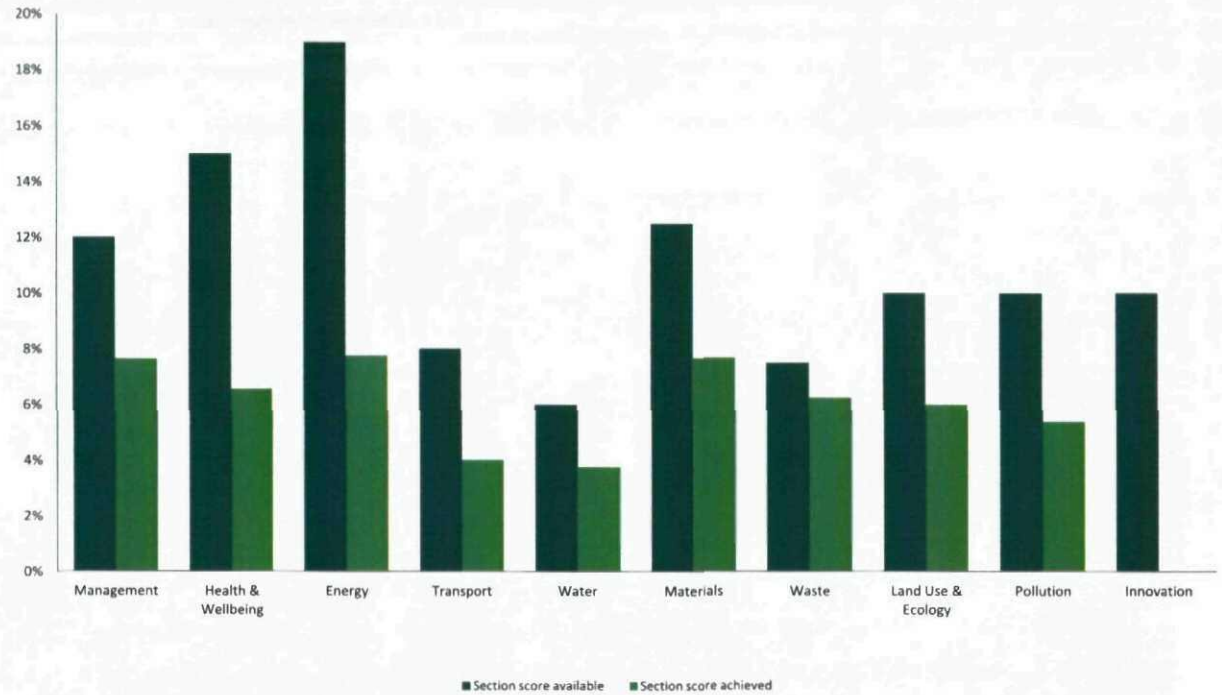
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BREEAM 2011 New Construction Assessment Report: Rating & Key Performance Indicators

Overall Building Performance

Building name	Health Centre
BREEAM rating	Unclassified *Note: the BREEAM rating has been pegged back to the minimum standards level achieved*
Total Score	55.02%
Min. standards level achieved	Minimum standards not met for certification

Building Performance by Environment Section



Environmental Section	No. credits available	No. credits Achieved	% credits achieved	Section Weighting	Section Score
Management	22	14	63.64%	12.0%	7.64%
Health & Wellbeing	16	7	43.75%	15.0%	6.56%
Energy	27	11	40.74%	19.0%	7.74%
Transport	10	5	50.00%	8.0%	4.00%
Water	8	5	62.50%	6.0%	3.75%
Materials	13	8	61.54%	12.5%	7.69%
Waste	6	5	83.33%	7.5%	6.25%
Land Use & Ecology	10	6	60.00%	10.0%	6.00%
Pollution	13	7	53.85%	10.0%	5.38%
Innovation	10	0	0.00%	10.0%	0.00%

Building Performance by Key Environmental Performance Indicator

Energy (consumption/production)	Life cycle stage	Measurement	Intensity	Units	Total	Units
Building operation[1]	Use	Modelled	92.00	kWh/m²/yr	124200	kWh/yr
Energy production[2]	Use	Modelled	INA	kWh/m²/yr	INA	kWh/yr
Construction process[3]	INA	INA	INA	INA	INA	INA
Transport[4]	INA	INA	INA	INA	INA	INA
Greenhouse Gas Emissions						
Building operation[1]	Use	Modelled	25.00	$kgCO_2eq/m^2/yr$	33,750	$kgCO_2eq/yr$
Embodied[5]	Cradle-to-grave	Measured	INA	$kgCO_2eq/m^2$	INA	$kgCO_2eq$
			Proportion of applicable main building elements that data reported covers			INA
Construction process[3]	INA	INA	INA	INA	INA	INA
Transport[4]	INA	INA	INA	INA	INA	INA
Direct GHG emissions - Refrigerants[6]	Use	Modelled	INA	$KgCO_2eq/kW_{cooling}$	INA	$KgCO_2eq$
Emissions to outdoor air, soil and water						
Nitrogen Oxides (NO_x)[7]	Use	Measured	INA	mg/kWh	INA	kg/yr
Use of freshwater resource						
Building operation[8]	Use	Modelled	INA	m3/person/yr	INA	m3/yr
Construction process[9]	INA	INA	INA	INA	INA	INA
Construction waste and recovery						
Construction waste[10]	Construction	Target	3.20	tonnes/100m2	4,320	tonnes
Construction waste diverted from landfill[10]	Construction	Target	80.00%	%	3,456	tonnes
Demolition waste diverted from landfill[11]	-	-	-	-	-	-
Demolition waste to disposal[11]	-	-	-	-	-	-
Material for re-use[12]	Construction	Target	INA	tonnes/100m2	INA	tonnes
Material for recycling[12]	Construction	Target	INA	tonnes/100m2	INA	tonnes
Material for energy recovery[12]	Construction	Target	INA	tonnes/100m2	INA	tonnes
Hazardous waste to disposal[12]	Construction	Target	INA	tonnes/100m2	INA	tonnes
Sourcing of materials						
Materials responsibly sourced[13]	Construction	Measured	INA	%	-	-
Thermal comfort						
Time out of range of reference temperature[14]	Use	Modelled	INA	%	INA	INA
Indoor Air Quality						
Formaldehyde concentration level[15]	INA	INA	-	INA	INA	INA
Total volatile organic compound concentration[15]	INA	INA	INA	INA	INA	INA

Notes

1 Modelled using approved software compliant with the UK's National Calculation Method which in turn is compliant with Article 3 of The Energy Performance of Buildings Directive (EPBD) 2002/91/EC. Modelling includes building energy consumption resulting from the specification of a 'controlled', 'fixed building service' (as defined in Approved Document L2A, 2010).

2 The reported impact includes technologies that produce energy (on-site and/or near-site) as defined by Directive 2009/28/EC of the European Parliament and of the Council of 23 April 2009 on the promotion of the use of energy from renewable sources and amending and subsequently repealing Directives 2001/77/EC and 2003/30/EC.

3 The reported impact includes energy consumption from construction plant, equipment and site accommodation. This KPI is not assessed/reported at the design stage of assessment/certification.

4 The reported impact covers transport of the construction materials that make-up the main building elements and ground works and landscaping materials (from the factory gate to the site) and construction waste (from the construction gate to waste disposal processing / recovery centre gate). Main building elements are defined in the BREEAM 2011 New Construction Technical Guide (SD5073). This KPI is not assessed/reported at the design stage of assessment/certification.

5 The reported impact covers the construction materials that make-up the main building elements (over a 60 year study period). Main building elements are defined in the BREEAM 2011 New Construction Technical Guide (SD5073). The data is quantified using BRE's Environmental Profiles Methodology. The Environmental Profiles Methodology has been peer reviewed to comply with BS ISO 14040 and represents the Product Category Rules for BRE Global's environmental labelling scheme (EPD - ISO 14025, Type III) for construction products and elements.

6 The reported impact is for a 10 year study period. The calculation of the Direct Effect Life Cycle CO_2eq emissions used by BREEAM is based on the Total Equivalent Warming Impact (TEWI) calculation method for new stationary refrigeration and air conditioning systems, as described in Annex B of BS EN 378-1:2008.

7 The reported impact covers emissions from either one or a combination of space heating, cooling and hot water heating (refer to Pol02 Assessment Issue for scope of emissions)

8 The reported impact includes net water consumption from the micro-components utilised by building occupants for sanitary purposes. The impact accounts for water recycling/rainwater collection, where used for permissible non-potable water demands (For further detail refer to BREEAM 2011 New Construction Technical Guide (SD5073)).

9 The reported impact is net water consumption i.e. accounts for any water recycling/rainwater collection used to off-set a potable site demand. This KPI is not assessed/reported at the design stage of assessment/certification.

10 The reported impact covers non-hazardous waste from new construction materials, it therefore excludes hazardous and demolition and excavation waste. Where assessed and reported at the design stage of assessment this KPI is based on a target as reported in a compliant Site Waste Management Plan.

11 The reported impact covers non-hazardous waste from site demolition. Where assessed and reported at the design stage at the design stage of assessment this KPI is based on the target demolition waste diverted from landfill, as reported in a compliant Site Waste Management Plan. If no demolition taking place on site this KPI is not applicable.

12 Where assessed and reported at the design stage of assessment this KPI is based on a target as reported in a compliant Site Waste Management Plan.

13 The reported impact covers the proportion of the key building elements present and assessed by BREEAM that are responsibly sourced, where responsibly sourced is defined as follows; where at least 80% of the materials that make-up an element achieve certification in accordance with one of the responsible sourcing schemes defined in table 10-2 of the BREEAM 2011 New Construction Technical Guide (SD5073).

14 The reported impact covers the percentage "time out of range" of the minimum and maximum temperatures for summer and winter settings, whereby winter and summer settings are defined in accordance with the appropriate industry standard (refer to the BREEAM 2011 New Construction Technical Guide (SD5073) for further detail).

15 The total volatile organic compound (TVOC) concentration is measured post construction (but pre-occupancy) over 8 hours. Formaldehyde concentration level is measured post construction (but pre-occupancy) averaged over 30 minutes. Both KPI's are measured in accordance with European and/or ISO standards (refer to the BREEAM New Construction Technical Manual for relevant standard numbers. At the design stage of assessment no data is available for this KPI as they are both measured once the building has been constructed (but pre-occupancy) for the purpose of post construction assessment.

"INA" = Indicator Not Assessed. This will be the case where either the data required for the KPI is not gathered/measured by the building's project team or not assessed/quantified in BREEAM for a particular building type or assessment stage e.g. energy consumption for construction process at the design stage of assessment.

"-" = KPI not applicable to building being assessed.

BREEAM 2011 New Construction Assessment Report: Assessment Issue Scoring

Building name	Health Centre
Building score (%)	55.02%
Building rating	Unclassified
Minimum standards level achieved	Minimum standards not met for certification

MANAGEMENT

Man01 Sustainable Procurement

No. of BREEAM credits available	8	Available contribution to overall score	4.36%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Assessment Criteria		Compliant?	Credits available	Credits achieved	Shell & Core option?
Project brief and design	Criteria 1-3	Yes	1	1	N/A
	Criteria 4-6	No	1	0	N/A
	Criteria 7-9	No	1	0	N/A
	Criteria 10-13	No	1	0	N/A
Construction and handover	Criteria 14-17	Yes	1	1	N/A
	Criteria 18-21	Yes	1	1	N/A
Aftercare	Criteria 22	Yes	1	1	N/A
	Criteria 23-24	Yes	1	1	N/A
	Exemplary level (Criteria 25)	No	1	0	N/A

Total BREEAM credits achieved	5
Total contribution to overall building score	2.73%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	Outstanding level

Assessor comments/notes:

Man02 Responsible Construction Practices

No. of BREEAM credits available	2	Available contribution to overall score	1.09%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Assessment Criteria		Shell & Core option?
Compliant considerate construction scheme used	Considerate Constructors Scheme	Shell & Core
Level achieved by the project using the compliant scheme	A CCS score between 32 and 35.5.	N/A

Total BREEAM credits achieved	2
Total contribution to overall building score	1.09%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	Outstanding level

Assessor comments/notes:

Man03 Construction Site Impacts

No. of BREEAM credits available	5	Available contribution to overall score	2.73%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved	Shell & Core option?
Energy consumption monitoring	Yes	1	1	N/A
Water consumption monitoring	Yes	1	1	N/A
Transport of construction materials and waste monitoring	Yes	1	1	N/A
Timber procurement	Yes	1	1	N/A
Construction site management: EMS	Yes	1	1	N/A
Construction site management - Pollution Prevention Procedures	Yes			

Key Performance Indicators: Construction site energy use

Energy consumption (total) - site processes		Information not available at design stage
Energy consumption (intensity) - site processes		Information not available at design stage
Distance (total) - materials transport to site		Information not available at design stage
Distance (total) -waste transport from site		Information not available at design stage
Energy consumption (total) - materials transport to site		Information not available at design stage
Energy consumption (total) - waste transport from site		Information not available at design stage
Energy consumption (intensity) - materials transport to site		Information not available at design stage
Energy consumption (intensity) - waste transport from site		Information not available at design stage

Key Performance Indicators: Construction site greenhouse gas emissions

Process greenhouse gas emissions (total) - site processes		Information not available at design stage
Greenhouse gas emissions (intensity) - site processes		Information not available at design stage
Greenhouse gas emissions (total) - materials transport to site		Information not available at design stage
Greenhouse gas emissions (total) - waste transport from site		Information not available at design stage
Greenhouse gas emissions (intensity) - materials transport to site		Information not available at design stage
Greenhouse gas emissions (intensity) - waste transport from site		Information not available at design stage

Key Performance Indicators: Construction site use of freshwater resources

Use of freshwater resource (total) - site processes		Information not available at design stage
Use of freshwater resource (intensity) - site processes		Information not available at design stage

Total BREEAM credits achieved	5
Total contribution to overall building score	2.73%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

Man04 Stakeholder Participation

No. of BREEAM credits available	4	Available contribution to overall score	2.18%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Assessment Criteria	Compliant?	Credits available	Credits achieved	Shell & Core option?
Consultation	No	1	0	N/A
Inclusive and accessible design	Yes	1	1	N/A
Building user information	Yes	1	1	N/A
Post occupancy evaluation and information dissemination	No	1	0	N/A

Total BREEAM credits achieved	2
Total contribution to overall building score	1.09%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	Outstanding level

Assessor comments/notes:

Man05 Life cycle cost and service life planning

No. of BREEAM credits available	3	Available contribution to overall score	1.64%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved	Shell & Core option?
Feasibility stage LCC: concept design/development proposals	No	1	0	N/A
Strategic and system level LCC: component analysis and selection	No	1	0	N/A
Technical design LCC: specification and maintenance strategy	No	1	0	N/A

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

Assessor comments/notes:

HEALTH & WELLBEING

Hea01 Visual Comfort

No. of BREEAM credits available	5	Available contribution to overall score	4.69%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Assessment Criteria	Compliant?	Credits available	Credits achieved	Shell & Core option?
Fluorescent lamps fitted with high frequency ballasts?	Yes	N/A	N/A	N/A
Daylight factor	No	2		N/A
Glare control and view out	No	1	0	N/A
Internal and external lighting	Yes	1	1	N/A
Visual arts	No	1	0	N/A
Exemplary level daylighting	No	1	0	N/A

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

Assessor comments/notes:

Hea02 Indoor Air Quality

No. of BREEAM credits available	4	Available contribution to overall score	3.75%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved	Shell & Core option?
Min. sources of air pollution: air quality plan (criterion 1)	Yes	1	1	N/A
Min. sources of air pollution: internal and external source (criterion 2-5)	Yes			
Minimising sources of air pollution: VOCs (specification)	No	1	0	N/A
Minimising sources of air pollution: VOCs (measurement)	No	1	0	N/A
Potential for Natural Ventilation	No	1	0	N/A

Key Performance Indicators: Indoor air quality

Concentration levels of formaldehyde		Information not available at design stage
Total volatile organic compound (TVOC) concentration		Information not available at design stage

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

Assessor comments/notes:

Hea03 Thermal Comfort

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	Shell & Core option?
Thermal modelling	Yes	1	1	N/A
Thermal zoning and control strategy	Yes	1	1	N/A

Key Performance Indicators: Thermal comfort (Time out of range (TOR))

TOR of min. and max. temperatures for summer and winter settings		%

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

Assessor comments/notes:

Hea04 Water Quality

No. of BREEAM credits available	1	Available contribution to overall score	0.94%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Assessment Criteria	Compliant?	Credits available	Credits achieved	Shell & Core option?
Minimising risk of contamination: water systems	Yes	1	1	N/A
Minimising risk of contamination: failsafe humidification	Yes			N/A
Provision of fresh drinking water	Yes			N/A

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

Assessor comments/notes:

Hea05 Acoustic Performance

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	Shell & Core option?
Appointment of a suitably qualified acoustician	Yes			
Acoustic performance standards and testing requirements	Yes	2	1	N/A

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

Assessor comments/notes:

Hea06 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	Shell & Core option?
Safe external access	No	1	0	N/A
Security of site and building	Yes	1	1	N/A

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

Assessor comments/notes:

ENERGY

Ene01 Reduction of CO_2 Emissions

No. of BREEAM credits available	15	Available contribution to overall score	10.56%
No. of BREEAM innovation credits available	5	Minimum standards applicable	Yes

Ene01 Calculator and Key Performance Indicators

			Shell & Core option?
Building floor area	1350	m2	N/A
Notional building energy demand	179.87	MJ/m2/annum	
Actual building energy demand	172.65	MJ/m2/annum	
Notional building energy consumption	100.91	kWh/m2/yr	
Actual building energy consumption	92.00	kWh/m2/yr	
Target Emission Rate (TER)	28.20	kgCO2/m2/yr	
Building Emission Rate (BER)	25.00	kgCO2/m2/yr	
Building Emission Rate improvement over TER	11.35%		
Demand Energy Performance Ratio (EPR)	0.0507		
Consumption Energy Performance Ratio (EPR)	0.2161		
CO_2 Energy Performance Ratio (EPR)	0.1005		
Overall Building Energy Performance Ratio (EPR_{NC})	0.3673		

Have the values entered above for the non-domestic building been verified using BREEAM's Ene01 Compliance Checker website?	No
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	4.22%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	Very Good level

Assessor comments/notes:

Ene02 Energy Monitoring

No. of BREEAM credits available	2	Available contribution to overall score	1.41%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Assessment Criteria	Compliant?	Credits available	Credits achieved	Shell & Core option?
Monitoring of major energy consuming systems	Yes	1	1	N/A
Monitoring of energy use by tenancy or function area	Yes	1	1	N/A

Total BREEAM credits achieved	2
Total contribution to overall building score	1.41%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	Outstanding level

Assessor comments/notes:

Ene03 External Lighting

No. of BREEAM credits available	1	Available contribution to overall score	0.70%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved	Shell & Core option?
External lighting specification	Yes	1	1	N/A

Total BREEAM credits achieved	1
Total contribution to overall building score	0.70%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

Ene04 Low and Zero Carbon Technology

No. of BREEAM credits available	5	Available contribution to overall score	3.52%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Assessment Criteria	Compliant?	Credits available	Credits achieved	Shell & Core option?
Compliant LZC feasibility study	Yes	2	1	N/A
Scope of the feasibility study	Operational stage carbon savings/emissions			
Percentage net reduction in operational stage CO2 emissions	10.00%	2	1	N/A
Energy source of the LZC system	Combination of one or more LZC energy sources			
Please select	No	1	0	N/A

KPI - Low and/or zero carbon energy generation

Total on-site and/or near-site LZC energy generation		kWh/yr

Total BREEAM credits achieved	2
Total contribution to overall building score	1.41%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	Outstanding level

Assessor comments/notes:

Ene05 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	Shell & Core option?

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

Assessor comments/notes:

Ene06 Energy Efficient Transportation Systems

No. of BREEAM credits available	2	Available contribution to overall score	1.41%
No. of BREEAM innovation credits available	0	Minimum standards applicable	N/A

Assessment Criteria	Compliant?	Credits available	Credits achieved	Shell & Core option?
Transportation system analysis and strategy	No	1	0	N/A
Energy efficient transportation features	No	1	0	N/A

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

Assessor comments/notes:

Ene07 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	Compliant?	Credits available	Credits achieved	Shell & Core option?

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

Assessor comments/notes:

Ene08 Energy Efficient Equipment

No. of BREEAM credits available	2	Available contribution to overall score	1.41%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	Present	Significant majority contributor
Small power and plug in equipment	Yes	No
Swimming pool	No	
Communal laundry	No	
Data centre	No	
IT-intensive operation areas	No	
Residential areas	No	
Healthcare	No	
Kitchen and catering facilities	No	

	Compliant	Credits available	Credits achieved	Shell & Core option?
Significant majority contributors BREEAM compliant	No	2	0	N/A

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

Assessor comments/notes:

Ene09 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	Shell & Core option?

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

Assessor comments/notes:

TRANSPORT

Tra01 Public Transport Accessibility

No. of BREEAM credits available	5	Available contribution to overall score	4.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Building type category (for purpose of Tra01 issue assessment)	GP Surgery, Health Centre, Community Hospital

Assessment Criteria	Compliant	Credits available	Credits achieved	Shell & Core option?
Public transport accessibility index	3.00	5	1	N/A
Building dedicated bus service			N/A	N/A

Total BREEAM credits achieved	1
Total contribution to overall building score	0.80%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

Tra02 Proximity to Amenities

No. of BREEAM credits available	1	Available contribution to overall score	0.80%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved	Shell & Core option?
Close proximity and accessible to applicable amenities	Yes	1	1	N/A

Total BREEAM credits achieved	1
Total contribution to overall building score	0.80%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

Tra03 Cyclist facilities

No. of BREEAM credits available	2	Available contribution to overall score	1.60%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Building type category (for purpose of Tra03 issue assessment)	Healthcare
Number of compliant cycle storage spaces provided	10
Cyclist facilities provided	Showers only

Assessment Criteria	Compliant?	Credits available	Credits achieved	Shell & Core option?
Cycle storage spaces	Yes	2	2	Option 3
Cyclist facilities	Yes			Option 3

Total BREEAM credits achieved	2
Total contribution to overall building score	1.60%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

Tra04 Maximum Car Parking Capacity

No. of BREEAM credits available	1	Available contribution to overall score	0.80%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Building type category (for purpose of Tra04 issue)	GP Surgery, Health Centre, Community Hospital

Assessment Criteria	Compliant?	Credits available	Credits achieved	Shell & Core option?
Maximum parking capacity	No	1		N/A

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

Assessor comments/notes:

Tra05 Travel Plan

No. of BREEAM credits available	1	Available contribution to overall score	0.80%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved	Shell & Core option?
Transport plan based on site specific travel survey/assessment	Yes	1	1	N/A

Total BREEAM credits achieved	1
Total contribution to overall building score	0.80%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

WATER

Wat01 Water Consumption

No. of BREEAM credits available	5	Available contribution to overall score	3.75%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

		Shell & Core option?
Please select the calculation procedure used	Standard approach	Option 3
Building compliant with Wat01 criteria 7?	Yes	

Standard approach data

Water Consumption from building micro-components	45.00	L/person/day
Water demand met via greywater/rainwater sources	0.00	L/person/day
Total net water consumption	45.00	L/person/day
Improvement on baseline performance	25.00%	%

Key Performance Indicator - use of freshwater resource

Total net Water Consumption		m3/person/yr
Default building occupancy		

Alternative approach data

Overall microcomponent performance level achieved	

Total BREEAM credits achieved	2
Total contribution to overall building score	1.50%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	Outstanding level

Assessor comments/notes:

Wat02 Water Monitoring

No. of BREEAM credits available	1	Available contribution to overall score	0.75%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Assessment Criteria	Compliant?	Credits available	Credits achieved	Shell & Core option?
Water meter on the mains water supply to the building(s)	Yes	1	1	N/A
Metering/monitoring equipment on supply to plant/building areas	Yes			
Pulsed output on all relevant water meters	Yes			
Existing BMS connection	Yes			

Total BREEAM credits achieved	1
Total contribution to overall building score	0.75%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	Outstanding level

Assessor comments/notes:

Wat03 Water Leak Detection and Prevention

No. of BREEAM credits available	2	Available contribution to overall score	1.50%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved	Shell & Core option?
Leak detection on building's mains water supply	Yes	1	1	N/A
Flow control device to each sanitary area/facility	Yes	1	1	N/A

Total BREEAM credits achieved	2
Total contribution to overall building score	1.50%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

Wat04 Water Efficient Equipment — **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	Shell & Core option?

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

Assessor comments/notes:

MATERIALS

Mat01 Life Cycle Impacts

No. of BREEAM credits available	6	Available contribution to overall score	5.77%
No. of BREEAM innovation credits available	1	Minimum standards applicable	No

Assessment Criteria		Shell & Core option?
Total Mat01 credits achieved	4	N/A
Total Mat01 points achieved	12.00	
Number of building elements assessed	6	
Exemplary level compliant?	No	

Key Performance Indicator - embodied green house gas emissions by element	Total area of element m^2	Total impact $kgCO_2$ eq.	Area of element impact data relevant to m^2
External walls			
Windows			
Roof			
Upper floor construction			
Internal wall			
Floor finishes/coverings			

Key Performance Indicator - embodied green house gas emissions for building (assessed elements only)

Total embodied green house gas emissions for building (by assessed elements)	Missing data	$kgCO_2$ eq.		$kgCO_2$ eq./m^2
Proportion of applicable building elements that data reported covers				

Total BREEAM credits achieved	4
Total contribution to overall building score	3.85%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	N/A

Assessor comments/notes:

Mat02 Hard Landscaping and Boundary Protection

No. of BREEAM credits available	1	Available contribution to overall score	0.96%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved	Shell & Core option?
External hard landscaping and boundary protection	Yes	1	1	N/A

Total BREEAM credits achieved	1
Total contribution to overall building score	0.96%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

Mat03 Responsible Sourcing

No. of BREEAM credits available	3	Available contribution to overall score	2.88%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Assessment Criteria	Compliant	Credits available	Credits achieved	Shell & Core option?
Percentage of available responsible sourcing points achieved	No	3	0	N/A
All timber sourced in accordance with the UK Govt's Timber Procurement Policy.	No			

Building elements	Element present / assessed	% element responsibly sourced	Responsible sourcing points
Structural Frame	No		
Ground floor	No		
Upper floors (including separating floors)	No		
Roof	No		
External walls	No		
Internal walls	No		
Foundation/substructure	No		
Fittings	No		
Hard landscaping	No		

Total BREEAM credits achieved	0
Total contribution to overall building score	0.00%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	Minimum standards not met for certification

Assessor comments/notes:

Mat04 Insulation

No. of BREEAM credits available	2	Available contribution to overall score	1.92%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved	Shell & Core option?
Embodied impact - insulation index	2.00	1	1	N/A
Responsible sourcing - % of insulating materials responsibly sourced	100%	1	1	N/A

Total BREEAM credits achieved	2
Total contribution to overall building score	1.92%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

Mat05 Designing for Robustness

No. of BREEAM credits available	1	Available contribution to overall score	0.96%
No. of BREEAM innovation credits available	0	Minimum standards applicable	N/A

Assessment Criteria	Compliant?	Credits available	Credits achieved	Shell & Core option?
Suitable durability/protection measures to vulnerable building areas	Yes	1	1	N/A

Total BREEAM credits achieved	1
Total contribution to overall building score	0.96%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

WASTE

Wst01 Construction Waste Management

No. of BREEAM credits available	4	Available contribution to overall score	5.00%
No. of BREEAM innovation credits available	1	Minimum standards applicable	Yes

Assessment Criteria	Compliant?	Shell & Core option?
Compliant Site Waste Management Plan	Yes	N/A
Compliant Pre-demolition audit	N/A	

Key Performance Indicators - Construction Waste

Measure/units for the data being reported	tonnes	
Non-hazardous construction waste (excluding demolition/excavation)	3.20	tonnes/100m2
Total non-hazardous construction waste generated	4320.00	tonnes
Non-hazardous non-demolition const. waste diverted from landfill	80.00%	%
Total non-hazardous non-demolition const. waste diverted from landfill	3456.00	tonnes
Total non-hazardous demolition waste generated		Indicator Not Applicable
Non-hazardous demolition waste diverted from landfill		Indicator Not Applicable
Total non-hazardous demolition waste to disposal		Indicator Not Applicable
Material for reuse		tonnes
Material for recycling		tonnes
Material for energy recovery		tonnes
Hazardous waste to disposal		tonnes

Total BREEAM credits achieved	4
Total contribution to overall building score	5.00%
Total BREEAM innovation credits achieved	0
Minimum standard(s) level	Outstanding level

Assessor comments/notes:

Wst02 Recycled Aggregates

No. of BREEAM credits available	1	Available contribution to overall score	1.25%
No. of BREEAM innovation credits available	1	Minimum standards applicable	No

Assessment Criteria	Total	Shell & Core option?
Total % of high-grade aggregate that is recycled/secondary aggregate		N/A

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

Structural frame	
Floor slabs including ground floor slabs	
Bitumen/hydraulically bound base, binder and surface courses	
Concrete road surfaces	
Pipe bedding	
Building foundations	
Granular fill and capping	
Gravel landscaping	

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

Assessor comments/notes:

Wst03 Operational Waste

No. of BREEAM credits available	1	Available contribution to overall score	1.25%
No. of BREEAM innovation credits available	0	Minimum standards applicable	Yes

Assessment Criteria	Compliant?	Credits available	Credits achieved	Shell & Core option?
Segregation and storage of operational recyclable waste volumes	Yes	1	1	N/A
Static waste compactor(s) or baler(s)	N/A			N/A
Vessel(s) for composting suitable organic waste	N/A			N/A
Operational waste facilities compliant with HTM 07-01	Yes			N/A

Total BREEAM credits achieved	1
Total contribution to overall building score	1.25%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	Outstanding level

Assessor comments/notes:

Wst04 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	Compliant?	Credits available	Credits achieved	Shell & Core option?

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

Assessor comments/notes:

LAND USE & ECOLOGY

LE01 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	Compliant?	Credits available	Credits achieved	Shell & Core option?
Previously developed land	No	1	0	N/A
Contaminated land	No	1	0	N/A

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

Assessor comments/notes:

LE02 Ecological Value of Site and Protection of Ecological Features

No. of BREEAM credits available	1	Available contribution to overall score	1.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Ecological value of the land defined using	Please select

Assessment Criteria	Compliant?	Credits available	Credits achieved	Shell & Core option?
Land of low ecological value	Yes	1	1	N/A
Protection of existing ecological features	Yes			N/A

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

Assessor comments/notes:

LE03 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

Data sourced for calculating the change in ecological value from	Suitably Qualified Ecologist site survey of plant species

Assessment Criteria			Shell & Core option?
Change in ecological value	-9.00	Plant species richness	N/A

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

Assessor comments/notes:

LE04 Enhancing Site Ecology

No. of BREEAM credits available	3	Available contribution to overall score	3.00%
No. of BREEAM innovation credits available	0	Minimum standards applicable	No

Assessment Criteria	Compliant?	Credits available	Credits achieved	Shell & Core option?
Suitably Qualified Ecologist appointment (SQE)	Yes	3	2	N/A
Implementation of the Suitably Qualified Ecologists general recommendations	Yes			
Change in ecological value (as confirmed by Suitably Qualified Ecologist)	1	*Plant species richness*		

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

Assessor comments/notes:

LE05 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	Shell & Core option?
Mandatory criteria - SQE, legislation & landscape/habitat management plan	Yes	2	2	N/A
Additional criteria - Biodiversity Champion	Yes			
Additional criteria - Training of site workforce	Yes			
Additional criteria - Monitor and record actions to protection site biodiversity	Yes			
Additional criteria - New ecologically valuable habitat creation	Yes			
Additional criteria - Construction programme minimises disturbance to wildlife	N/A			

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

Assessor comments/notes:

POLLUTION

Pol01 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	Shell & Core option?
Refrigerant containing systems installed in the assessed building?	Yes		2	0	N/A
Global Warming Potential of the specified refrigerant(s) 10 or less?	No				
Total Direct Effect Life Cycle CO_2eq. emissions from the system		kgCO2eq/kW coolth capacity			
Cooling/Heating capacity of the system		kW			
BREEAM compliant refrigerant leak detection and containment	Yes		1	1	N/A

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

Assessor comments/notes:

Pol02 NO_x Emissions

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			Shell & Core option?
NO_x emission level - space heating		mg/kWh	N/A
NO_x emission level - cooling		mg/kWh	N/A
NOx emission level - water heating		mg/kWh	
Does this building meet BREEAM's definition of a highly insulated building?			
Energy consumption: heating only or heating and cooling (as appropriate)		kWh/m2/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

Assessor comments/notes:

Pol03 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	Shell & Core option?
Annual probability of flooding	Low	2	2	N/A
Flood Risk Assessment	Yes			N/A
Surface water run off – peak rate	Yes	1	1	N/A
Surface water run off – volume, attenuation and/or limiting discharge	No	1	0	N/A
Minimising watercourse pollution	Yes	1	1	N/A

Total BREEAM credits achieved	4
Total contribution to overall building score	3.08%
Total BREEAM innovation credits achieved	N/A
Minimum standard(s) level	N/A

Assessor comments/notes:

Pol04 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	Shell & Core option?
External lighting specification	Yes	1	1	N/A

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

Assessor comments/notes:

Pol05 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	Shell & Core option?
Noise-sensitive areas/buildings within 800m radius of the development	Yes	1	1	
Noise impact assessment and, if applicable, noise attenuation measures	Yes			N/A

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

Assessor comments/notes:

INNOVATION

Inn01 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
Man01 Sustainable Procurement	No	1	0
Man02 Responsible Construction Practices	No	1	0
Hea01 Visual Comfort	No	1	0
Ene01 Reduction of CO2 Emissions	No	5	0
Ene04 Low and Zero Carbon Technology	No	1	0
Ene05 Energy Efficient Cold Storage	N/A	N/A	N/A
Wat01 Water Consumption	No	1	0
Mat01 Life Cycle Impacts	No	1	0
Mat03 Responsible Sourcing of Materials	No	1	0
Wst01 Construction Waste Management	No	1	0
Wst02 Recycled Aggregates	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

Assessor comments/notes: