



**Anderson  
Green**

building services consultants

# BREEAM Pre-Assessment Report

*For*

**Proposed VMU & External Works,  
Whaley Road, Barnsley**

*On behalf of*



**RULA DEVELOPMENTS**

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# 1.0 Introduction

## 1.1 BREEAM

- 1.1.1 BREEAM (Building Research Establishment Environmental Assessment Method) is an environmental assessment method for buildings. It sets the standard for best practice in sustainable design and is used to describe a building's environmental performance.
- 1.1.2 A BREEAM assessment includes ten categories of sustainability, including Management, Health & Wellbeing, Energy, Transport, Water, Materials, Waste, Land Use and Ecology, Pollution, and Innovation.
- 1.1.3 Credits are awarded in each of the ten categories according to performance. These credits are then added together to produce a single overall score on a scale of Pass, Good, Very Good, Excellent, and Outstanding.
- 1.1.4 To secure credits, evidence must be issued to the BREEAM Assessor demonstrating compliance with the credit criteria. Typically, evidence will be in the form of drawings, specifications, reports, statements, letters etc.
- 1.1.5 A BREEAM V7 assessment is a two-stage assessment, with evidence required at both the 'Interim' Design Stage and Final Post Construction Stage of the project.
- 1.1.6 Note that included in a BREEAM New Construction V7 assessment are 'mandatory' credits which must be achieved to secure a particular rating regardless of the overall score.
- 1.1.7 Rula Developments aims to achieve a BREEAM rating of 'Very Good' for Proposed VMU & External Works, Whaley Road, which requires a score of no less than 55% under the BREEAM New Construction V7 (Industrial) Shell and Core methodology.

## 1.2 Proposed VMU & External Works, Whaley Road

- 1.2.1 This project consists of an Industrial Vehicle Manufacturing Unit (VMU) at Whaley Road, Barnsley, including a car park, HGV parking and two external vehicle washing bays. The building consists of the VMU, an office, lab space, break room, and ancillary spaces, including showers.

- 1.2.2 The development shall be assessed under a single BREEAM New Construction V7 assessment as an 'industrial' building.
- 1.2.3 Appendix A of this report contains the BREEAM New Construction V7 pre-assessment credit spreadsheet, which was completed by Anderson Green as a desktop study based on the current design strategy. The pre-assessment indicates that a 'Very Good' rating is possible.

## 2.0 Executive Summary

- 2.1 Appendix A of this report contains the BREEAM New Construction V7 (Industrial) pre-assessment credit spreadsheet, which was completed by Anderson Green as a desktop study based on the current design strategy.
- 2.2 The pre-assessment provides a predicted score and corresponding BREEAM rating. Based on the current design strategy a prospective BREEAM score of **60.12%**, a BREEAM 'Very Good' rating, was deemed achievable by the development at this stage. Further credits could be achieved at an additional cost or design alteration, with the total of these additional credits equating to **8.72%**, resulting in a BREEAM score of **68.84%**, a BREEAM 'Very Good' rating.
- 2.3 At the current stage of this project, this report advises that a 5-10% "buffer" is included to account for any alterations which may result in a reduction in the final assessment score. This is currently included within the scope of the project.
- 2.4 Section 4.0 highlights the 'mandatory' criteria; the relevant parts of which must be achieved to meet the requirements for the BREEAM 'Very Good' rating. It is advised that the mandatory credit requirements for a BREEAM 'Very Good' rating should be prioritised by the design team. At this stage, the mandatory credits were considered achievable as per the current design strategy.
- 2.5 The pre-assessment provides a summary of the credit requirements within the BREEAM pre-assessment document. At this stage, credits are to be considered under two categories: 'targeted' and 'potential' options.
- 2.6 The credits identified as '**targeted**' issues should be achieved by the new project, based on the Assessor's current understanding of the scheme. These include the 'mandatory' issues required to achieve the 'Very Good' rating.
- 2.7 The '**potential**' credits are likely to be partially covered by the design or may be considered achievable at some additional cost or effort to the project. Please note that the appointment of further professionals may be required to direct the strategy in line with the BREEAM requirements. To extend the aforementioned 5-10% buffer, further 'potential' credits have been identified within the pre-assessment credit spreadsheet.

## 3.0 BREEAM Scores and Weightings

- 3.1 The rating benchmarks for the V7 version of BREEAM are outlined below for New Construction buildings.

### BREEAM V7 rating benchmarks

| BREEAM Rating | Score in % |
|---------------|------------|
| Unclassified  | < 25       |
| Pass          | ≥ 25       |
| Good          | ≥ 40       |
| Very Good     | ≥ 55       |
| Excellent     | ≥ 70       |
| Outstanding   | ≥ 85       |

- 3.2 The table below details the weightings for each of the nine environmental sections included in the BREEAM V7 New Construction scheme.

### BREEAM V7 environmental section weightings

| BREEAM Section     | Weighting        |                     |            |
|--------------------|------------------|---------------------|------------|
|                    | Fully fitted out | Shell and core only | Shell only |
| Management         | 11%              | 10%                 | 12.5%      |
| Health & Wellbeing | 15%              | 10%                 | 9.5%       |
| Energy             | 16.5%            | 18%                 | 8%         |
| Transport          | 8.5%             | 9%                  | 13.5%      |
| Water              | 7.5%             | 8%                  | 2%         |
| Materials          | 16%              | 17.5%               | 22%        |
| Waste              | 7%               | 7%                  | 10%        |
| Land Use & Ecology | 10.5%            | 11.5%               | 16.5%      |
| Pollution          | 8%               | 9%                  | 6%         |

| BREEAM Section | Weighting        |                     |            |
|----------------|------------------|---------------------|------------|
|                | Fully fitted out | Shell and core only | Shell only |
| Total          | 100%             | 100%                | 100%       |
| Innovation     | 10%              | 10%                 | 10%        |

## 4.0 BREEAM Minimum Standards

4.1 To achieve a BREEAM rating, the minimum percentage score must be achieved, and the minimum standards applicable to that rating level (refer to the table below) must be complied with. The 'Very Good' related credits are highlighted, issues which cannot be compromised within the scope of the development.

| Minimum BREEAM standards by rating level Minimum standards by BREEAM rating level |      |      |                                            |                                                            |                                                           |
|-----------------------------------------------------------------------------------|------|------|--------------------------------------------|------------------------------------------------------------|-----------------------------------------------------------|
| BREEAM Issue                                                                      | PASS | GOOD | VERY GOOD                                  | EXCELLENT                                                  | OUTSTANDING                                               |
| Man 03: Responsible Construction Practices                                        | None | None | None                                       | One credit (responsible construction management)           | Two credits (responsible construction management)         |
| Man 04: Commissioning and Handover                                                | None | None | One Credit (Schedule and responsibilities) | One Credit (Schedule and responsibilities)                 | One Credit (Schedule and responsibilities)                |
| Man 04: Commissioning and Handover                                                | None | None | Criterion 12 (Building User Guide)         | Criterion 12 (Building User Guide)                         | Criterion 12 (Building User Guide)                        |
| Man 05: Aftercare                                                                 | None | None | None                                       | One Credit (In-use commissioning)                          | One Credit (In-use commissioning)                         |
| Hea 01: Natural light                                                             | None | None | None                                       | None                                                       | Criterion 1 (Natural light)                               |
| Hea 04: Indoor air quality                                                        | None | None | One Credit (Indoor air quality plan)       | One Credit (Indoor air quality plan)                       | One Credit (Indoor air quality plan)                      |
| Ene 01: Energy and carbon performance for regulated energy uses                   | None | None | None                                       | Four credits (Calculated energy performance)               | Six credits (Calculated energy performance)               |
| Ene 02: Prediction of operational energy and carbon                               | None | None | None                                       | None                                                       | AND<br>Three Credits (Predictive energy modelling)        |
| Ene 02: Prediction of operational energy and carbon                               | None | None | None                                       | OR<br>Three credits (operational energy performance score) | OR<br>Five credits (operational energy performance score) |
| Ene 02: Prediction of operational energy and carbon                               | None | None | None                                       | None                                                       | Criterion 14 (No fossil fuels are combusted on-site)      |
| Ene 03: Energy monitoring                                                         | None | None | One credit                                 | One credit                                                 | One credit                                                |

| Minimum BREEAM standards by rating level Minimum standards by BREEAM rating level |                                                      |                                                      |                                                      |                                                                        |                                                                                                                  |
|-----------------------------------------------------------------------------------|------------------------------------------------------|------------------------------------------------------|------------------------------------------------------|------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|
| BREEAM Issue                                                                      | PASS                                                 | GOOD                                                 | VERY GOOD                                            | EXCELLENT                                                              | OUTSTANDING                                                                                                      |
|                                                                                   |                                                      |                                                      | (Energy monitoring by end-use)                       | (Energy monitoring by end-use)                                         | (Energy monitoring by end-use)                                                                                   |
| Wat 01: Water Consumption                                                         | None                                                 | One credit                                           | One credit                                           | One credit                                                             | Two credits                                                                                                      |
| Wat 02: Water Monitoring                                                          | None                                                 | Criterion 1<br>(A water meter is installed)          | Criterion 1<br>(A water meter is installed)          | Criterion 1<br>(A water meter is installed)                            | Criterion 1<br>(A water meter is installed)                                                                      |
| Mat 01: Building life cycle assessment                                            | None                                                 | None                                                 | None                                                 | Any project stage LCA and embodied carbon reporting<br>Criteria 1 to 6 | Five credits<br>All project stage LCA and embodied carbon reporting                                              |
| Mat 03: Responsible Sourcing of Construction Products                             | Criterion 1<br>(Legally harvested and traded timber) | Criterion 1<br>(Legally harvested and traded timber) | Criterion 1<br>(Legally harvested and traded timber) | Criterion 1<br>(Legally harvested and traded timber)                   | Criterion 1<br>(Legally harvested and traded timber)                                                             |
| Wst 01: Construction Waste Management                                             | None                                                 | None                                                 | None                                                 | Pre-demolition audit<br>OR<br>One credit<br>Resource management plan   | Pre-demolition audit<br>OR<br>One credit<br>Resource management plan                                             |
| Wst 03: Operational Waste                                                         | None                                                 | None                                                 | None                                                 | One credit<br>(Operational waste)                                      | One credit<br>(Operational waste)                                                                                |
| Pol 01: Impact of refrigerants                                                    | None                                                 | None                                                 | None                                                 | None                                                                   | No refrigerant use<br>OR<br>One credit<br>(Refrigerants have an emissions rate < 1000kgCO <sub>2</sub> e per kW) |

## 5.0 Disclaimer

The pre-assessment offers a quick evaluation of the likely rating to be achieved under a formal BREEAM New Construction V7 assessment. Predicted ratings may change during the design and construction phases under formal assessment by a licensed BREEAM assessor, subject to the performance of the design and project team.

## 6.0 Appendices

### 6.1 Appendix A – Pre-Assessment

| Project Details   |                           |
|-------------------|---------------------------|
| BRE Registration: | BREEAM-Oxxx-xxxx          |
| Project Number:   | NT1297                    |
| Assessment Type:  | Industrial                |
| BREEAM Target:    | Very Good                 |
| Issue No.         | 001                       |
| Issue Date:       | 15/07/2026                |
| Last Update Date: | 15/07/2026                |
| BREEAM Weighting: | <div>Shell and Core</div> |

| Score %                    |        | BREEAM Standard  |  |
|----------------------------|--------|------------------|--|
| Targeted                   | 60.12% | Very Good (≥55%) |  |
| Potential                  | 68.84% | Very Good (≥55%) |  |
| Design Stage Achieved      | 0.00%  | n/a              |  |
| PCR Stage Achieved         | 0.00%  | n/a              |  |
| Minimum Standards Achieved |        | Very Good (≥55%) |  |

| Project / Design Team: |                                    |
|------------------------|------------------------------------|
| CL                     | TBC (Client)                       |
| PM                     | TBC (Project Manager)              |
| ARCH                   | TBC (Architect)                    |
| MECH                   | TBC (Mechanical Engineer)          |
| ELEC                   | TBC (Electrical Engineer)          |
| CSE                    | TBC (Civil/Structural Engineer)    |
| MC                     | TBC (Main Contractor)              |
| ACO                    | TBC (Acoustician)                  |
| ECO                    | TBC (Ecologist)                    |
| AG                     | Anderson Green (BREEAM Consultant) |

|  |                                                                          |
|--|--------------------------------------------------------------------------|
|  | Preparation and Brief (RIBA Stage 1) dependent credits                   |
|  | Concept Design (RIBA Stage 2) dependent credits                          |
|  | Developed Design (RIBA Stage 3) dependent credits                        |
|  | Technical Design (RIBA Stage 4) dependent credits                        |
|  | Construction, Handover & Close Out (RIBA Stages 5 & 6) dependent credits |

Area:

Location/ Post Code:

Risk Rating: **Low, medium, high**

For EU Taxonomy see BREEAM NC V7 manual.

**(M)** Mandatory Minimum standards for BREEAM **Very Good**

| CREDIT                                             | RIBA STAGE / RISK RATING         | ASSESSMENT CRITERIA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | CREDITS           |                  |                          |                       |                         |                |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | EVIDENCE REQUIRED / Comments<br>Interim design stage                                                                                                                                                                                                                                                                                                                                                                                                              | EVIDENCE REQUIRED / Comments<br>Final post-construction stage | Notes |
|----------------------------------------------------|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------------------|--------------------------|-----------------------|-------------------------|----------------|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-------|
|                                                    |                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Credits Available | Credits Targeted | Potential Credit Options | Design Stage Achieved | Post-Construction Stage | ACTION / OWNER |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                               |       |
| Management                                         |                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                   |                  |                          |                       |                         |                |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                               |       |
| Man 01 - Project Brief and Design                  | RIBA STAGE 2 / Medium            | <p><b>Project Delivery Planning</b></p> <p>1 A clear brief is developed prior to completion of the concept design, to include input from all design team members and this information is shared with all relevant parties. This clear briefing document sets out the particular ambitions for the project detailed in sub-criteria 1.a to 1.e.</p> <p>2 Prior to completion of the concept design, the project team (Client, Design Team and Principal Contractor (see M1 where not yet appointed)) meet specifically to discuss, identify and define the roles, responsibilities and contributions for each key phase of the project. When defining responsibilities, sub-criteria 2.a to 2.m must be considered.</p> <p>3 The project team demonstrate how the project delivery stakeholders' contributions and their input in the design process have influenced the following:</p> <p>3.a Initial Project Brief.</p> <p>3.b Project Execution Plan.</p> <p>3.c Communication Strategy.</p> <p>3.d Concept Design.</p> <p>3.e Final Design.</p> | 1                 | 1                |                          |                       |                         |                | MC / PM / TEAM              | <p>1 a clear brief.</p> <p>2.1 List in a responsibility matrix (or equivalent) who will be responsible for each role and specific responsibilities at each assessment stage.</p> <p>2.2 Provide minutes of the key initial meetings to demonstrate that responsibilities were allocated and discussed at the appropriate project stage.</p> <p>3 Concise report or summary document, with supporting evidence where required, to demonstrate how the project delivery stakeholders influenced the initial project brief, the project execution plan, communication strategy, and the concept design.</p>                                                                                                                                       | <p>1 Nothing further is required.</p> <p>2 Updated responsibility matrix confirming who was responsible for each role and their specific responsibilities at each assessment stage.</p> <p>3 Assessor site inspection report and photographic evidence to show examples of how the early stage project delivery stakeholder's input influenced the final design.</p>                                                                                              |                                                               |       |
|                                                    | RIBA STAGE 2 / High              | <p><b>Stakeholder Consultation</b></p> <p>4 Prior to completion of the Concept Design, the design team consult with all interested parties on matters that covers the minimum consultation content (see M2).</p> <p>5 The project must demonstrate concisely how the interested party contributions and outcomes of the consultation exercise have influenced or changed the initial project brief and concept design; and these changes were implemented within the final design at post-construction.</p> <p>6 Prior to completion of the detailed design (Technical Design or equivalent), consultation feedback has been given to, and received by, all relevant parties.</p>                                                                                                                                                                                                                                                                                                                                                                  | 1                 | 0                | 0                        |                       |                         |                | MC / PM / TEAM              | <p>4.1 List all interested parties consulted.</p> <p>4.2 Records of consultation, as per M2.</p> <p>5&amp;6.1 Documentary evidence or summary report on how the interested party stakeholder contributions and consultation outcomes influenced or changed the initial project brief and concept design.</p> <p>5&amp;6.2 Documentation demonstrating the dissemination of feedback to all relevant parties.</p>                                                                                                                                                                                                                                                                                                                               | <p>4 Nothing further is required.</p> <p>5&amp;6 Assessor site inspection report and photographic evidence to show examples of how the outcomes of the consultation with interested party stakeholder have been implemented within the final design.</p>                                                                                                                                                                                                          |                                                               |       |
|                                                    | RIBA STAGE 2 / Low               | <p><b>BREEAM AP – Concept design</b></p> <p>8 A BREEAM Advisory Professional (AP) has been appointed to facilitate the setting and achievement of BREEAM performance targets for the project. Their involvement must be early in the design process (see M3.2) to cover points 8.a to 8.e.</p> <p>9 The defined BREEAM performance targets have been formally agreed between the client and design or project team no later than the concept design work stage.</p> <p>10 To achieve this credit at the interim design stage assessment, the agreed BREEAM performance targets must be demonstrably achieved by the project design. This must be demonstrated via the BREEAM Assessor's design stage assessment report.</p>                                                                                                                                                                                                                                                                                                                        | 1                 | 1                |                          |                       |                         |                | CL / MC / AP / PM           | <p>8-13.1 The BREEAM AP appointment letter and verification of the AP status.</p> <p>8-13.2 Relevant section or clauses of the building specification or contract or other formal documentation to confirm BREEAM performance target.</p> <p>8-13.3 Project programme or evidence indicating the dates for the key project design stages.</p> <p>8-13.4 Meeting minutes, communication records, formal notes of conversations or other statements reporting on discussions related to performance targets and maximising performance, to demonstrate ongoing involvement and AP attendance at key project meetings.</p> <p>8-13. 5BREEAM AP progress reports (for each work stage: Concept Design, Developed Design and Technical Design).</p> | <p>8-13 Interim design stage certificate showing performance target has been achieved.</p>                                                                                                                                                                                                                                                                                                                                                                        |                                                               |       |
|                                                    | RIBA STAGE 3 / Low               | <p><b>BREEAM AP – Monitoring progress</b></p> <p>11 Achieve the credit for BREEAM AP – Concept design (criteria 8 to 10).</p> <p>12 A BREEAM Advisory Professional (AP) has been appointed to monitor progress against the agreed BREEAM performance targets throughout the design process and formally report progress to the client and design team. They must cover points 12a to 12 e.</p> <p>13 The BREEAM AP – Design must attend key project and design team meetings during the concept design, developed design and technical design work stages. Reporting must be carried out during and prior to completion of each stage, as a minimum.</p>                                                                                                                                                                                                                                                                                                                                                                                           | 1                 | 1                |                          |                       |                         |                |                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                               |       |
| Man 02 - Life Cycle Cost and Service Life Planning | RIBA STAGE 2                     | <p><b>Elemental LCC options appraisal</b></p> <p>1 A competent person carries out an outline, entire asset elemental life cycle cost (LCC) options appraisal (at least two) at the Concept Design stage in line with ISO 15686-5:2017.</p> <p>2 The elemental LCC plan:</p> <p>2.a Provides an indication of future replacement costs over a period of analysis as required by the client (e.g. 20, 30, 50 or 60 years);</p> <p>2.b Includes service life, maintenance and operation cost estimates.</p> <p>3 Demonstrate, using appropriate examples provided by the design team, how the elemental LCC plan has been used to influence building and systems design and specification to minimise life cycle costs and maximise critical value.</p>                                                                                                                                                                                                                                                                                               | 2                 | 0                | 0                        |                       |                         |                | MC / Cost Cons. / PM / TEAM | <p>1&amp;2 Elemental LCC plan.</p> <p>3 Confirmation from the design team as to how the LCC has influenced design/specification and drawings/specifications to support this.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>1&amp;2 Nothing further is required.</p> <p>3 Assessor site inspection report and photographic evidence to show how the outcomes of LCC options appraisal have been implemented within the final design.</p>                                                                                                                                                                                                                                                   |                                                               |       |
|                                                    | RIBA STAGE 4                     | <p><b>Component level LCC options appraisal</b></p> <p>4 A competent person develops a component level LCC options appraisal (at least two) by the end of Technical Design stage in line with ISO 15686-5:2017, and includes the following component types (where present):</p> <p>4.a Envelope, e.g. cladding, windows, or roofing</p> <p>4.b Services, e.g. heat source, cooling source, or controls, also intelligent lighting controls against standard controls.</p> <p>4.c Finishes, e.g. walls, floors or ceilings</p> <p>4.d External spaces, e.g. alternative hard landscaping, boundary protection.</p> <p>5 Demonstrate, using appropriate examples provided by the design team, how the component level LCC options appraisal has been used to influence building and systems design and specification to minimise life cycle costs and maximise critical value.</p>                                                                                                                                                                   | 1                 | 0                | 0                        |                       |                         |                | MC / Cost Cons. / PM / TEAM | <p>4 Component level LCC options appraisal.</p> <p>5 Confirmation from the design team as to how the LCC has influenced design/specification and drawings/specifications to support this.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>4 Nothing further is required.</p> <p>5 Assessor site inspection report and photographic evidence to show how the outcomes of LCC options appraisal have been implemented within the final design.</p>                                                                                                                                                                                                                                                         |                                                               |       |
|                                                    |                                  | <p><b>Capital Cost Reporting</b></p> <p>6 Report the capital cost for the building in pounds per square metre (£/m²) of gross internal area (GIA).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1                 | 1                |                          |                       |                         |                | MC / Cost Cons.             | <p>6 Predicted capital cost.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>6 Final capital cost.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                               |       |
|                                                    | Pre-requisite for Man 03 credits | <p><b>Pre-requisite – Legal and sustainable site timber</b></p> <p>1 All temporary site timber and timber-based products (excluding reused timber) used during the construction process of the project must be legal and sustainable timber.</p> <p><b>Prerequisite – For Healthcare NHS buildings only</b></p> <p>2 To award any of the credits available for this issue, any party who at any stage manages the construction site (e.g. the principal contractor, the demolition contractor) must operate an Environmental Management System (EMS) (see requirements of criterion 3 below).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                  | -                 | -                |                          |                       |                         |                | MC / PM                     | <p>1 Relevant section or clauses of the building specification or contract.<br/>OR<br/>A signed and dated letter of commitment to meet the relevant criteria.</p> <p>2 See criterion 3.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>1.1 Confirmation of all temporary site timber used and for what purpose.</p> <p>1.2 Where certified materials were used, copies of all relevant certificates or chain of custody evidence.</p> <p>1.3 Robust post-construction evidence to verify proof of purchase such as delivery tickets, invoices, purchase orders, confirmation from suppliers or site photographs.</p>                                                                                  |                                                               |       |
|                                                    |                                  | <p><b>Environmental Management</b></p> <p>3 All parties who manage the construction site at any stage must operate an EMS covering their main operations. The EMS must be third-party certified to ISO 14001, EMAS (EU Eco-Management and Audit Scheme), or an equivalent standard.</p> <p>4 All parties who manage the construction site at any stage must implement best practice pollution prevention policies and procedures on site. To demonstrate compliance, the project team should complete the checklist given in Table 4.2 on page 54, showing how the intent of every section (e.g. air quality) has been met, even if by different means than the actions suggested. For EU Taxonomy alignment, please refer to M5.</p>                                                                                                                                                                                                                                                                                                              | 1                 | 1                |                          |                       |                         |                | MC / PM                     | <p>2&amp;3&amp;4 Relevant section or clauses of the building specification or contract.<br/>OR<br/>A signed and dated letter of commitment to meet the relevant criteria.</p> <p>OR</p> <p>2&amp;3 A copy of the principal contractor's EMS/EMAS certificate, where contractor is appointed.</p> <p>OR</p> <p>4 A copy of the checklist (Table 4.2 on page 54) and supporting evidence confirming the proposed measures and procedures against each section.</p>                                                                                                                                                                                                                                                                               | <p>2&amp;3 A copy of the principal contractor's EMS/EMAS certificate.</p> <p>4.1 A copy of the checklist (Table 4.2 on page 54) confirming how each section has been addressed by the referenced evidence.</p> <p>4.2 Evidence to support that procedures and policies for pollution prevention management were in place and implemented such as construction environmental management plans, site procedures, site plans, site records and site photographs.</p> |                                                               |       |
|                                                    | RIBA STAGES 5 & 6                | <p><b>BREEAM AP (site)</b></p> <p>5 The client must formally agree with the contractor the performance targets relating to the BREEAM certification that have been set for the project.</p> <p>6 A BREEAM AP must be involved in the project at an appropriate time and level to ensure that the agreed performance targets are met. Specifically, the AP must cover points 6.a to 6.e.</p> <p>7 To achieve this credit at the final post-construction stage of assessment, the submitted assessor's report must show that a BREEAM AP was appointed and that the agreed performance targets have been demonstrably achieved by the project.</p>                                                                                                                                                                                                                                                                                                                                                                                                   | 1                 | 1                |                          |                       |                         |                | MC / PM                     | <p>5 Relevant section or clauses of the building specification, contract documents or formal agreement stating the required BREEAM performance rating.</p> <p>6 Relevant section or clauses of the building specification or contract.<br/>OR<br/>A signed and dated letter of commitment to meet the relevant criteria.</p>                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>5 Nothing further is required.</p> <p>6.1 Evidence to confirm the appointment of the BREEAM AP and confirming their AP status.</p> <p>6.2 Supporting evidence such as reports, correspondence and meeting minutes to verify their ongoing involvement in the project and attendance on site and at relevant project team meetings.</p>                                                                                                                         |                                                               |       |

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| Man 03 - Responsible Construction                                                                                                                                                                                                            |  | <p><b>Responsible Construction Management</b></p> <p>8 For small-scale projects (up to 500m³):</p> <p>8.a The contractor must achieve items listed f, h, i, j and m (as listed within Table 4.1 of BREEAM manual) to achieve one credit (or CCS score of 27, min 9 in each section).</p> <p>8.b Where the contractor achieves those items checked as 'required for one credit (for standard projects)' in Table 4.1 of BREEAM manual, the small-scale project may achieve two credits (or CCS score of 30, min 10 in each section).</p> <p>9 All buildings not defined as small-scale projects are considered to be standard projects and credits are awarded as follows:</p> <p>9.a All items checked as 'required for one credit (for standard projects)' in Table 4.1 of BREEAM manual must be achieved for one credit to be awarded (or CCS score of 30, min 10 in each section).</p> <p>9.b Projects achieving criterion 9.a plus six additional items in Table 4.1 of BREEAM manual may be awarded a second credit (or CCS score of 35, min 11 in each section).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 2      | 2      |       |       |       |       | MC / PM   | <p>8&amp;9 Relevant section or clauses of the building specification or contract.</p> <p>OR</p> <p>A signed and dated letter of commitment to meet the relevant criteria.</p> <p>Note: It must be clear which responsible construction management items within Table 4.1 of BREEAM manual are being targeted.</p> <p>Note: See GN54 for guidance on responsible construction management.</p>                                                                                                                                             | <p>8&amp;9.1 Supporting evidence such as site plans, procedures or policies, site inspection reports or photographs, site records or letters.</p> <p>8&amp;9.2 Where applicable, CCS certificate and monitor's final report.</p> <p>Note: it must be confirmed how each point in Table 4.1 of BREEAM manual1 has been evidenced (except where met by CCS certification).</p>                                                                                                                                                                                                                                                     |  |
|                                                                                                                                                                                                                                              |  | <p><b>Site monitoring</b></p> <p>10 Assign responsibility for site monitoring to a named individual. This is a prerequisite for the award of any of the site monitoring credits as set out below. The responsible individual must have the appropriate authority and experience to access the data required. They may be the BREEAM AP, where one has been appointed. They will be required to monitor, record and report energy use, water consumption and transportation data (where measured) resulting from all on-site construction processes (and dedicated off-site manufacturing) throughout the build programme. Report the project value.</p> <p><b>Monitoring utility consumption</b></p> <p><b>Energy consumption</b></p> <p>11 Set targets at design stage for the site energy consumption in kWh (and where relevant, litres of fuel used) resulting from the use of construction plant, equipment (mobile and fixed) and site accommodation.</p> <p>12 Monitor and record data for the energy consumption described in criterion 11 and show that the consumption targets have been achieved.</p> <p>13 Report the total carbon dioxide emissions (total kgCO<sub>2</sub>e) and energy consumption (electricity in kWh or litres of fuel) resulting from the construction process.</p> <p><b>Water consumption</b></p> <p>14 Set targets at design stage for the potable water consumption (m³) arising from the use of construction plant, equipment (mobile and fixed) and site accommodation.</p> <p>15 Monitor and record data for the potable water consumption described in criterion 14 and show that the consumption targets have been achieved.</p> <p>16 Use the collated data to report the total net water consumption resulting from the construction process (m³), i.e. consumption minus any recycled water use.</p> | 1      | 1      |       |       |       |       | MC / PM   | <p>10-18.1 Confirmation of the targets that have been set for the project.</p> <p>10-18.2 Details of the predicted project value.</p> <p>AND</p> <p>10-18.3 Relevant section or clauses of the building specification or contract.</p> <p>OR</p> <p>A signed and dated letter of commitment to meet the relevant criteria.</p>                                                                                                                                                                                                           | <p>10-18.1 Name of the individual appointed for monitoring, recording and reporting site data.</p> <p>10-18.2 Confirmation of the final project value.</p> <p>10-18.3 Monitoring records showing the collated construction phase data including:</p> <ul style="list-style-type: none"><li>— Total site energy consumption.</li><li>— Total site net water consumption.</li><li>— For both materials and waste, the total transport-related carbon dioxide emissions plus total distance travelled and fuel consumption.</li><li>— Evidence to validate figures provided such as photos of meter readings or invoices.</li></ul> |  |
| Man 04 - Commissioning and Handover (M)<br><b>Commissioning of building systems</b><br><b>One credit (Schedule and responsibilities)</b><br><b>Technical and non-technical building user guide written</b><br><b>Criterion 12 (Handover)</b> |  | <p><b>Schedule and responsibilities</b></p> <p>1 Prepare a schedule of commissioning and testing. The schedule identifies and includes a suitable timescale for commissioning and re-commissioning of all complex and non-complex building services and control systems and for testing and inspecting building fabric.</p> <p>2 The schedule identifies the appropriate standards for all commissioning activities to be conducted, where applicable, in accordance with items 2.a to 2.d.</p> <p>3 Where a building management system (BMS) is specified, it must be commissioned in line with items 3.a to 3.e.</p> <p>4 Appoint an appropriate project team member to monitor and programme pre-commissioning, commissioning and testing.</p> <p>Where necessary include re-commissioning activities on behalf of the client.</p> <p>5 The principal contractor accounts for the commissioning and testing programme, responsibilities and criteria within their budget and the main programme of works. Allow the required time to complete all commissioning and testing activities prior to handover.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 1      | 1      |       |       |       |       | MC / M&E  | <p>1-4.1 Relevant section or clauses of the building specification or contract.</p> <p>OR</p> <p>A letter of commitment from the client or developer.</p> <p>AND</p> <p>1-4.2 Commissioning schedule (where available).</p> <p>5 Copy of the principal contractor's programme and project budget showing commissioning allowances.</p> <p>OR</p> <p>Where contractor not yet appointed: Relevant section or clauses of the building specification or contract.</p> <p>OR</p> <p>A letter of commitment from the client or developer.</p> | <p>1-4.1 Commissioning schedule identifying commissioning standards followed and evidence to verify that commissioning was carried out in line with these.</p> <p>1-4.2 BMS commissioning records or procedures.</p> <p>1-4.3 Confirmation of appointment of appropriate project team member.</p> <p>5 Copy of the principal contractor's programme and project budget showing commissioning allowances.</p>                                                                                                                                                                                                                     |  |
|                                                                                                                                                                                                                                              |  | <p><b>Commissioning role</b></p> <p>6 Achieve the schedule and responsibilities credit (criteria 1 to 5).</p> <p>7 During the design stage, the client or the principal contractor appoints an appropriate project team member (see criterion 4), provided they are not involved in the general installation works for the building services systems, with responsibility for:</p> <p>7.a Undertaking design reviews and giving advice on suitability for ease of commissioning.</p> <p>7.b Providing commissioning management input to construction programming and during installation stages.</p> <p>7.c Management of commissioning, performance testing and handover or post-handover stages.</p> <p>For buildings with complex building services and systems, this role needs to be carried out by a specialist commissioning manager.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 1      | 1      |       |       |       |       | MC / M&E  | <p>7.1 Letter of appointment for commissioning manager(s).</p> <p>7.2 Evidence of design reviews (where available).</p> <p>7.3 Where applicable, evidence that the specialist commissioning manager meets the definition for this role.</p>                                                                                                                                                                                                                                                                                              | <p>7.1 Copies of design reviews and commissioning records and reports.</p> <p>7.2 Where applicable, evidence that the specialist commissioning manager meets the definition for this role.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
|                                                                                                                                                                                                                                              |  | <p><b>Envelope testing</b></p> <p>8 Achieve the schedule and responsibilities credit (criteria 1 to 5).</p> <p>9 Complete post-construction testing and inspection to quality-assure the integrity of the building fabric, including continuity of insulation, avoidance of thermal bridging and air leakage paths (this is through airtightness testing and a thermographic survey) (see Methodology M1). A suitably qualified professional undertakes the survey and testing in accordance with the appropriate standard (see M1.5). For EU taxonomy alignment, please see M1.6.</p> <p>10 Rectify any defects identified during post-construction testing and inspection prior to building handover and close out. Any remedial work must meet the required performance characteristics for the building or element as defined at the design stage (see M1.4).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 1      | 1      |       |       |       |       | MC / M&E  | <p>9-10 Relevant section or clauses of the building specification or contract.</p> <p>OR</p> <p>A letter of commitment from the client or developer.</p>                                                                                                                                                                                                                                                                                                                                                                                 | <p>9-10.1 Thermographic survey and air leakage report.</p> <p>9-10.2 Qualifications/certificates for suitably qualified professionals.</p> <p>9-10.3 Verification that remedial works have been completed where required.</p>                                                                                                                                                                                                                                                                                                                                                                                                    |  |
|                                                                                                                                                                                                                                              |  | <p><b>Handover</b></p> <p>11 Prior to handover, develop <b>two building user guides</b> (see M2) for the following users:</p> <p>11.a A non-technical user guide for distribution to the building occupiers.</p> <p>11.b A technical user guide for the premises facilities managers.</p> <p>A draft copy is developed and discussed with users first (where the building occupants are known) to ensure the guide is most appropriate and useful to potential users.</p> <p>12 Prepare two training schedules (see M3) timed appropriately around handover and proposed occupation plans for the following users:</p> <p>12.a A non-technical training schedule for the building occupiers.</p> <p>12.b A technical training schedule for the premises facilities managers.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 1      | 1      |       |       |       |       | MC / PM   | <p>11&amp;12 Relevant section or clauses of the building specification or contract.</p> <p>OR</p> <p>A letter of commitment from the client or developer which is specific for the project being assessed.</p> <p>OR</p> <p>Draft building user guides and training schedule, where available.</p>                                                                                                                                                                                                                                       | <p>11.1 A copy of the building user guides.</p> <p>11.2 Written confirmation from the design team or client that the guide has been, or will be, distributed to the building's owner, tenants or fitout contractor (for completion), as appropriate.</p> <p>12 Copy of the training schedules, with confirmation that it was issued to the relevant people at the required time and that training was carried out in line with the schedules.</p>                                                                                                                                                                                |  |
|                                                                                                                                                                                                                                              |  | Section Weighting:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 11.00% | 18     | 14    | 0     | 0     | 0     |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
|                                                                                                                                                                                                                                              |  | Credit Weighting:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 0.61%  | 11.00% | 8.56% | 0.00% | 0.00% | 0.00% |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| Health and Wellbeing                                                                                                                                                                                                                         |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |        |        |       |       |       |       |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
|                                                                                                                                                                                                                                              |  | <p><b>Daylighting</b></p> <p>5 Daylighting criteria have been met using one of the options outlined in Table 5.2 on page 83 (see M3.2):</p> <p>5.a The relevant building areas meet good practice average and minimum point daylight illuminance criteria as outlined in Table 5.2 on page 83.</p> <p>OR</p> <p>5.b The relevant building areas meet any level of recommendation using the daylight illuminance criteria in EN 17037:2018+A1:2021.</p> <p>OR</p> <p>5.c The relevant building areas achieve at least 'nominally accepted' daylight sufficiency as per IES LM-83-23.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1      | 1      |       |       |       |       | MC / ARCH | <p>5&amp;12 Design drawings and daylight calculations.</p> <p>OR</p> <p>Relevant section or clauses of the building specification or contract confirming national best practice daylighting guidelines or BREEAM requirements.</p> <p>Note: See BREEAM GN50 for natural light calculation methodology.</p>                                                                                                                                                                                                                               | <p>5&amp;12.1 Final construction drawings or equivalent or assessor site inspection report and photographic evidence.</p> <p>5&amp;12.2 Daylight calculations, where not provided at design stage or updated.</p> <p>5&amp;12.3 Confirmation from the design team that daylighting is in accordance with national best practice daylighting guidelines or BREEAM requirements.</p>                                                                                                                                                                                                                                               |  |
|                                                                                                                                                                                                                                              |  | <p><b>View Out</b></p> <p>8 At least 95% of the floor area in 95% of spaces for each relevant building area are within the distances of a window or permanent opening that provides an adequate view out (see Definitions and M5), as outlined in Table 5.1 of BREEAM manual.</p> <p>OR</p> <p>9 At least 75% of the floor area in 95% of spaces for each relevant building area can meet both of the following criteria:</p> <p>9.a Horizontal sight angle ≥ 28° AND</p> <p>9.b The landscape layer and at least one additional layer (sky or ground) are visible through a permanent opening (see M5.4).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1      | 1      |       |       |       |       | MC / ARCH | <p>8&amp;9 Design drawings, window schedules and calculations.</p> <p>Note: See BREEAM GN50 for natural light calculation methodology.</p>                                                                                                                                                                                                                                                                                                                                                                                               | <p>8&amp;9 Assessor site inspection report and photographic evidence.</p> <p>OR</p> <p>Final construction drawings or equivalent.</p> <p>Updated calculations where required.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |

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| Hea 02 - Artificial light                                                |                                              | <p><b>Prerequisite – Flicker</b></p> <p>1 All lighting types should be designed to avoid flicker and stroboscopic effects (see M1), including across their full dimming and colour tuning range if applicable. This is applicable to all internal and external lighting.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | -      | -      |        |       |       |       | <p><b>MC / M&amp;E</b></p>                    | <p>1.1 For dimmable / colour tuneable lights (see M1.1):<br/>Design drawings/lighting schedules. OR<br/>Relevant section or clauses of the building specification or contract. OR<br/>A letter of formal confirmation of compliance from the building services engineer or lighting designer.</p> <p>1.2 Where luminaire specifications are known, manufacturer’s product data sheets.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>1.1 For dimmable / colour tuneable lights (see M1.1):<br/>Assessor site inspection report and photographic evidence.</p> <p>1.2 Final construction or equivalent lighting schedules and lighting layout plans.</p> <p>1.3 Manufacturer’s product data sheets.</p>                                                                                                                                                                                                                                                                                                                                    |  |
|                                                                          |                                              | <p><b>Internal and external lighting levels</b></p> <p><b>External lighting</b></p> <p>4 All external lighting located within the construction zone is specified in accordance with BS 5489-1:2020 and BS EN 12464-2:2024. External lighting should provide illuminance levels that enable users to perform outdoor visual tasks efficiently and accurately, especially during the night. Compliance criteria should include, as applicable for each type of application: 4.a Illuminance / luminance levels and uniformity, 4.b Glare limits, 4.c Colour rendering</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1      | 1      |        |       |       |       | <p><b>MC / M&amp;E</b></p>                    | <p>2-10 Design drawings, lighting schedules and lighting control strategy.<br/>OR<br/>Relevant section or clauses of the building specification or contract.<br/>OR<br/>A letter of formal confirmation of compliance from the building services engineer or lighting designer.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <p>2-10.1 Assessor site inspection report and photographic evidence.</p> <p>2-10.2 Documentary evidence to confirm compliance such as final construction or equivalent lighting schedules, lighting layout plans, lighting control strategy, lighting calculations or light testing results.</p> <p>2-10.3 A letter of formal confirmation of compliance from the building services engineer or lighting designer.</p>                                                                                                                                                                                  |  |
| Hea 04 - Indoor Air Quality (M)<br>Indoor air quality plan - Criterion 1 | RIBA STAGE 2                                 | <p><b>Indoor air quality plan</b></p> <p>1 A site-specific indoor air quality plan has been produced in accordance with Guidance Note 6 (GN06). This plan informs the design, specification, and installation to maximise improvement of indoor air quality during occupation. The plan must consider the following:</p> <p>1.a Removal of highly contaminating sources</p> <p>1.b Dilution and control of other contaminant sources, including:</p> <p>1.b.i Air quality requirements of specialist areas such as laboratories, where present</p> <p>1.c Procedures for pre-occupancy flush out and purge ventilation</p> <p>1.d Third party testing and analysis</p> <p>1.e Maintaining indoor air quality in-use</p> <p>1.f Any relevant local or national authority plans or policies (for example, Air Quality Management Areas or Local Air Quality Action Plans)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 1      | 1      |        |       |       |       | <p><b>MC / ARCH / M&amp;E</b></p>             | <p>1 A copy of the indoor air quality plan.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>1 Written confirmation including examples and any documentary supporting evidence to demonstrate how the indoor air quality plan was used to influence the design, specification and installation (measures relating to credits not targeted do not need to be implemented).</p>                                                                                                                                                                                                                                                                                                                     |  |
|                                                                          | Criteria 4-6 only applicable to fully fitted | <p><b>Ventilation</b></p> <p>The building has been designed to minimise the concentration and recirculation of pollutants in the building as follows:</p> <p>2 Provide fresh air into the building in accordance with one of the best practice standards for ventilation (see M1.1).</p> <p>3 Ventilation pathways are designed to minimise the ingress and build-up of air pollutants inside the building (see M1.2).</p> <p>4 Where present, HVAC systems must incorporate suitable filtration to minimise external air pollution, as defined in BS EN 16798-3:2025 Section 8.4.2. The specified filters should achieve supply air classification of at least SUP 2. The level of filtration required is dependent on the quality of the outdoor air.</p> <p>5 Occupied spaces have calibrated carbon dioxide (CO<sub>2</sub>) or calibrated air quality sensors specified in accordance with Building Regulations ADF2 and cover items 5.a to 5.c.</p> <p>6 The ventilation strategy provides adequate ventilation rates throughout the year, including sufficient airflow rates in summer to prevent overheating and maintain required thermal comfort conditions, in accordance with:</p> <p>6.a CIBSE AM10 (for naturally ventilated buildings)</p> <p>6.b CIBSE AM13 (for mixed-mode buildings)</p>                                                                    | 1      | 1      |        |       |       |       | <p><b>MC / ARCH / M&amp;E</b></p>             | <p>2-6 Design drawings, relevant sections of the building specification or contract clauses.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>2-6.1 Final construction drawings or equivalent and assessor site inspection report and photographic evidence.</p> <p>2-6.2 Confirmation sensors are calibrated and mounted in line with guidance.</p> <p>2-6.3 For a naturally ventilated building, a letter from the building services engineer confirming the building has been built in accordance with a design compliant with the BREEAM criteria.</p> <p>2-6.4 For a mechanically ventilated building, the commissioning manager’s performance testing report confirming the required fresh air rates are achieved.</p>                       |  |
| Hea 05 - Thermal Comfort                                                 |                                              | <p><b>Thermal modelling – Current climate</b></p> <p>1 Thermal modelling has been carried out using software in accordance with CIBSE AM11(64) Building Energy and Performance Modelling (see M1.2).</p> <p>2 The software used to carry out the simulation at the detailed design stage provides full dynamic thermal analysis.</p> <p>3 The modelling demonstrates that:</p> <p>3.a For air-conditioned buildings, summer and winter operative temperature ranges in occupied spaces are in accordance with the criteria set out in CIBSE Guide A Environmental design(65), Table 1.5; or other appropriate industry standard (where this sets a higher or more appropriate requirement or level for the building type); or the thermal environment in occupied spaces meet the Category B requirements for PPD, PMV and local discomfort set out in Table A.1 of Annex A of ISO 7730:2005.</p> <p>3.b For naturally ventilated buildings and mechanically ventilated buildings with limited comfort cooling comply with 3.b.i and 3.b.ii.</p> <p>4 For air-conditioned buildings, when generated, report the PMV and PPD indices based on the above modelling via the BREEAM Platform (see CN1.3 and CN1.4).</p>                                                                                                                                                           | 1      | 1      |        |       |       |       | <p><b>MC / M&amp;E</b></p>                    | <p>1-8.1 Compliant thermal modelling report, measurements and evaluation results with confirmation that these are within the required limits.</p> <p>1-8.2 Confirmation that the modelling software is BREEAM compliant.</p> <p>1-8.3 Where applicable, PMV/PPD data from the design team.</p> <p>7 Where the requirements are not met for the projected climate change environment provide evidence such as drawings or specifications to demonstrate how the building has been adapted or designed to be easily adapted using passive design solutions in order to comply.</p>                                                                                                                                                                                                                                                                                                                                                            | <p>1-8 Thermal modelling, measurement and evaluation results reflecting any changes to the design and resultant PMV/PPD data (where relevant) with confirmation that these are within the required limits.</p> <p>OR</p> <p>Written confirmation from the building physics engineer that there have been no changes required to the thermal modelling provided at design stage.</p>                                                                                                                                                                                                                     |  |
|                                                                          |                                              | <p><b>Thermal modelling – Future climate</b></p> <p>5 Criteria 1 to 4 are achieved.</p> <p>6 The thermal modelling demonstrates that the relevant requirements set out in criterion 3 are achieved for a projected climate change environment (see M1.3).</p> <p>7 Where criterion 6 above is not met, the project team demonstrates how the building has been adapted, or designed to be easily adapted in future using passive design solutions to meet the requirements under criterion 6 above.</p> <p>8 For air-conditioned buildings, when generated, report the PMV and PPD indices based on the above modelling via the BREEAM Platform (see CN1.3 and CN1.4).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1      | 1      |        |       |       |       | <p><b>MC / M&amp;E</b></p>                    | <p><b>Naturally Ventilated Buildings:</b></p> <p>- Time period: 2050’s</p> <p>- Emissions scenario: Medium (A1B)</p> <p>- 50th percentile DSY 2 and DSY 3</p> <p><b>Mechanically Ventilated/Mixed Mode Buildings:</b></p> <p>- Time period: 2020s</p> <p>- Emissions scenario: High (A1F1)</p> <p>- 50th percentile DSY 2 and DSY 3</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>7 Final construction drawings or equivalent, relevant sections of the building specification or assessor site inspection report and photographic evidence to confirm that any required design adaptations or passive measures have been implemented.</p>                                                                                                                                                                                                                                                                                                                                             |  |
| Hea 06 - Acoustic Performance                                            |                                              | <p><b>Acoustic performance</b></p> <p>For all building types, except residential institutions (short term and long term stay) and hospitality, which have four credits available.</p> <p>1 The building meets the appropriate acoustic performance standards and testing requirements defined in the relevant table in BREEAM manual. These tables define criteria for the acoustic principles of Indoor ambient noise level</p> <p>OR</p> <p>2 A suitably qualified acoustician (SQA) is appointed to define a bespoke set of performance requirements for all function areas in the building. The bespoke performance requirements use the three acoustic principles defined in criterion 1, setting out the performance requirements for each and the testing regime required.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1      | 1      |        |       |       |       | <p><b>MC / ARCH / ACO</b></p>                 | <p>1&amp;3.1 The relevant section of the building specification, clauses of the contract or a letter of commitment to meet the relevant acoustic performance standards, carry out all precompletion testing using a compliant test body and complete remedial work where necessary.</p> <p>1&amp;3.2 Where available, a report from a suitably qualified acoustician (SQA) may be used to confirm required performance standards will be achieved.</p> <p>2.1 Professional report or study from the acoustician confirming the bespoke acoustic performance standards and testing regime.</p> <p>2.2 Evidence to verify that the acoustician meets the definition of a suitably qualified acoustician.</p> <p>2.3 The relevant section of the building specification, clauses of the contract or a letter of commitment to carry out all required precompletion testing using a compliant test body and remedial works where necessary.</p> | <p>1&amp;3 Copy of acoustic field test results to show acoustic performance standards have been achieved and evidence to support they were completed by a compliant test body.</p> <p>2 Copy of acoustic field test results to show acoustic performance standards have been achieved and evidence to support they were completed by a compliant test body.</p>                                                                                                                                                                                                                                         |  |
| Hea 07 - Safe and Healthy Surroundings                                   |                                              | <p><b>Safe access</b></p> <p>Where external site areas form part of the assessed development (see M1.1) the following apply:</p> <p>1 Dedicated and safe cycle paths are provided from the site entrance to any cycle storage, and connect to off-site cycle paths where applicable.</p> <p>2 Dedicated and safe footpaths are provided on and around the site providing suitable links for items 2.a to 2.d.</p> <p>3 Pedestrian drop-off areas are designed off, or adjoining to, the access road and should provide direct access to other footpaths.</p> <p>Where vehicle delivery access and drop-off areas form part of the assessed development, the following apply:</p> <p>4 Delivery areas are not accessed through general parking areas and do not cross or share pedestrian and cyclist paths, and outside amenity areas accessible to building users and general public.</p> <p>5 There is a dedicated parking or waiting area for goods vehicles with appropriate separation from the manoeuvring area and staff and visitor car parking.</p> <p>6 Parking and turning areas are designed for simple manoeuvring according to the type of delivery vehicle likely to access the site, thus avoiding the need for repeated shunting.</p> <p><b>Outside space</b></p> <p>7 There is an outside space providing building users with an external amenity area.</p> | 2      | 1      | 1      |       |       |       | <p><b>MC / ARCH</b></p>                       | <p>1-6.1 Design drawings (including a scaled site layout plan) highlighting safe pedestrian and cycle routes and other compliant features and dimensions.</p> <p>1-6.2 Where required, relevant sections of the building specification.</p> <p>7 Design drawings (including a scaled site layout plan) showing provision of an adequate external space.</p> <p>7 Where required, relevant sections of the building specification or letter of commitment confirming the outside space will be in line with the definition for outside space.</p>                                                                                                                                                                                                                                                                                                                                                                                            | <p>1-6 Final construction site layout plan or equivalent and assessor site inspection report and photographic evidence to confirm provision of compliant safe cycle and pedestrian access.</p> <p>7.1 Final construction site layout plan or equivalent and assessor site inspection report and photographic evidence to confirm provision of a compliant outside space.</p> <p>7.2 For projects not fully-fitted or speculative, the drawings should show indicative seating arrangements to demonstrate that the space provided is sufficient for future installation of furniture by the tenant.</p> |  |
| Hea 08 - Security                                                        | RIBA STAGE 2                                 | <p><b>Security of site and building</b></p> <p>1 A suitably qualified security specialist (SQSS) must conduct an evidence-based security needs assessment (SNA) during or before Concept Design (RIBA Stage 2). The purpose of the SNA is to identify any security-relevant attributes of the proposed development, site context, and surrounding environment that may influence the security strategy.</p> <p>2 Based on the SNA findings, the SQSS must develop a set of security controls and design recommendations. These must directly address the specific threats and assets identified in the SNA.</p> <p>3 The agreed security controls and recommendations shall be incorporated into proposals and implemented in the as-built development. Any deviation from those controls and recommendations shall be justified and agreed with the SQSS.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 1      | 0      | 0      |       |       |       | <p><b>MC / ARCH / Security Specialist</b></p> | <p>1&amp;2.1 Copy of a compliant security needs assessment and recommendations from a SQSS.</p> <p>1&amp;2.2 Evidence to demonstrate the SQSS meets the definition of a suitably qualified security specialist.</p> <p>3 Design drawings, relevant section of the building specification, contract clauses or letter of commitment to confirm the recommendations from the SQSS will be implemented within the final design.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>1&amp;2 No further actions required post-construction, no additional evidence is required other than that listed for the design stage.</p> <p>3.1 Final construction drawings or equivalent to confirm the recommended measures have been implemented.</p> <p>3.2 Assessor site inspection report and photographic evidence.</p> <p>AND/OR</p> <p>SQSS inspection report and photographic evidence.</p> <p>3.3 Where recommendations are not followed, justification and agreement from the SQSS must be provided.</p>                                                                               |  |
| Section Weighting:                                                       |                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 15.00% | 11     | 9      | 1     | 0     | 0     |                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
| Credit Weighting:                                                        |                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 1.36%  | 15.00% | 12.27% | 1.36% | 0.00% | 0.00% |                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |

| Energy                                                                                                                      |              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |   |   |  |  |  |                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
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| Ene 01 - Energy and carbon performance for regulated energy uses                                                            |              | <p><b>Calculated energy performance</b></p> <p>1 Calculate the overall Energy Performance Ratio (EPRNC). The number of BREEAM credits awarded is given in Table 6.1. See M1.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 9 | 4 |  |  |  | <p>MC / ARCH / Accredited energy assessor and SQ energy modeller</p> | <p>1.1 A copy of the building regulations output document from the approved software.</p> <p>1.2 Confirmation that the energy modelling is based on the design stage of analysis and is the final version that has been submitted to building control, where relevant.</p> <p>1.3 SAP calculations (where relevant for Mult residential buildings).</p> <p>1.4 Additional calculations where the EPR has been calculated based on averaging.</p> <p>1.5 Confirmation of the expertise and experience of the individual carrying out the modelling in compliance with the requirements of the local building regulations.</p> <p>Note: See BREEAM GNS2 for calculation methodology guidance.</p>                                                                                                                                                      | <p>1.1 A copy of the building regulations output document from the approved software.</p> <p>1.2 Confirmation that the energy modelling is based on the as-built stage of analysis and is the final version that has been submitted to building control, where relevant.</p> <p>1.3 SAP calculations (where relevant for Mult residential buildings).</p> <p>1.4 Additional calculations where the EPR has been calculated based on averaging.</p> <p>1.5 Confirmation that the individual carrying out the modelling is an accredited energy assessor.</p> <p>OR</p> <p>Where it is not possible to produce an as-built BRUKL for the post-construction assessment, justification must be provided clarifying why an as-designed BRUKL was submitted, along with confirmation from the relevant specialist that the model is an accurate representation of the final, as-built specification of the building.</p> <p>AND</p> <p>Final construction drawings or equivalent or other evidence that demonstrates that the specification used and modelled matches</p>                                 |  |
| Ene 02 - Prediction of operational energy and carbon                                                                        | RIBA STAGE 2 | <p><b>Predictive energy modelling process</b></p> <p><b>Energy strategy</b></p> <p>1 Define an energy strategy for the building at the concept design stage that describes qualitatively how the operational energy and carbon performance of the building will be minimised (see M1.1).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 1 | 1 |  |  |  | <p>MC / ARCH / SQ energy assessor and SQ energy modeller</p>         | <p>1 Energy strategy statement for the building, detailing all the requirements within M1.1.</p> <p>Note: See BREEAM GNS3 for Energy modelling &amp; POEP score in Ene 02.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>1 Nothing further is required.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
|                                                                                                                             |              | <p><b>Predictive energy modelling</b></p> <p>2 Estimate unregulated energy uses and occupancy patterns for the building (see M1.2.1).</p> <p>3 Construct a detailed energy model during the technical design stage and undertake sensitivity analysis and scenario modelling to explore the impact of key parameters and assumptions on energy consumption (see M1.2.2).</p> <p>4 Predict annual operational energy consumption in use by fuel type for the building based on the scenario modelling. The modelling must be updated at the post-construction stage to account for any changes to the building specification (see M1.2.3 and M1.2.4).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 3 | 3 |  |  |  |                                                                      | <p>2-4.1 Energy modelling report which includes:<br/>— Estimated unregulated energy uses and occupancy patterns used within the detailed energy modelling.<br/>— Sensitivity analysis and scenario modelling.<br/>— The predicted annual operational energy consumption in use by fuel type based on the results.</p> <p>2-4.2 Confirmation of the energy modeller's qualifications and experience.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>2-4.1 Updated energy modelling report to account for any changes to the building specification, where required.</p> <p>2-4.2 Confirmation of the energy modeller's qualifications and experience.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
|                                                                                                                             |              | <p><b>Risk assessment and mitigation</b></p> <p>5 Achieve the predictive energy modelling credits.</p> <p>6 Highlight any significant design, technical, and process risks that might prevent the buildings achieving energy performance target and indicate how these risks will be mitigated throughout the construction and commissioning process (see M1.3).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 1 | 1 |  |  |  |                                                                      | <p>6 Energy modelling report or other document that includes a risk assessment and details of mitigation measures, in line with M1.3.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <p>6 Same evidence as the design stage but with confirmation of mitigation measures that have already been implemented.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |
|                                                                                                                             |              | <p><b>Predicted operational energy performance score</b></p> <p>7 Achieve the predictive energy modelling credits.</p> <p>8 Credits are awarded based on the Operational Energy Performance score for New Construction (OEPNC) as shown in Table 6.3 in BREEAM manual (see M2).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 7 | 3 |  |  |  |                                                                      | <p>8 Results of the predictive energy modelling confirming the predicted operational energy consumption for all energy uses. Where appropriate, calculations showing how the carbon emission factor for district heating and district cooling have been determined.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>9 Updated energy modelling report to account for any changes to the building specification, where required. Where appropriate, calculations showing how the carbon emission factor for district heating and district cooling have been determined.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| Ene 03 - Energy monitoring (M) Monitoring for 90% energy consumption by end use - One credit (Energy monitoring by end-use) |              | <p><b>Energy monitoring by end-use</b></p> <p>1 Identify the energy sources that will be used by the building and estimate the annual energy consumption (1.a to 1.e) (see M1).</p> <p>2 Energy monitoring is installed that allows ≥ 90% of the estimated annual energy consumption for each energy source to be assigned to an end-use category (see M2).</p> <p>3 Renewable electricity generated on-site and exported from the building must be separately monitored.</p> <p>4 There is an energy metering system appropriate for the size of the building:</p> <p>4.a For buildings with a gross internal area ≥ 1000 m², the energy meters are connected to an energy monitoring and management system.</p> <p>4.b For buildings with a gross internal area &lt; 1000 m², the energy meters are either:</p> <p>4.b.i Connected to an appropriate energy monitoring and management system. OR</p> <p>4.b.ii Are accessible meters with pulsed outputs or other open protocol communication outputs.</p> <p>5 Those responsible for monitoring the building's energy consumption can clearly identify the end-use category covered by each meter.</p>                                                                                                                                                                                                                                                                                                                                                                           | 1 | 1 |  |  |  | <p>MC / M&amp;E</p>                                                  | <p>1 Estimates of energy consumption by energy source including an indication of how the estimates were derived.</p> <p>2&amp;3&amp;6.1 The metering schedule or metering strategy document.</p> <p>2&amp;3&amp;6.2 Floor plans showing functional or tenanted areas, where applicable.</p> <p>4&amp;7 Specification for the energy monitoring system and/or meters.</p> <p>5&amp;8 The metering schedule or metering strategy document.</p>                                                                                                                                                                                                                                                                                                                                                                                                         | <p>Where the building occupier is known, documentation confirming the building occupier's involvement in the travel plan. Where the building user is not known, documentation confirming provided that the travel plan will be handed by the developer to the building owner.</p> <p>2&amp;3&amp;6.1 The final construction or equivalent metering schedule or metering strategy document.</p> <p>2&amp;3&amp;6.2 Assessors site inspection report and photographic evidence.</p> <p>OR</p> <p>Screenshots from the energy monitoring system showing data from the meters where installed.</p> <p>4&amp;7.1 Final construction drawings, specification, manufacturer's product data or O&amp;M documentation for the installed energy monitoring system and/or meters.</p> <p>4&amp;7.2 Assessors site inspection report and photographic evidence.</p> <p>5&amp;8 Assessor site inspection report and photographic evidence showing the labelled meters.</p> <p>OR</p> <p>Screenshots from the energy monitoring system showing data from the meters and what they relate to, where installed.</p> |  |
|                                                                                                                             |              | <p><b>Energy monitoring for different occupiers and functional areas</b></p> <p>6 Energy monitoring is installed that allows energy consumption to be assigned to separately tenanted or occupied areas and to relevant functional areas within the building (see M3).</p> <p>7 There is an energy metering system appropriate for the size of the building:</p> <p>7.a For buildings with a gross internal area ≥ 1000 m², the energy meters must be connected to an energy monitoring and management system.</p> <p>7.b For buildings with a gross internal area &lt; 1000 m², the energy meters are either:</p> <p>7.b.i Connected to an appropriate energy monitoring and management system. OR</p> <p>7.b.ii Are accessible meters with pulsed outputs or other open protocol communication outputs.</p> <p>8 Those responsible for monitoring the building's energy consumption can clearly identify the functional or occupier area covered by each meter.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 1 | 1 |  |  |  |                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| Ene 04 - Low Carbon Design                                                                                                  | RIBA STAGE 2 | <p><b>Building form optimisation</b></p> <p>1 The project team carries out an analysis of the site and proposed development during the Concept Design stage to explore the effect of building form on energy demand (see M1).</p> <p>2 Demonstrate that the analysis has informed the building design and will lead to a reduction in building energy consumption in use.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1 | 1 |  |  |  | <p>MC / ARCH / SQ energy modeller / M&amp;E</p>                      | <p>1&amp;2.1 A copy of the compliant building form analysis, completed in line with M1.</p> <p>1&amp;2.2 Supporting documentary evidence to verify how it has influenced the final building form such as design drawings and specifications.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>1&amp;2 Final construction drawings or equivalent or assessor site inspection report and photographic evidence to show how the outcomes of building form analysis have been implemented within the final design.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
|                                                                                                                             |              | <p><b>Fabric performance optimisation</b></p> <p><b>Analysis of alternative fabric specifications</b></p> <p>3 The project team carries out an analysis of the proposed development to explore the impact of alternative fabric specifications on the building's demand for heating and cooling.</p> <p><b>One credit – 5% reduction in building energy demand</b></p> <p>4 Achieve criterion 3.</p> <p>5 Implement fabric performance measures which reduce the overall building heating and cooling energy demand by ≥ 5% compared to minimum values set by building regulations.</p> <p>OR</p> <p><b>Two credits – 10% reduction in building energy demand</b></p> <p>6 Achieve criterion 3.</p> <p>7 Implement fabric performance measures which reduce the overall building heating and cooling energy demand by ≥ 10% compared to minimum values set by building regulations.</p> <p>OR</p> <p><b>Two credits – Fabric performance has been optimised</b></p> <p>8 Demonstrate that the fabric specification has minimised the demand for heating and cooling. See Methodology M2.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                        | 2 | 1 |  |  |  |                                                                      | <p>3 A copy of the analysis of fabric performance, completed in line with M2.1.</p> <p>5&amp;7&amp;8 Modelling results demonstrating the reduced energy demand for heating and cooling arising from the proposed fabric specification and, where relevant, that the fabric performance has been optimised as far as possible.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>3 A copy of the analysis of fabric performance, completed in line with M2.1.</p> <p>5&amp;7&amp;8 Final construction drawings or equivalent, air test results or assessor site inspection report and photographic evidence to show how the outcomes of fabric performance analysis have been implemented within the final design.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
|                                                                                                                             |              | <p><b>Low and zero carbon energy generation technologies</b></p> <p><b>One credit – Installation of L2C energy generation technologies</b></p> <p>9 One or more eligible L2C energy generation technologies have been installed by competent installers.</p> <p><b>One credit – Meeting L2C energy generation targets</b></p> <p>10 Achieve the 'Installation of L2C energy generation technologies' credit (criterion 9).</p> <p>11 The energy generated by the installed L2C energy generation technologies meet the following targets:</p> <p>11.a Where photovoltaic (PV) panels are the only L2C energy generation technology installed, the electricity generated must:</p> <p>11.a.i Be equal to, or exceed, that generated by reference PV panels covering 50% of the ground floor area.</p> <p>OR</p> <p>11.a.ii Account for ≥ 60% of the building's annual electricity consumption.</p> <p>11.b Where only L2C energy generation technologies other than PV panels are installed, the energy generated must:</p> <p>11.b.i Be equal to, or exceed, 137 kWh/year/m² of ground floor area.</p> <p>OR</p> <p>11.b.ii Meet ≥ 60% of the building's annual demand for the relevant energy source.</p> <p>11.c Where the installed L2C energy generation technologies include both PV panels and other L2C energy generation technologies, selected generation targets as listed in 11.a and 11.b should be used in conjunction scaled proportionally to the amount of electricity generated by each technology (see M3.4).</p> | 2 | 1 |  |  |  |                                                                      | <p>9.1 Technical specification for L2C energy generation technology and where appropriate, plan drawings of the building showing the L2C energy generation systems.</p> <p>9.2 Confirmation that the systems will be installed by competent installers or that the installation will be certified.</p> <p>11.a.1 Technical specifications of PVs and plan drawings of the building with the PV panels.</p> <p>11.a.2 Calculations showing the predicted carbon reduction from the PV panels meets the energy generation target.</p> <p>11.b.1 Technical specifications of L2C energy generation system(s) and plan drawings of the building with the L2C energy generation systems(s) installed.</p> <p>11.b.2 Calculations showing the predicted carbon reduction from the L2C energy generation systems(s) meets the energy generation target.</p> | <p>9.1 Specification for the L2C energy generation system(s) and final construction drawings or equivalent of the building showing the L2C energy generation systems.</p> <p>9.2 Confirmation of the competency of the installers or certification of the installation.</p> <p>11.a Technical specifications of PVs and final construction drawings or equivalent of the building with the PV panels.</p> <p>OR</p> <p>Assessor site inspection report and photographic evidence.</p> <p>AND</p> <p>Updated calculations for the installed system showing the predicted carbon reduction from the PV panels meets the energy generation target.</p> <p>11.b Technical specifications of L2Cs and plan drawings of the building with the L2Cs as built.</p> <p>OR</p> <p>Assessor site inspection report and photographic evidence.</p> <p>AND</p> <p>Updated calculations for the installed systems showing the predicted carbon reduction from the L2Cs meets the energy generation target.</p>                                                                                                    |  |

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| Ene 05 - Energy efficient equipment                                          | Not applicable to shell only | <p><b>Energy efficient equipment</b></p> <p>1 Identify items of equipment in the project specification (in-scope equipment) that are users of unregulated energy (see M1).</p> <p>2 Estimate the expected annual energy consumption by the in-scope equipment identified in criterion 1 (see M2).</p> <p>3 Determine the ratio of in-scope unregulated energy use by equipment to regulated energy use to determine the number of credits available (see Table 6.5 in BREEAM manual and M3).</p> <p>4 Determine which in-scope equipment items are energy efficient (see M4).</p> <p>Note: The number of credits awarded is proportional to the percentage of energy use by in-scope equipment that uses energy efficient equipment as follows:<br/>Number of credits = (% of in-scope equipment that is energy efficient x number of credits available) rounded to the nearest whole number.</p> <p>Note: This issue is filtered out where there is no "in-scope" equipment present.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 2      | 1     |       |       |       |  | MC / ARCH / M&E | <p>1.1 Design drawings, relevant sections of the building specification, equipment schedules or other documentary evidence identifying all proposed in-scope equipment.</p> <p>1.2 Where items with low annual energy consumptions have been excluded from the scope due to the cost of replacement, this must be stated and justified.</p> <p>2 Calculations to show the estimated energy consumption for all in-scope equipment.</p> <p>3 Where not automatically calculated from Ene 02, supporting data to confirm regulated energy consumption values.</p> <p>4 Provide evidence required for the following compliance options (as detailed in manual):</p> <ul style="list-style-type: none"> <li>- demonstrated by comparison to a standard version of the equipment</li> <li>- demonstrated by meeting the deemed to comply energy labelling schemes and lists</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>1.1 Final construction drawings or equivalent, assessor site inspection report and photographic evidence or other documentary evidence to verify the in-scope energy using equipment that has been installed.</p> <p>1.2 Where items with low annual energy consumptions have been excluded from the scope due to the cost of replacement, this must be stated and justified.</p> <p>2 Updated calculations to account for any changes to the building specification</p> <p>3 Nothing further is required.</p> <p>4 Provide evidence required for the following compliance options (as detailed in manual):</p> <ul style="list-style-type: none"> <li>- demonstrated by comparison to a standard version of the equipment</li> <li>- demonstrated by meeting the deemed to comply energy labelling schemes and lists</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                            |
| Ene 06 - Energy efficient systems                                            | Not applicable to shell only | <p><b>Energy efficient systems</b></p> <p>1 Identify systems in the project specification (in-scope systems) that are users of unregulated energy (see M1).</p> <p>2 Estimate the expected annual energy consumption by in-scope systems identified in criterion 1 (see M2).</p> <p>3 Determine the ratio of in-scope unregulated energy used by systems to regulated energy use to determine the number of credits available (see Table 6.7 in BREEAM manual and M3).</p> <p>4 Determine in-scope systems that are energy efficient (see M4).</p> <p>Note: The number of credits awarded is proportional to the percentage of energy use by in-scope systems that uses efficient systems as follows:<br/>Number of credits = (% in-scope systems that are energy efficient x number of credits available) rounded to the nearest whole number.</p> <p>Note: This issue is filtered out where there are no "in-scope" systems present.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     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systems that are included within the project specification.</p> <p>1.2 Where systems with low annual energy consumptions have been excluded from the scope due to the cost of replacement, this must be stated and justified.</p> <p>2 Calculations to show the estimated energy consumption by each in-scope system.</p> <p>3 Where not automatically calculated from Ene 02, supporting data to confirm regulated energy consumption values.</p> <p>4 Provide evidence required for the following compliance options (as detailed in manual):</p> <ul style="list-style-type: none"> <li>- demonstrated by comparison to a standard version of the system</li> <li>- demonstrated by meeting the deemed to comply route as set out within M4.2, acceptable evidence sources are listed for each system type in BREEAM manual.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>1.1 Final construction drawings or equivalent, assessor site inspection report and photographic evidence or other documentary evidence to verify the unregulated energy using systems that have been installed.</p> <p>1.2 Where systems with low annual energy consumptions have been excluded from the scope due to the cost of replacement, this must be stated and justified.</p> <p>2 Updated calculations to account for any changes to the building specification.</p> <p>3 Nothing further is required.</p> <p>4 Provide evidence required for the following compliance options (as detailed in manual):</p> <ul style="list-style-type: none"> <li>- demonstrated by comparison to a standard version of the system</li> <li>- demonstrated by meeting the deemed to comply route as set out within M4.2, acceptable evidence sources are listed for each system type in BREEAM manual.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Unregulated systems identified: External lighting, compressed air system and VMU S&E ventilation systems   |
| Ene 07 - Flexible demand response                                            | Not applicable to shell only | <p><b>Flexible demand response</b></p> <p>1 Identify installed systems present on-site and their flexible demand response capability.</p> <p>2 The number of credits awarded is based on the number of credits available and the percentage of flexible demand response points awarded (see Table 6.14).</p> <p>Note: Points available for : Electric space heating (1), Electric space cooling (1), Electric domestic hot water (1), Electric vehicle charging points (1-2), Other systems or equipment with flexible demand capability (up to 3).</p>                                                                                                                                                                                                                                                                                                                                                                  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specification or contract.</p> <p>1&amp;2.2 Where products are specified, manufacturer's product details, confirming the flexible demand capability of specified systems.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>1&amp;2.1 Final construction drawings or equivalent or assessor site inspection report and photographic evidence showing installed systems.</p> <p>1&amp;2.2 Manufacturer's technical data confirming the flexible demand capability of the installed systems.</p>                                                                                                                                                            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| Ene 08 - Installed controls                                                  | Not applicable to shell only | <p><b>Installed controls</b></p> <p>1 Determine the number of installed controls points available based on the installed HVAC services and relevant system details.</p> <p>2 Determine the number of installed controls points achieved based on the functionality of the controls.</p> <p>3 The number of credits awarded is determined by the proportion of available installed controls points that are achieved (see Table 6.17 in BREEAM manual and M1).</p> <p>Note: This issue will be filtered out for buildings which have no space heating, no space cooling and no mechanical ventilation.</p> <p>Note: This issue may be filtered out where the building has separate local building services for space heating, space cooling and/or mechanical ventilation AND where the occupants or an onsite facilities manager will be able to effectively control HVAC systems manually.</p>                          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confirming the HVAC systems and installed controls specified to support the answers entered within the BREEAM Platform.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p>1-3 Final construction drawings or equivalent, assessor site inspection report and photographic evidence, technical data sheets, invoices or other robust post-construction documentation confirming the installed HVAC systems and control functionality to support the answers entered within the BREEAM Platform.</p>                                                                                                                   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|                                                                              |                              | Section Weighting: 16.50%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                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|                                                                              |                              | Credit Weighting: 0.41%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  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| Transport                                                                    |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          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| Tra 01 - Transport Assessment and Travel Plan                                | RIBA STAGE 2                 | <p><b>Transport assessment and travel plan</b></p> <p>1 Conduct a site-specific transport assessment by the end of the Concept Design stage; see M1.</p> <p>2 Develop a site-specific travel plan following the transport assessment recommendations by the end of the Concept Design stage; see M3.</p> <p>3 Demonstrate that the travel plan can guide the appropriate implementation of sustainable transport measures during the design, construction, and occupancy stages and be supported by the building's management during operation.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 2      | 2     |       |       |       |  | CL / MC         | <p>1.1 A copy of the transport assessment or statement.</p> <p>1.2 Justification of why transport statement was chosen over transport assessment (if applicable).</p> <p>1.3 Submit the PTAI calculation inputs to the BREEAM Platform.</p> <p>1.4 Scale map highlighting the location of the building and all public transport nodes in the proximity of the building via a safe pedestrian route; updated digital sources such as online mapping services may be used.</p> <p>1.5 Timetables for each service at each public transport node are considered.</p> <p>1.6 Calculations to show average services per hour for each node.</p> <p>1.7 When applicable, information about the OnDemand bus service.</p> <p>1.8 A BRE-approved Public Transport Accessibility Level (PTAL) report, can be used instead of 1.3 to 1.7.</p> <p>1.9 To-scale maps or drawings to show the location and type of key local amenities present and their distance from the assessed development via a safe pedestrian route; digital sources such as online mapping services may be used.</p> <p>2 A copy of the travel plan.</p> <p>2&amp;3.1 Where the building occupier is known, documentation confirming the building occupier's involvement in the travel plan.</p> <p>2&amp;3.2 Where the building user is not known, documentation confirming provided that the travel plan will be handed by the developer to the building owner.</p>                                                                                                                                                                                                                                                                                        | <p>1.1 &amp; 1.2 Nothing further is required.</p> <p>1.3 to 1.9 When web-based maps are outdated, the Assessor's site inspection and photographic evidence are needed to confirm:</p> <ul style="list-style-type: none"> <li>— Location of public transport nodes.</li> <li>— Location of key local amenities.</li> <li>— Key areas of safe pedestrian route.</li> </ul> <p>2 Nothing further is required.</p> <p>2&amp;3.1 Written agreement from the building owner to implement the travel plan to support their transport strategy.</p> <p>2&amp;3.2 Handover documentation to ensure the travel plan's future implementation.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                            |
| Tra 02 - Sustainable Transport Measures                                      |                              | <p>1 Complete a transport assessment and travel plan in line with Tra 01. If these documents are completed after Concept Design, they can still be used to meet this prerequisite.</p> <p><b>Transport options implementation</b></p> <p>2 Calculate the credits as follows:</p> <p>2.a Refer to the score given in the Public Transport Accessibility Index (PTAI) as calculated in Tra 01. This score will be used to weight the points awarded in Tra 02.</p> <p>2.b Award points for the sustainable transport measures implemented in Tra 02, as per Table 7.3 in BREEAM manual.</p> <p>2.c Use Table 7.4 to convert the number of points achieved for sustainable transport measures into credits, as weighted by the PTAI score.</p> <p>Public transport measures</p> <p><b>Option 1:</b> The existing PTAI calculated is worth one point if it is: a. ≥ 4 for prison or military sites, rural and further and higher education; b. ≥ 8 for all other building types.</p> <p><b>Option 2:</b> Improve the existing PTAI by at least 1.00 – any successful intervention receives the full three points (e.g. Negotiating to increase service; diverted bus route, a new bus stop, or similar; a dedicated transport service).</p> <p><b>Option 3:</b> Provide up-to-date local public transport information in a convenient, accessible area to help building users plan journeys by public transport (1).</p> <p><b>Option 4:</b> Provide electric vehicle charging infrastructure, ≥ 7 kW EV charging points and associated cable routes, see M1 (1 or 2).</p> <p><b>Option 5:</b> a. Set up a car sharing group or facility, b. Actively market the car sharing scheme, c. Provide priority spaces for car sharers (≥ 5% of the total car parking capacity, d. Ensure that car share spaces are placed near the building entrance (1).</p> <p><b>Option 6:</b> a. Engage with the local authority, b. Agree on possible improvements to the local active travel network, c. Select at least one such improvement and carry it out (2).</p> <p><b>Option 7:</b> Install cycle storage spaces as set out in Table 7.8 in BREEAM manual (1).</p> <p><b>Option 8:</b> Having supplied cycle storage space as per Option 7 above, provide two of the following facilities: Showers. Changing facilities, Lockers and Drying spaces (1).</p> <p><b>Option 9:</b> Existing amenities: Ensure at least three relevant amenity types within less than or equal to 500 m of proximity (1).</p> <p><b>Option 10:</b> New or enhanced amenities: Provide relevant and accessible new amenities within less than or equal to 500 m of the building entrance (2 to 3).</p> <p><b>Option 11:</b> Carry out one site-specific improvement measure in line with the travel plan not listed as an option in Tra 02. Submit this for BRE review (1 to 3).</p> | 10     | 2     | 3     |       |       |  | MC / ARCH / M&E | <p>1.1 A copy of the transport assessment or statement.</p> <p>1.2 A copy of the travel plan.</p> <p>2 Documentary supporting evidence to verify how the assessment options have been or will be achieved. Evidence may include:</p> <ul style="list-style-type: none"> <li>— Design drawings</li> <li>— Clauses of building specifications</li> <li>— Contracts and/or Commitment letters</li> </ul> <p>See individual options for more details:</p> <p><b>O1</b> PTAI calculation, Scale map highlighting the locations, Timetables, Calculations and where applicable, information about OnDemand bus services.</p> <p><b>O2</b> Documentary evidence of PTAI improvement i.e. minutes, correspondence / agreements and PTAI calculations demonstrating the improvement.</p> <p><b>O3</b> Specifications (e.g., digital displays or online tools) and proposed location and accessibility.</p> <p><b>O4</b> Design drawings (passive and active) and total number of parking spaces, specifications (e.g., ≥ 7 kW), calculation and agreements or PO.</p> <p><b>O5</b> Car sharing evidence (e.g. documentation, minutes) and marketing, Marked-up site plan and total number of parking spaces provided.</p> <p><b>O6</b> Correspondence, minutes, or agreements.</p> <p><b>O7 &amp; O8</b> Assumptions and calculations, Design drawings / specifications to confirm cycle storage and facilities will be provided.</p> <p><b>O9 &amp; O10</b> Marked-up site plan or web-based map viewer highlighting Building location, Location and type of amenities, Route to amenities and Plan/map scale. For amenities under development, a letter from client.</p> <p><b>O11</b> Submitted and confirmation from BRE.</p> | <p>1.1 &amp; 1.2 Nothing further is required.</p> <p>2 Robust post-construction evidence to verify measures have been implemented:</p> <p><b>O1</b> Nothing further is required.</p> <p><b>O2</b> Final PTAI calculations and Updated evidence, including services, timetables, and maps.</p> <p><b>O3</b> Assessor's site inspection report and photos of the installed public transport information system and evidence that the system is fully operational, real-time updates.</p> <p><b>O4</b> Assessor's site inspection report and photos of the EV charging infrastructure and Final construction drawings plus data sheets and electrical capacity verification.</p> <p><b>O5</b> Final policy confirmation, Assessor's site inspection report and photos showing car share spaces and Final construction drawings.</p> <p><b>O6</b> Assessor's site inspection report and photos confirming agreed cycle or pedestrian route improvements and Final construction drawings.</p> <p><b>O7 &amp; O8</b> Assessor's inspection and photos confirming the installation of compliant cycle storage and associated cyclist facilities (e.g., showers, changing facilities, lockers) and Final construction drawings.</p> <p><b>O9 &amp; O10</b> Assessor's site inspection and photos confirming existence, route and distance to amenities OR Updated and dated marked-up site plan / web-based map highlighting design stage evidence OR Where amenities are under development, letter outlining timescale.</p> <p><b>O11</b> Will be dependent on the proposed improvement measures, site inspection and photos, Final construction drawings.</p> | Targeted:<br>Option 3 (Potential)<br>Option 4<br>Option 7<br>Option 8 (Potential)<br>Option 10 (Potential) |
|                                                                              |                              | Section Weighting: 8.50%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 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|                                                                              |                              | Credit Weighting: 0.71%                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  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| Water                                                                        |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          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| Wat 01 - Water Consumption (M)<br>15% improvement over baseline - One credit |                              | <p><b>Water consumption</b></p> <p>1 Determine the water efficiency of all in-scope water-consuming components.</p> <p>2 Determine the amount of recycled water expected from approved blackwater, greywater, and rainwater systems.</p> <p>3 The number of credits awarded is determined by the percentage improvement in potable water use in litres per person per day for the actual building compared to that of a baseline building are shown in Table 8.1 in BREEAM manual.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                   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or schedules confirming the number, specification and water consumption of all water-consuming components.</p> <p>1.2 Where specific products are specified, manufacturer's literature, EU Energy Label or European Unified Water Label information must be provided to support the water consumption values used.</p> <p>2 Technical details for blackwater, greywater, or rainwater collection systems, where specified.</p> <p>3.1 Calculations e.g., relating the flow rate for push and automatic shut off taps or for blackwater, greywater, or rainwater collection systems.</p> <p>3.2 Relevant clauses from green lease agreements.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>1.1 Final construction drawings or sanitaryware schedule to confirm the number and type of water-consuming components installed.</p> <p>1.2 Assessor site inspection report with photos or proof of purchase such as purchase orders to confirm that the fittings have been installed as specified.</p> <p>1.3 Copy of the manufacturer's product details, EU Energy Label or European Water Label to confirm water consumption for all installed products.</p> <p>2 Technical details and calculations for installed blackwater, greywater or rainwater collection systems.</p> <p>3 Relevant clauses from green lease agreements.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          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| Wat 02 - Water Monitoring (M)<br>A water meter is installed - One credit     |                              | <p><b>Water monitoring</b></p> <p>1 A water meter with a pulsed or other open protocol output is installed on all potable water supplies entering the building.</p> <p>2 Water-consuming plant or building areas with significant water demand must be fitted with easily accessible sub-meters or have water monitoring equipment that is integral to the plant or area.</p> <p>3 There is a water monitoring system that is appropriate for the size of the building.</p> <p>3.a For buildings with a gross internal area ≥ 1000 m², the water meters are connected to a monitoring and management system.</p> <p>3.b For buildings with a gross internal area &lt; 1000 m², the water meters are either:</p> <p>3.b.i Connected to an appropriate water monitoring and management system.</p> <p>3.b.ii Accessible meters with pulsed outputs or other open protocol communication outputs.</p> <p>4 Those responsible for monitoring the building's water consumption must be able to clearly identify the water uses and areas covered by each meter.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         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significant water demands.</p> <p>1-4.2 The relevant sections or clauses of the building specification or contract.</p> <p>1-4.3 Design drawings or metering schematics.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>1-4.1 Calculations and justification relating to the identification of significant water demands.</p> <p>1-4.2 Assessor's site inspection report and photographic evidence.</p> <p>OR</p> <p>Final construction drawings or equivalent.</p> <p>1-4.3 Where applicable, manufacturer's product details to confirm pulsed output.</p>                                                                                           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| Wat 03 - Water Leak Detection and Prevention                                                                           |                                 | <b>Leak detection system</b><br>1 Install a leak detection system capable of detecting a major water leak:<br>1.a On the utilities' water supply within the building, to detect any major leaks within the building.<br>AND<br>1.b Between the building and the utilities' water supply, to detect any major leaks between the utilities' supply and the building under assessment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 1     | 1     |       |       |       |  | MC / M&E                         | 1&2.1 The relevant sections or clauses of the building specification or contract.<br><br>1&2.2 Design drawings or metering schematics.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1&2.1 Assessor's site inspection report and photographic evidence.<br><br>1&2.2 Final construction drawings or equivalent.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
|                                                                                                                        | Not applicable to shell only    | <b>Flow control devices</b><br>2 Flow control devices that regulate the supply of water to each WC area or facility according to demand are installed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 1     | 1     |       |       |       |  | MC / M&E                         | 1&2.3 Where available, manufacturer's product details.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1&2.3 Manufacturer's product details.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| Wat 04 - Water efficient equipment and systems                                                                         |                                 | <b>Water efficient equipment and systems</b><br>1 Identify systems and equipment that use significant amounts of water for non-sanitary uses that are included in the project specification (see M1).<br>2 Determine the ratio of in-scope non-sanitary water consumption to sanitary water consumption to determine the number of credits available, see Table 8.4 in BREEAM manual.<br>3 Demonstrate installed non-sanitary water-using systems and equipment are water efficient (see M2).<br>4 Determine the number of credits awarded based on the percentage of non-sanitary water demands that are provided by water efficient equipment, see Table 8.5 in BREEAM manual.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 3     |       | 2     |       |       |  | MC / M&E                         | 1.1 Design drawings, specification, schedules etc. as per M1.<br>1.2 Where items with low annual water consumptions have been excluded due to cost, this must be stated and justified.<br>2 Calculations and data sources used to demonstrate the estimated annual water consumption, as per M2 and M3.<br>3.1 Where compliance demonstrated by comparison to a standard version of the system or equipment, acceptable evidence sources include items listed in BREEAM manual.<br>3.2 Where this is demonstrated by meeting the deemed to comply requirements within Table 8.6, acceptable sources of evidence include items listed in BREEAM manual.                                                                                                             | 1.1 Final construction drawings, assessor site inspection report and photos to verify all water demands from uses other than domestic scale drinking and sanitary use components, as per M1.<br>2 Where items with low annual water consumptions excluded from the scope due to cost, this must be stated and justified.<br>2 Final calculations and data sources used to demonstrate the estimated annual water consumption of installed systems and equipment, as per M2 and M3.<br>3 Manufacturer's literature, Final construction drawings / equipment schedules and Calculations in line with evidence provided at design stage. |  |
| Wat 05 - Prediction of operational water consumption                                                                   | Not applicable to shell only    | <b>Predict operational water consumption</b><br>1 Estimate the annual operational water consumption for the building.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 1     | 1     |       |       |       |  | MC / M&E                         | 1.1 Documentation detailing all water-using components and equipment as identified in line with M1, such as specifications, design drawings or schedules.<br><br>1.2 Calculations and data sources used to confirm the overall estimated annual operational water consumption for the building.<br><br>1.3 Where known, manufacturer's product details.                                                                                                                                                                                                                                                                                                                                                                                                            | 1.1 As built documentation detailing all water-using components and equipment as identified in line with M1, such as final construction drawings or schedules.<br><br>1.2 Final calculations and data sources used to confirm the overall estimated annual operational water consumption for the building including manufacturer's product details.                                                                                                                                                                                                                                                                                   |  |
| Section Weighting: 7.50%                                                                                               |                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 12    | 7     | 3     | 0     | 0     |  |                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| Credit Weighting: 0.63%                                                                                                |                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 7.50% | 4.38% | 1.88% | 0.00% | 0.00% |  |                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| Materials                                                                                                              |                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |       |       |       |       |       |  |                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
| Mat 01 - Building life cycle assessment                                                                                | RIBA STAGE 2                    | <b>Early design LCA and embodied carbon reporting</b><br>1 Carry out an early design phase LCA calculation from the materials that the project incorporates into the building. The LCA must:<br>1.a Meet the requirements for tools and scope given in M1.<br>1.b Include relevant options appraisals, including a baseline assessment. There are no requirements to carry out a specific number of options appraisals for the project.<br>1.c Be used as a basis for choosing design solutions and materials with the aim of achieving a low environmental impact.<br>If an alternative solution with a lower environmental impact has not been chosen, then this must be justified.<br>2 From the early design LCA results (criterion 1), report the embodied carbon emissions from materials used in the building. Results must be reported using the BREEAM Platform. To ensure consistency follow the requirements in M2.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 2     | 0     | 0     |       |       |  | MC / LCA Specialist / ARCH / CSE | 1&3.1 A copy of the LCA results or output report from the tool including all the requirements specified in M1.<br><br>1&3.2 For the early design phase: Relevant options appraisals and baseline assessment.<br><br>1&3.3 Evidence to demonstrate how the LCA has influenced the design.                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 1&2&3&4 Nothing further is required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
|                                                                                                                        | RIBA STAGE 4                    | <b>Technical design LCA and embodied carbon reporting</b><br>3 Carry out a technical design phase LCA calculation from the materials that the project incorporates into the building. The LCA must:<br>3.a Meet the requirements for tools and scope given in M1.<br>3.b Include at least one assessment showing the evolving design and specification at technical design.<br>4 From the technical design LCA results (criterion 3), report the embodied carbon emissions from materials used in the building. Results must be reported using the BREEAM Platform. To ensure consistency follow the requirements in M2.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1     | 0     | 0     |       |       |  | MC / LCA Specialist / ARCH / CSE | 2&4 In the BREEAM Platform, report and submit the embodied carbon data for the early design phase and the technical design phase.<br><br>Note: See BREEAM GN51 for LCA and embodied carbon calculations.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |
|                                                                                                                        | RIBA STAGES 5 & 6               | <b>Post-construction LCA and embodied carbon reporting</b><br>5 Carry out a post-construction phase LCA calculation from the materials that the project incorporates into the building. The LCA must:<br>5.a Meet the requirements for tools and scope given in M1.<br>5.b Include as-built specification at post-construction.<br>6 From the post-construction LCA results (criterion 5), report the embodied carbon emissions from materials used in the building. Results must be reported using the BREEAM Platform. To ensure consistency follow the requirements in M2.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 2     | 0     | 0     |       |       |  | MC / LCA Specialist / ARCH / CSE | 5 Relevant section or clauses of the Employer's Requirements, contract documentation or a letter of commitment from the client or developer to complete a LCA on the as-built specification at post-construction.<br><br>6 Relevant section or clauses of the Employer's Requirements, contract documentation, or a letter of commitment from the client or developer to report the embodied carbon at post-construction.<br><br>Note: See BREEAM GN51 for LCA and embodied carbon calculations.                                                                                                                                                                                                                                                                   | 5 A copy of the LCA results or output report from the tool including all the requirements specified in M1.<br><br>6 In the BREEAM Platform, report and submit the embodied carbon data for the post-construction phase.                                                                                                                                                                                                                                                                                                                                                                                                               |  |
|                                                                                                                        | Not applicable to shell only    | <b>Embodied carbon benchmark comparison</b><br>7 For relevant assessment and building types, compare the calculated embodied carbon emissions (modules A1-A5, B1-B5, C1-C4) against the benchmark (see Table 9.1 in BREEAM manual). The comparison against the benchmark must use the latest embodied carbon calculation available:<br>7.a For interim design stage assessment:<br>7.a.i Technical design LCA<br>7.b For final post-construction stage assessment:<br>7.b.i Post-construction LCA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 2     | 0     | 0     |       |       |  | MC / LCA Specialist / ARCH / CSE | 7.a The BREEAM Platform will calculate this automatically based on the evidence provided for criterion 4.<br><br>7.b Relevant section or clauses of the Employer's Requirements, contract documentation or a letter of commitment from the client or developer to complete a benchmark comparison of the embodied carbon at postconstruction.                                                                                                                                                                                                                                                                                                                                                                                                                      | 7.a Nothing further is required.<br><br>7.b The BREEAM Platform will calculate this automatically based on the evidence provided for criterion 6.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| Mat 02 - Environmental Product Declarations                                                                            | RIBA STAGE 2                    | <b>Product specification</b><br>1 Specify construction products with EPDs that achieve a total EPD points score of at least 20, according to M1.<br><br>2 Enter the details of each EPD in the BREEAM Platform, including the material category classification. The EPD points score and the number of credits achieved will be calculated automatically.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 1     | 0     | 0     |       |       |  | MC / ARCH / CSE                  | 1.1 Relevant section of the building specification or schedule confirming materials or products which will have EPDs.<br><br>1.2 Where products are specified at design stage, copies of EPD certificates to be provided.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1.1 Updated schedule to confirm products specified with EPDs.<br>1.2 Copies of all EPD certificates and robust post-construction evidence to confirm the specified materials have been installed.<br>1.3 Robust post-construction evidence to verify proof of purchase for all materials with EPDs such as delivery tickets, invoices, purchase orders, confirmation from suppliers or site photographs.                                                                                                                                                                                                                              |  |
| Mat 03 - Mat 03 Responsible sourcing of construction products (M)<br>Legally harvested and traded timber - Criterion 1 | Pre-requisite for certification | <b>Pre-requisite - legally harvested and traded timber</b><br>1 100% of timber and timber-based products used on the project are 'Legal' and 'Sustainable' as per the UK Government's Timber Procurement Policy (TPP).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | -     | -     |       |       |       |  | MC / PM                          | 1 Relevant section of the building specification or contract clauses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 1.1 Where certified materials were used, copies of all relevant certificates or chain of custody evidence.<br>1.2 Robust post-construction evidence to verify proof of purchase such as delivery tickets, invoices, purchase orders, confirmation from suppliers or site photographs.                                                                                                                                                                                                                                                                                                                                                 |  |
|                                                                                                                        | RIBA STAGE 2                    | <b>Enabling Sustainable Procurement</b><br>2 A sustainable procurement plan must be used by the design team to guide specification towards sustainable construction products. The plan must:<br>2.a Be in place before the end of Concept Design.<br>2.b Include sustainability aims, objectives, and strategic targets to guide procurement activities. Targets do not need to be achieved for the credit to be awarded at post-construction stage but justification must be provided for targets that are not achieved.<br>2.c Include a requirement for assessing the potential to procure construction products locally. There must be a policy to procure construction products locally where possible.<br>2.d Include details of procedures in place to check and verify the effective implementation of the sustainable procurement plan.<br>2.e The documented policy and procedure must be disseminated to all relevant internal and external personnel, and included within the construction contract to ensure that they are enforceable on the assessed project.<br>In addition, if the plan is applied to several sites or adopted at an organisational level it must:<br>2.f Identify the risks and opportunities of procurement against a broad range of social, environmental, and economic issues following the process set out in ISO 20400:2017.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 1     | 1     |       |       |       |  | CL / MC / PM                     | 2.1 A copy of the Sustainable Procurement Plan.<br><br>2.2 Evidence to show the plan forms part of the construction contract.<br><br>2.3 Relevant section of the building specification, contract clauses or letter of commitment to confirm how the plan will be disseminated to all relevant internal and external personnel.                                                                                                                                                                                                                                                                                                                                                                                                                                    | 2 Evidence demonstrating the effective implementation of the Sustainable Procurement Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
|                                                                                                                        |                                 | <b>Measuring responsible sourcing</b><br>3 In the BREEAM Platform, use the Mat 03 calculator and follow M1 to determine the number of credits achieved for the construction products. Credits are awarded in proportion to the scope of the assessment – see M2 – and the number of points achieved, as set out in Table 9.5 in BREEAM manual. Note: The number of material categories assessed defines the total number of points available. There are 10 material categories listed in Table 9.11 on page 270 and each material category is worth a maximum of 10 points.<br>Example: If the building contains three material categories (timber, metal, and concrete), then the maximum available points is 30 points (3 × 10). The credit scoring is then based on this total:<br>— 1 credit = 10% of 30 points = 3 points<br>— 2 credits = 20% of 30 points = 6 points                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 3     | 2     |       |       |       |  | MC / PM                          | 3.1 Relevant sections of the building specification, summary or schedule confirming all materials within the project, those to be responsibly sourced and to what level.<br><br>3.2 Where products are specified at design stage, copies of responsible sourcing certificates to be provided.                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 3.1 Updated schedule to confirm materials used within the building.<br>3.2 Copies of responsible sourcing certificates.<br>3.3 Robust post-construction evidence to verify proof of purchase for all materials responsibly sourced such as delivery tickets, invoices, purchase orders, confirmation from suppliers or site photographs.                                                                                                                                                                                                                                                                                              |  |
| Mat 04 - Durability and Resilience                                                                                     |                                 | <b>Durability and resilience</b><br><b>Protecting vulnerable parts of the building from damage</b><br>1 Protection measures are incorporated into the building's design and construction to reduce damage to the building's fabric or materials in case of accidental or malicious damage occurring. These measures must provide protection against:<br>1.a Negative impacts of high user numbers in relevant areas of the building (e.g. corridors, lifts, stairs, doors etc.).<br>1.b Damage from any vehicle or trolley movements within 1 metre of the internal building fabric in storage, delivery, corridor and kitchen areas.<br>1.c External building fabric damage by a vehicle. Protection where parking or manoeuvring areas are within 1 metre of the building façade and where delivery areas or routes are within 2 metres of the façade, i.e. specifying bollards or protection rails.<br>1.d Potential malicious damage to building materials and finishes, in public and common areas where appropriate.<br><br><b>Protecting exposed parts of the building from material degradation</b><br>2 Key exposed building elements have been designed and specified to limit long and short term degradation due to environmental factors. This can be demonstrated through one of the following:<br>2.a The element or product achieving an appropriate quality or durability standard or design guide, see Table 9.13 on the next page for examples. If no relevant standards or guides are listed in Table 9.13 on the next page, either use BS 7543:2015(93) as the default appropriate standard or use relevant equivalent standards.<br>OR<br>2.b A detailed assessment of the element's resilience when exposed to the applicable material degradation and environmental factors.<br>3 Produce an access to the roof and façade strategy for cost-effective cleaning, replacement and repair in the building's design.<br>4 Design the roof and façade to prevent water damage, ingress and detrimental ponding. | 1     | 1     |       |       |       |  | MC / ARCH / CSE                  | 1.1 Design drawings illustrating vulnerable areas or parts of the building.<br><br>1.2 Design drawings or specification confirming the durability of the measures specified.<br><br>2.1 Design drawings confirming the applicable elements.<br><br>2.2 Documentary evidence for the environmental factors and material degradation effects considered relevant to the building.<br><br>2.3 Design and specification measures in place to limit degradation effects.<br><br>2.4 Where relevant, manufacturer's technical details confirming the material degradation effect mitigated by the specified product.<br><br>3 Roof and façade access strategy.<br><br>4 Design drawings and specification showing measures to prevent water damage, ingress and ponding. | 1 Assessor's site inspection, and photographic evidence confirming compliance.<br>OR<br>Final construction drawings or equivalent.<br><br>2.1 Final construction drawings or equivalent or assessor site inspection reports and photographic evidence to confirm measures were implemented within the final build.<br><br>2.2 Manufacturer's product literature where required to confirm material specifications.<br><br>3 Roof and façade access strategy, updated as required.<br><br>4 Final construction or equivalent drawings showing measures implemented to prevent water damage, ingress and ponding.                       |  |

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| Mat 05 - Material Efficiency                                | From RIBA STAGE 1          | <b>Material Efficiency</b><br>1 At the Preparation and Brief and Concept Design stages, set targets and report on opportunities and methods to optimise the use of materials. This must be done for each of the following stages (see Table 9.14 in BREEAM manual):<br>1.a Preparation and Brief<br>1.b Concept Design<br>1.c Developed Design<br>1.d Technical Design<br>1.e Construction.<br>2 Develop and record the implementation of material efficiency, see Table 9.14 in BREEAM manual, during:<br>2.a Developed Design<br>2.b Technical Design<br>2.c Construction.<br>3 Report the targets and actual material efficiencies achieved.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 1      | 1     |       |       |       |  | CL / ARCH / MC / PM   | <b>For design stage:</b><br>The evidence required to demonstrate compliance will vary according to the work stage. Examples of how material efficiency could be considered together with the minimum evidence requirements to be provided, at each project stage, are set out within in Table 9.14.<br><br><b>For post-construction:</b><br>Relevant section of the building specification or contract clauses or letter of commitment to report material efficiencies at postconstruction.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Examples of how material efficiency could be considered together with the minimum evidence requirements to be provided at post-construction are set out Table 9.14.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                            |
| Section Weighting: 16.00%                                   |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 14     | 5     | 0     | 0     | 0     |  |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                            |
| Credit Weighting: 1.14%                                     |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 16.00% | 5.71% | 0.00% | 0.00% | 0.00% |  |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                            |
| Waste                                                       |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |        |       |       |       |       |  |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                            |
| Wst 01 - Construction Waste Management                      | RIBA STAGE 2               | <b>Pre-Demolition Audit</b><br>1 Complete a pre-demolition audit of any existing buildings, structures or hard surfaces being considered for demolition. This must be used to determine whether refurbishment or reuse is feasible and, in the case of demolition, to maximise the recovery of material for subsequent high grade or value applications. The audit must cover the content of M1: Predemolition audit scope on the next page and:<br>1.a Be carried out at Concept Design stage by a competent person prior to strip-out or demolition works<br>1.b Guide the design, consider materials for reuse and set targets for waste management<br>1.c Engage all contractors in the process of maximising high-grade reuse and recycling opportunities<br>2 Make reference to the audit in the resource management plan (RMP).<br>3 Compare actual waste arisings and waste management routes used with those forecast and investigate significant deviations from planned targets.                                                                                                                                                                                                                                                                                                                                                                                                                      | 1      |       | 1     |       |       |  | CL / MC               | 1-3 Copy of compliant pre-demolition audit.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 1-3 Updated pre-demolition audit, including actual waste results.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Demolition may be required |
|                                                             |                            | <b>Construction Resource Efficiency</b><br>4 Prepare a compliant Resource Management Plan (RMP) covering:<br>4.a Non-hazardous waste materials (from on-site construction and dedicated off-site manufacture or fabrication), including demolition and excavation waste.<br>4.b Accurate data records on waste arisings and waste management routes.<br><br>5 Meet or improve upon the benchmarks in Table 10.1 for non-hazardous construction waste, excluding demolition and excavation waste.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 3      |       | 2     |       |       |  | MC                    | 4&5.1 Copy of compliant resource management plan (RMP) including appropriate targets for construction waste produced.<br>4&5.2 Where contractor is not yet appointed, credits may be awarded based on a contract requirement or letter of commitment from the client or developer.<br><b>One credit:</b> ≤13.3m <sup>3</sup> / ≤11.1 tonnes<br><b>Two credits:</b> ≤7.5m <sup>3</sup> / ≤6.5 tonnes<br><b>Three credits:</b> ≤3.4m <sup>3</sup> / ≤3.2 tonnes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 4&5 Records of actual waste arisings from site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                            |
|                                                             |                            | <b>Diversion from Landfill</b><br>6 Meet, where applicable, the diversion from landfill benchmarks in Table 10.2 for non-hazardous construction waste and demolition and excavation waste generated.<br><br>7 Sort waste materials into separate key waste groups as per Table 10.3 on page 291, either on-site or through a licensed contractor for recovery.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 1      |       | 1     |       |       |  | MC                    | 6 Relevant section or clauses of the building specification or contract. OR A letter of commitment from the client or developer. OR Copy of RMP which includes relevant commitments/targets and procedures to divert waste from landfill.<br>7 Confirmation of procedures in place for sorting construction waste into key waste groups.<br><b>Non-demolition:</b> 70% (volume) / 80% (weight)<br><b>Demolition:</b> 80% (volume) / 90% (weight)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 6.1 Records of actual waste arisings from site, amount diverted from landfill and how this has been processed i.e. recycled, reused, etc.<br>6.2 Evidence of waste transfer station recycling rates, where applicable.<br>6.3 Data to be separated for demolition and construction waste.<br>7 Waste records or confirmation from waste management contractor to verify the sorting of waste into key waste groups.                                                                                                                                                                                                                                                                                                                                                                                                                                          |                            |
| Wst 02 - Use of Recycled and Sustainably Sourced Aggregates | RIBA STAGE 2 Pre-requisite | <b>Prerequisite – Pre-demolition audit</b><br>1 If demolition occurs on site, to encourage the reuse of site-won material on site, complete a pre-demolition audit of any existing buildings, structures or hard surfaces in accordance with Wst 01 Construction waste management - Criteria 1 & 2.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | -      | -     | -     |       |       |  | MC / CSE              | 1 Copy of pre-demolition audit which identifies aggregates available within existing buildings, structures or hard landscaping.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 1 Post demolition waste records confirming amount of aggregates where reused on-site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                            |
|                                                             |                            | <b>Project Sustainable Aggregate Points</b><br>2 Identify all aggregate uses and types on the project (see Tables 10.5 & 10.6 in BREEAM manual).<br>3 Determine the quantity in tonnes for each identified use and aggregate type.<br>4 Identify the region in which the aggregate source is located.<br>5 Calculate the distance in kilometres travelled by all aggregates by transport type.<br>6 Enter the information into the BREEAM Platform to calculate the Project Sustainable Aggregate Points. The corresponding number of BREEAM credits will be awarded as shown in Table 10.4 (3.5–6).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1      |       | 0     | 0     |       |  | MC / CSE              | 2-7 Where contractor not yet appointed, relevant section and clauses of the building specification or contract or letter of commitment to achieve project sustainable aggregate points.<br>OR, where available: Schedule summarising amounts, source and types of aggregates used on the project. AND<br>2.1 Confirmation from the design team of all aggregates used in line with the uses and types defined in Table 10.5 and Table 10.6.<br>2.2 For aggregates recycled on site: Evidence from engineer to confirm that the waste will be suitable for re-use.<br>3.1 Calculations to confirm the amount of each aggregate likely to be used.<br>3.2For aggregates recycled on-site this should include estimated amounts of material available.<br>4.1 Confirmation from the design team of the likely source of the aggregates.<br>4.2 Where supplied or manufactured by another party, this company should confirm the source of their aggregate.<br>5.1 Evidence to support the distance and routes likely travelled.<br>5.2 For quarried or marine dredged: The distance from the quarry or wharf to the site gate.<br>5.3 Where from a supplier/manufacturer: quarry/wharf – batching facility/supplier – site gate. | 2-7 Updated schedule summarising the amounts, source and types of aggregates that were used on the project.<br>2 Evidence to support that aggregates used were recycled or secondary where applicable.<br>3.1 Updated data for the amount of aggregates used based on as-built data and evidence to support this such as purchase orders, invoices, delivery tickets or written evidence from the supplier.<br>3.2 For aggregates recycled on-site: confirmation from contractor of the amount re-used and any evidence to support this.<br>4 Confirmation of the sources of all aggregates used on the project and evidence to support this such as purchase orders, invoices, delivery tickets or written evidence from the supplier.<br>5 Confirmation that there have been no changes since design stage or updated evidence using as-built information. |                            |
| Wst 03 - Operational Waste                                  |                            | <b>Operational Waste</b><br>1 Provide a dedicated space, identified by clear signage, for the segregation and storage of operational recyclable waste (see M1, M2, and M3). The space is:<br>1.a Clearly labelled for long-term durability, to assist with segregation, storage and collection of the recyclable waste streams.<br>1.b Accessible to building occupants or facilities operators for the deposit of materials and collections by waste management contractors.<br>1.c Of a capacity appropriate to the building type, size, number of units (if relevant) and predicted volumes of waste that will arise from daily or weekly operational activities and occupancy rates.<br>2 For consistent and large amounts of operational waste generated, provide:<br>2.a Static waste compactors or balers; situated in a service area or dedicated waste management space.<br>2.b Vessels for composting suitable organic waste OR adequate spaces for storing segregated food waste and compostable organic material for collection and delivery to an alternative composting facility.<br>2.c A water outlet provided adjacent to or within the facility for cleaning and hygiene purposes where organic waste is to be stored or composted on site.<br><br>Note: See BREEAM manual for additional criteria relating to healthcare buildings (criterion 3) and residential institutions (criteria 4-9). | 1      |       | 1     |       |       |  | MC / ARCH             | 1.1 Design drawings or relevant section of the building specification or contract clauses to confirm the provision of compliant dedicated facilities for the storage and segregation of recyclable waste, in addition to provisions for general waste.<br><br>1.2 Confirmation from end user or design team of predicted waste streams and indicative volumes.<br>OR<br>Where not known, calculations used to confirm the minimum space required.<br><br>2 Where applicable to the building, design drawings or relevant section of the building specification or contract clauses to confirm the provision of compactors or balers or compliant organic waste storage where relevant.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 1.1 Final construction drawings or equivalent to confirm the location and size of the waste storage areas provided.<br><br>1.2 Assessor site inspection report with photographic evidence to verify the installation of compliant waste storage facilities which are clearly labelled.<br><br>2 Final construction drawings or equivalent and assessor site inspection report with photographic evidence to verify the installation of compliant compactors, balers or organic waste storage facilities where required.                                                                                                                                                                                                                                                                                                                                      |                            |
| Wst 05 - Adaptation to Climate Change                       | RIBA STAGE 2               | <b>Resilience of Structure, Fabric, Building Services and Renewables Installation</b><br>1 Conduct a climate change adaptation strategy appraisal using:<br>1.a A systematic risk assessment to identify the impact of expected extreme weather conditions arising from physical climate risks and climate change on the building and vulnerabilities over its projected life cycle. The assessment covers the installation of building services and renewable systems, as well as structural and fabric resilience aspects and includes (see M1):<br>1.a.i Hazard identification<br>1.a.ii Hazard assessment<br>1.a.iii Risk estimation<br>1.a.iv Risk evaluation<br>1.a.v Risk management.<br>2 Develop recommendations or solutions based on the climate change adaptation strategy appraisal, before or during Concept Design, that aim to mitigate the identified impact.<br>3 Provide an update during Technical Design demonstrating how the recommendations or solutions proposed at Concept Design have been implemented where practical and cost effective. Omissions have been justified in writing by the assessor.                                                                                                                                                                                                                                                                                  | 1      |       | 1     |       |       |  | MC / CSE / ARCH / M&E | 1-3.1 Copy of a compliant climate change adaptation strategy appraisal.<br><br>1-3.2 Documentation such as specification clauses and/or design drawings to show that all identified mitigation measures have been adopted within the final design. Omissions must be justified in writing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1-3 Final construction or equivalent drawings and assessor site inspection report with photographic evidence confirming that specified mitigation measures have been implemented.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                            |
| Wst 06 - Disassembly and adaptability                       | RIBA STAGE 2               | <b>Design for Disassembly and Functional Adaptability - Recommendations</b><br>1 By the end of Concept Design, conduct a study to explore the disassembly and adaptation potential of different design scenarios (see M1).<br><br>2 By the end of Concept Design, develop solutions based on the study (criterion 1) that allow disassembly and adaptability (see M1).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 1      |       | 1     |       |       |  | MC / ARCH / M&E / CSE | 1&2 A copy of the disassembly and adaptability study completed at Concept Design.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1&2 Nothing further is required.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                            |
|                                                             | RIBA STAGE 4               | <b>Disassembly and Functional Adaptability – Implementation</b><br>3 Achieve criteria 1 and 2.<br>4 During Technical Design, provide an update on the following (see M2):<br>4.a How the solutions proposed by Concept Design have been implemented where practical and cost effective. Omissions must be clearly justified.<br>4.b Changes to the recommendations and solutions during the development of the Technical Design.<br>5 Produce a building design for disassembly and adaptability manual (see Definitions and M2) to communicate the disassembly and adaptability principles and characteristics to prospective owners or building operators.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1      |       | 1     |       |       |  | MC / ARCH / M&E / CSE | 4 A copy of the design for disassembly and adaptability implementation plan report completed at Technical Design.<br><br>5 Relevant section of the building specification, contract clauses or letter of commitment to produce a building design for disassembly and adaptability manual.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 4 Final construction drawings or equivalent and assessor site inspection report with photographic evidence showing that the recommendations and solutions were implemented within the build.<br><br>5 A copy of the building design for disassembly and adaptability manual.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                            |
| Section Weighting: 7.00%                                    |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 10     | 7     | 1     | 0     | 0     |  |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                            |
| Credit Weighting: 0.70%                                     |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 7.00%  | 4.90% | 0.70% | 0.00% | 0.00% |  |                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                            |

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| Land Use and Ecology                        |                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |   |   |   |  |  |  |                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Lue 01 - Site Selection                     |                                   | <p><b>Previously Occupied Land</b></p> <p>1 At least 75% of the proposed development is on previously occupied land.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1 |   | 1 |  |  |  | CL / PM / ARCH       | <p>1 Design drawings (including existing and proposed site plans), site photographs or report that confirm the previous land use and clearly identify the percentage area of the site previously developed.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>1.1 As-built evidence such as assessor's site inspection report and photographic evidence or final construction site plan or equivalent to confirm the footprint of the development has not changed.</p> <p>1.2 Where alteration has occurred, the percentage must be recalculated using the final construction site plans.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                             |                                   | <p><b>Contaminated Land</b></p> <p>2 A contaminated land professional undertakes a site investigation, risk assessment and appraisal, using ISO 18400 or equivalent, which deems that land within the development footprint to be affected by contamination. This report identifies:</p> <p>2.a The degree of contamination</p> <p>2.b The contaminant sources or types</p> <p>2.c The options for remediating sources of contamination which present an unacceptable risk.</p> <p>3 The client or principal contractor confirms that a remediation strategy will be implemented, in line with the report.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 1 | 0 | 0 |  |  |  | CL / PM / MC         | <p>2.1 A copy of the contaminated-land professional's report which confirms the degree and type of contamination present and remediation strategy, with evidence to show the investigation followed ISO 18400 or equivalent.</p> <p>2.2 Evidence to confirm the author meets the definition of a contaminated land professional.</p> <p>2.3 Existing site plans showing contaminated areas to be remediated in relation to any proposed development.</p> <p>3.1 A letter from the principal contractor or remediation contractor confirming:</p> <p>— The remediation strategy for the site</p> <p>— Summary details of the implementation plan.</p> <p>3.2 If a contractor has not yet been appointed, a letter from the client or their representative confirming that the appointed contractor will undertake necessary remediation works to mitigate the risks identified in the report.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>2 Nothing further is required.</p> <p>3 Verification report, records, or other evidence to demonstrate that the remediation strategy was implemented.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Lue 02 - Ecological risks and opportunities | From RIBA STAGE 1                 | <p><b>Survey and evaluation</b></p> <p><b>Foundation route (see BREEAM manual for details)</b></p> <p><b>Comprehensive route</b></p> <p>2 A suitably qualified ecologist (SQE) carries out a survey and evaluation (see M3.1) for the site early enough to influence site preparation works, layout and, where necessary, strategic planning decisions (typically Preparation and Brief stage).</p> <p>3 The SQE's survey and evaluation determines the site's ecological baseline, including:</p> <p>3.a Current and potential ecological value and condition of the site and related areas within the zone of influence.</p> <p>3.b Direct and indirect risks to current ecological value from the project.</p> <p>3.c Capacity and feasibility for enhancement of the site's ecological value and, where relevant, areas within the zone of influence.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 1 | 1 |   |  |  |  | CL / ECO / MC        | <p>2&amp;3 A copy of the ecological survey and evaluation that meets the requirements as detailed in this issue.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>2&amp;3 Nothing further is required.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                             | From RIBA STAGE 1                 | <p><b>Determining ecological outcomes</b></p> <p><b>Foundation route (see BREEAM manual for details)</b></p> <p><b>Comprehensive route</b></p> <p>6 Achieve criteria 2 and 3.</p> <p>7 The ecologist collaborates with appropriate project team members (e.g. landscape architect, architect etc.), sharing relevant information and recommendations from the survey and evaluation to influence the project design as well as decisions regarding site preparation and construction works (see M3.2).</p> <p>8 The ecologist, with full support from the project team, collaborates with representative stakeholders (see M3.2) early enough to influence key planning decisions (typically Concept Design stage).</p> <p>9 The ecologist identifies the optimal ecological outcomes for the site, and identifies measures to achieve these outcomes in line with:</p> <p>9.a The collaborations undertaken as part of criteria 7 and 8.</p> <p>9.b The mitigation hierarchy for the comprehensive route:</p> <p>9.b.i Avoidance</p> <p>9.b.ii Protection</p> <p>9.b.iii Reduction or limitation of negative impacts</p> <p>9.b.iv On-site compensation</p> <p>9.b.v Enhancement, considering the capacity and feasibility within the site, or where this is not viable, off-site.</p>                                                                                                                                                                                      | 1 | 1 |   |  |  |  | CL / ECO / MC        | <p>7-9 Statement from the ecologist confirming that they collaborated with all project team members and stakeholders they deemed necessary to identify and deliver the project's optimal ecological outcomes and measures to achieve them.</p> <p>9 A report or statement confirming the optimal ecological outcomes identified for the project, as well as the measures being implemented to achieve these outcomes (in accordance with the mitigation hierarchy).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>7-9 Nothing further is required.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Lue 03 - Managing impacts on ecology        | From RIBA STAGE 1 - pre-requisite | <p><b>Prerequisite – Ecological risks and opportunities</b></p> <p>1 Whether a project is using the foundation route or the comprehensive route, the criteria in Lue 02 for 'Survey and evaluation' and 'Determining ecological outcomes' must have been met to achieve any credits in this issue.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | - | - |   |  |  |  | CL / ECO / MC        | <p>See Lue 02.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>See Lue 02.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                             |                                   | <p><b>Implementation of measures on-site</b></p> <p><b>Foundation and comprehensive route</b></p> <p>2 For both routes, handover between the design and construction teams must be sufficiently structured and thorough to ensure that all planned ecological measures are communicated, understood, and adhered to throughout construction.</p> <p>2.a For the comprehensive route only, an ecologist will have been in place throughout planning and design. If an Ecological Clerk of Works has been appointed for the construction and handover stages (RIBA Stages 5 and 6), there must be an additional handover between the two ecologists.</p> <p>3 The measures required to achieve optimal ecological outcomes must be integrated with site preparation and construction processes. These must be measured and monitored throughout construction and handover (RIBA Stages 5 and 6) as follows:</p> <p>3.a Foundation route: (see BREEAM manual for details)</p> <p>3.b Comprehensive route: An Ecological Clerk of Works (ECoW) will have been appointed by the contractor to monitor and advise on the protection of site ecology as agreed. If the ECoW requires the input of an additional ecological specialist at any point (for example, an expert on a particular form of wildlife), the contractor must provide for such services as required.</p>                                                                                                        | 2 | 2 |   |  |  |  | MC / ECO / ARCH / PM | <p>2 Evidence that information about the optimal ecological outcome and the measures required to achieve it have been handed over appropriately e.g. Tender documents incorporating ecological requirements.</p> <p>2.a.1 If there has been a change in ecologist, the incoming ecologist must confirm they were provided with all the information they needed to understand the optimal ecological requirements and implement the measures to achieve them.</p> <p>2.a.2 Where a contractor has not been appointed at design stage, the developer must include the appointment of an ecologist, and the facilitation of handover between ecologists, in the tender documents.</p> <p>3.1 A statement from the ecologist (or biodiversity champion if the foundation route is used) covering:</p> <p>— All measures to be implemented to achieve optimal ecological outcomes.</p> <p>— How each measure should be implemented on site by the contractor.</p> <p>— What evidence should be provided by the contractor to demonstrate compliance at handover of the project.</p> <p>— The management and monitoring actions to be undertaken by the ecologist (if any).</p> <p>3.2 The statement must also provide the name of the contractor's appointed Biodiversity Champion, and their position on site to demonstrate they have appropriate authority to undertake this role. Where the contractor has not been appointed, this can comprise tender documents requiring this information.</p> | <p>2 Nothing further is required.</p> <p>2.a If, as described (left), the contractor was not confirmed at design stage, the incoming ecologist must confirm post construction that on taking up their role they were provided with all the information they needed to fulfil it.</p> <p>3 Evidence in accordance with the statement provided at design stage, for example, site records, site procedures, environmental plans, toolbox talks, site programmes, drawings, site photographs and/ or sign off by the ecologist. If there have been any changes to the measures used, evidence gathered, or to management and monitoring practices, the ecologist must provide a statement explaining that the project still achieved its optimal ecological outcomes.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                             | Comprehensive route only          | <p><b>No net loss</b></p> <p>4 Criteria 2 to 3 have been achieved.</p> <p>5 There is no net loss of ecological value on site caused by construction and handover activities. This must be confirmed at project handover by the ecologist.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 1 | 1 |   |  |  |  |                      | MC / ECO / PM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>5.1 Statement from the ecologist confirming there will be no net loss of ecological value on-site as a result of the project.</p> <p>5.2 Where appropriate, the Statutory Biodiversity Metric for the site can be used to support the ecologist's statement.</p> <p>Note: BREEAM GN41 is a reporting template and can be used to collate information.</p>                                                                                                                                                                                                                                                                                                                                                                                                           | <p>5.1 Post completion, the ecologist confirms that there is no net loss of ecological value on site resulting from construction and handover activities.</p> <p>5.2 Where appropriate, an as-built Statutory Biodiversity Metric for the site can be used to support the ecologist's statement.</p>                                                                                                                               |
| Lue 04 - Ecological change and enhancement  |                                   | <p><b>Prerequisite – Managing negative impacts on ecology</b></p> <p>1 Achieve criteria 2 and 3 in Lue 03.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | - | - |   |  |  |  | MC / ECO / PM        | <p>See Lue 03.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>See Lue 03.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                             |                                   | <p><b>Ecological enhancement</b></p> <p><b>Foundation route (see BREEAM manual for details)</b></p> <p><b>Comprehensive route</b></p> <p>3 Measures have been implemented that enhance ecological value, which are based on input from the project team and SQE in collaboration with representative stakeholders and data collated as part of 'Determining ecological outcomes' in Lue 02.</p> <p>Measures are implemented in the following order:</p> <p>3.a On-site, and where this is not feasible,</p> <p>3.b Outside of the site boundary, within the zone of influence.</p> <p>4 Data collated are analysed and where potentially valuable, provided to the local environmental records centres nearest to, or relevant for, the site.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 1 | 1 |   |  |  |  | MC / ECO / ARCH / PM | <p>3 Report or letters detailing the recommendations for measures of ecological enhancement. Drawings and specifications demonstrating that the recommendations have been implemented in the design.</p> <p>4 Evidence demonstrating that data has been submitted to a local environmental record centre, where relevant.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>3 Site visit confirming measures have been carried out in-practice, in line with recommendations.</p> <p>4 Nothing further is required.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|                                             |                                   | <p><b>Quantifying change in ecological value</b></p> <p><b>Comprehensive route   Site baseline &gt; 0.1 BU</b></p> <p>5 Up to three credits are available based on the scale in Table 11.4 in BREEAM manual. The enhancement measures that contribute to the score for biodiversity net gain should be implemented in the following order:</p> <p>5.a On-site within the boundary, and where this is not feasible,</p> <p>5.b Enhancements within the zone of influence/wider development area, and where this is not feasible,</p> <p>5.c Off-site units following the rules of the Statutory Biodiversity Metric, subject to the following:</p> <p>5.c.i The SQE confirms that better outcomes for nature can be achieved off-site and/or off-site enhancement would be more effective than what can be done solely in the development boundary/zone of influence.</p> <p>5.c.ii There has been no net loss of biodiversity on-site.</p> <p>5.c.iii There are arrangements in place for the on-going maintenance of the enhanced land to ensure the habitat is safeguarded over a 30-year period.</p> <p><b>OR</b></p> <p><b>Comprehensive route   Site baseline ≤ 0.1 BU</b></p> <p>6 Up to three credits are available based on biodiversity units (BUs) per site area (ha) or per 10 m of hedgerow post development as shown in Table 11.5 in BREEAM manual. This is only based on the hedgerow-based metric and area-based metric. For more information, see M3.4.</p> | 3 | 1 |   |  |  |  |                      | MC / ECO / PM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>5.1 Completed version of the Statutory Biodiversity Metric (SBM) or Small Sites Metric (SSM) tool.</p> <p>5.2 Evidence to support the data input within the tool such as ecological survey report and landscape plans (existing and proposed).</p> <p>6.1 Output from the Statutory Biodiversity Metric (SBM) or Small Sites Metric (SSM) tool and the size of the site to show that the requirements in Table 11.5 have been met.</p> <p>6.2 Evidence to support the data input within the tool such as ecological survey report and landscape plans (existing and proposed).</p> <p>Note: BREEAM GN41 is a reporting template and can be used to collate information.</p>                                                                                         | <p>5.1 Completed version of the as-built Biodiversity Metric tool.</p> <p>AND</p> <p>5.2 Site inspection reports, as-built landscape plans and/or planting schedules to show the changes in the Biodiversity Metric tool have been carried out as planned, in line with SQE's recommendations.</p> <p>6.1 As for interim design stage.</p> <p>AND</p> <p>6.2 Site inspection report or as-built landscape plans or site plans.</p> |

|                                             |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |        |       |       |       |       |  |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
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| Lue 05 - Long term ecological management    |                              | <b>Prerequisite – Ecological change and enhancement</b><br>1 Achieve at least one credit in Lue 04.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | -      | -     |       |       |       |  | MC / ECO / PM      | See Lue 04.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | See Lue 04.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
|                                             |                              | <b>Handover to building owner or tenant</b><br>2 A section on ecology and biodiversity has been included as part of the information supplied to the tenant or building owner.<br>This information must be in a separate document from the landscape and ecology management plan (which is covered by criterion 3) and:<br>2.a Inform the building owner or tenant about local ecological features and biodiversity associated with the site (see M1) including an 'as-built' biodiversity metric calculation (where relevant).<br>2.b Include detailed management and maintenance plans and relevant handover information to minimise loss of planting during establishment phase (see M1).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1      | 1     |       |       |       |  | MC / ECO / PM      | 2 Draft copy of the ecology and biodiversity handover information.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 2.1 Copy of the final ecology and biodiversity handover information.<br>2.2 Evidence to confirm it has been issued to the building owner or tenant.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
|                                             |                              | <b>Landscape and ecology management plan</b><br>3 A landscape and ecology management plan, or equivalent, has been developed in accordance with BS 42020:2013 Section 11.1.(132) This will cover detailed plans for an initial 5-year establishment period and maintenance of the scheme, as well as an additional 25-year management strategy. The whole plan should cover a period of 30 years in total. It should cover the broader management of habitats and other ecological features on site, not just those specific to the BNG measures. The plan includes:<br>3.a Actions and responsibilities of relevant individuals before handover.<br>3.b The ecological value and condition of the site at handover and how this is expected to develop and change over time.<br>3.c Procedures to monitor and review the on-going implementation and effectiveness of measures, incorporating an adaptive management approach.<br>3.d Risk register, including trigger for action and remedial measures with consideration on how these feed into monitoring requirements (see M2.1).<br>3.e Maintenance and management plans for the retained, enhanced and created habitats, as well as any features for protected species. This should include a detailed work schedule outlining relevant maintenance on a monthly basis for the first five years after completion.<br>3.f Identifying opportunities for ongoing alignment with activities external to the asset.<br>3.g Clearly defined responsibilities and competencies of those delivering the plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1      | 1     |       |       |       |  | MC / ECO / PM      | 3 Draft copy of the landscape and ecology management plan.<br>OR<br>The relevant section or clauses of the building specification or contract confirming its development and scope.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 3 Copy of the final landscape and ecology management plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| Section Weighting: 10.50%                   |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 13     | 9     | 1     | 0     | 0     |  |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| Credit Weighting: 0.81%                     |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 10.50% | 7.27% | 0.81% | 0.00% | 0.00% |  |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| Pollution                                   |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |        |       |       |       |       |  |                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| Pol 01 - Impact of Refrigerants             | Not applicable to shell only | <b>Three credits – No refrigerant use</b><br>1 Where the building does not require the use of refrigerants within its installed plant or systems. OR<br><b>Up to three credits – Buildings with systems that use refrigerants (see criteria 2 to 8)</b><br><b>Prerequisite – Systems with refrigerants</b><br>2 All systems with electric compressors must comply with relevant safety standards for installing refrigerant systems (see M2.1).<br>3 The refrigerants used must have an ozone depletion potential of zero (see M2.2).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | -      | -     |       |       |       |  | MC / MECH          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
|                                             | Not applicable to shell only | <b>Impact of Refrigerant</b><br><b>One credit</b><br>4 Systems using refrigerants (see M3) must have an average direct effect life cycle (DELCL) carbon dioxide equivalent (CO <sub>2</sub> e) emission rate of < 1000 kgCO <sub>2</sub> e per kW of cooling or heating capacity.<br><b>Two credits</b><br>5 Systems using refrigerants (see M3) must either:<br>5.a Have an average direct effect life cycle (DELCL) carbon dioxide equivalent (CO <sub>2</sub> e) emission rate of < 100 kgCO <sub>2</sub> e per kW cooling or heating capacity.<br>OR<br>5.b Use a refrigerant with a global warming potential (GWP) of < 10 kgCO <sub>2</sub> e/kg.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 2      | 1     |       |       |       |  | MC / MECH          | 1-8.1 Letter from M&E engineer or specification document confirming the absence of refrigerants in the development.<br>OR<br>1-8.2 Relevant section or clauses of the building specification or contract or letter of confirmation from the M&E engineer.<br>AND<br>1-8.1 Where specified, manufacturer's literature or data sheets confirming the relevant refrigeration type and system information.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 1-8.1 Assessor's site inspection report and photographic evidence.<br>1-8.2 Final construction drawings or equivalent.<br>1-8.3 Manufacturer's product details confirming data for installed systems.<br>1-8.4 Evidence to show that systems are installed in line with the relevant safety standards.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
|                                             | Not applicable to shell only | <b>Leak Detection</b><br>6 Systems using refrigerants are either:<br>6.a Hermetically sealed. OR<br>6.b The refrigerant charge volume is < 500 tonnes of carbon dioxide equivalent (CO <sub>2</sub> e). OR<br>6.c Use environmentally benign refrigerants (see M4.1). OR<br>7 There must be either:<br>7.a A permanent automated refrigerant leak detection system that is capable of continuously monitoring for leaks. OR<br>7.b An inbuilt automated diagnostic procedure for detecting leakage capable of continuously monitoring for leaks.<br>8 The leak detection system facilitates the isolation and containment of the remaining refrigerant charge in response to a leak detection incident.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1      |       | 1     |       |       |  | MC / MECH          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| Pol 02 - Local Air Quality                  | Not applicable to shell only | <b>Up to three credits – No or low emission combustion plant</b><br><b>Three credits – No installed combustion plant</b><br>1 Non-combustion systems supply all space heating and domestic hot water generation on-site.<br><b>Up to two credits – Low-emission combustion plant</b><br>2 Emissions from all installed combustion plant that provide space heating or domestic hot water do not exceed the levels set in Table 12.2 in BREEM manual.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 3      | 3     |       |       |       |  | MC / MECH          | 1 Design drawings, relevant sections of the building specifications or contract clauses that identify all heat-generating equipment for space heating and domestic hot water in the building.<br>2.1 Design drawings, relevant section of the building specification or contract clauses confirming either: Commitment to meet maximum NO <sub>x</sub> ratings for heat generators.<br>OR<br>Where known, details of specified plant and supporting manufacturer's product data sheets.<br>2.2 For low population areas, evidence to support population density.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 1 Final construction or equivalent drawings or equipment schedules that identify all heat generating equipment for space heating and domestic hot water in the building. OR<br>Assessor's site inspection report and photos showing the installed equipment.<br>2.1 Final construction or equivalent drawings or equipment schedules that identify all heat-generating equipment for space heating and domestic hot water in the building.<br>2.2 Manufacturer's product data sheets for installed systems.<br>2.3 Documentary evidence to support the installation of the specified equipment such as:<br>Assessor's site inspection report and photos. OR<br>Copies of purchase orders, invoices or delivery tickets.                                                                                                                                                                                                                                                                         |  |
| Pol 03 - Flood and Surface Water Management |                              | <b>Prerequisite – Appropriate consultant</b><br>1 An appropriate consultant is appointed to carry out and demonstrate the development's compliance with all criteria.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | -      | -     |       |       |       |  | PM / MC / Drainage | 1 Appointment of an appropriate consultant and confirmation they are qualified in line with the definition.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1 Evidence to show an appropriate consultant was appointed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
|                                             |                              | <b>Flood resilience</b><br><b>Two credits – Low flood risk</b><br>2 A site-specific flood risk assessment (FRA) confirms the development is in a flood zone that is defined as having a low annual probability of flooding. The FRA takes all current and future sources of flooding into consideration (see M4: Sources of flooding).<br><b>One credit – Medium or high flood risk</b><br>3 A site-specific FRA, developed by an appropriate consultant, confirms the development is in a flood zone that is defined as having a medium or high annual probability of flooding and is not in a functional floodplain. The FRA must take all current and future sources of flooding into consideration (see M4: Sources of flooding). For smaller sites refer to M6: Level of detail required in the FRA for smaller sites, which overrides criterion 2 above.<br>4 To increase the resilience and resistance of the development to flooding, one of the following must be achieved:<br>4.a The ground level of the building and access to both the building and the site, are designed (or zoned) so they are at least 600 mm above the design flood level of the site's flood zone (see M5: 600 mm threshold).<br>4.b The final design of the building and the wider site reflects the recommendations made by an appropriate consultant in accordance with the hierarchy approach outlined in section 5 of BS 8533:2017.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 2      | 1     | 1     |       |       |  | PM / MC / Drainage | 2&3.1 Copy of a compliant flood risk assessment (FRA).<br>2&3.2 Evidence to confirm that the site is not a functional flood plain, where applicable.<br>4 Evidence to show measures to increase resilience and resistance of the development to flooding:<br>a. Confirmation of the design flood level and design drawings to show ground level of all habitable parts of the building and access to the site and buildings to be at least 600 mm above this.<br>OR<br>b. Report or correspondence from an appropriately qualified professional which includes recommendations for the design of the building and site. Evidence to confirm these are to be implemented such as design drawings, sections of the building specification, contract clauses or commitment letter.                                                                                                                                                                                                                                                                         | 2&3 Copy of a compliant flood risk assessment (FRA), updated as necessary.<br>OR<br>Confirmation that the basis of the flood risk assessment has not changed where more than five years have passed since the flood risk assessment was carried out.<br>4 Evidence to show measures to increase resilience and resistance of the development to flooding have been implemented:<br>a. Confirmation of the design flood level and final construction or equivalent drawings to show ground level of all habitable parts of the building and access to the site and buildings to be at least 600 mm above this.<br>OR<br>b. Report or correspondence from an appropriately qualified professional which includes recommendations for the design of the building and site. Evidence to confirm these have been implemented within the final design such as final construction or equivalent drawings and assessor site inspection report.                                                          |  |
|                                             |                              | <b>Two credits – Surface water run-off</b><br><b>Prerequisite for surface water run-off credits</b><br>5 Surface water run-off design solutions must be bespoke, i.e. they must take account of the specific site requirements and natural or man-made environment of and surrounding the site. The priority levels detailed in the Methodology must be followed (see M16: Surface water run-off management on page 362), with justification given by the appropriate consultant where water is allowed to leave the site.<br><b>One credit – Surface water run-off – Rate</b><br>6 For brownfield sites, show a 30% improvement for the developed site compared with the pre-developed site. This should comply at the 1-year and 100-year return period events.<br>7 For greenfield sites, no greater rate for the developed site than it was for the pre-development site. This should comply at the 1-year and 100-year return period events.<br>8 Relevant maintenance agreements for the ownership, long term operation and maintenance of all specified Sustainable Drainage Systems (SuDS) are in place.<br>9 Calculations include an allowance for climate change, in accordance with current best practice planning guidance.<br><b>One credit – Surface water run-off – Volume</b><br>10 Flooding of assessed buildings will not occur in the event of local drainage system failure (caused either by extreme rainfall or a lack of maintenance); AND<br>EITHER<br>11 no greater than the predevelopment run-off volume (100-year 6-hour event).<br>12 Any additional predicted volume use infiltration or other SuDS techniques.<br>OR (only where criteria 11 and 12 cannot be achieved):<br>13 Justification from the appropriate consultant.<br>14 the post-development peak rate of run-off is reduced to the limiting discharge. The limiting discharge is defined as the highest flow rate from the following options:<br>14.a The pre-development one-year peak flow rate<br>14.b The mean annual flow rate (Qbar)<br>14.c 2 L/s/ha.<br>15 Relevant maintenance agreements for the ownership, long term operation and maintenance of all specified SuDS are in place.<br>16 For either option, above calculations must include an allowance for climate change; this should be made in accordance with current best practice planning guidance. | 2      | 2     |       |       |       |  | MC / Drainage      | 5 Consultant's report confirming the site-specific surface water-run off design solutions, in line with the priority levels.<br>6, 7, 9, 11–14, 16.1 Calculation results to show the predevelopment, greenfield and post development peak rate of run-off and volume of run-off.<br>6, 7, 9, 11–14, 16.2 Surface water drainage report, statement or design drawings to confirm the proposed drainage design.<br>6, 7, 9, 11–14, 16.3 Where credits awarded based on the impermeable area being reduced: drawings showing the impermeable areas pre- and post-development, including areas.<br>6, 7, 9, 11–14, 16.4 Details of any opportunities identified to reduce surface water-run-off.<br>8, 15 Relevant section or clauses of the building specification or contract.<br>OR<br>Letter of commitment.<br>10 Information showing the proposed drainage solution, system failure flood flow routes, potential flood ponding levels and ground floor levels.<br><br>Note: BREEM GN38 is a reporting template and can be used to collate information. | 5 Final construction drawings or equivalent showing installed surface water drainage solutions.<br>6, 7, 9, 11–14, 16.1 Calculation results to show the pre-development, greenfield and post-development peak rate of run-off and volume of run-off, updated where required.<br>6, 7, 9, 11–14, 16.2 Details of installed drainage measures.<br>6, 7, 9, 11–14, 16. Where credits awarded on the basis of impermeable area reducing: Drawings to show the predevelopment and final construction drawings showing the post-development impermeable areas for the site and calculations for the change in impermeable area, updated where required.<br>8, 15 Evidence to confirm that maintenance responsibilities have been defined for any SuDS solutions installed.<br>10 Information showing the proposed drainage solution, system failure flood flow routes, potential flood ponding levels and ground floor levels, updated with final construction evidence where the design has changed. |  |

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|                                                                                |                                     | <p><b>Minimising watercourse pollution</b></p> <p>17 There is no discharge from the developed site for rainfall up to 5 mm (confirmed by the appropriate consultant).</p> <p>18 Areas with a low risk source of watercourse pollution, have an appropriate level of pollution prevention treatment provided using appropriate SuDS techniques.</p> <p>19 Areas with a high risk of contamination or spillage of substances, such as petrol and oil, have separators (or an equivalent system) installed in surface water drainage systems.</p> <p>20 Chemical or liquid gas storage areas have a means of containment fitted to the site drainage system (i.e. shut-off valves).</p> <p>21 All water pollution prevention systems have been designed and installed in accordance with the recommendations of documents such as the SuDS manual(L36) and other relevant industry best practice. They must be bespoke solutions taking account of the specific site requirements and natural or man-made environment of and surrounding the site.</p> <p>22 A comprehensive and up to date drainage plan of the site will be made available for the building or site occupiers.</p> <p>23 Relevant maintenance agreements for the ownership, long term operation and maintenance of all specified SuDS must be in place.</p> <p>24 All external storage and delivery areas are designed and detailed in accordance with the current best practice planning guidance.</p> | 1  |   | 1 |   |   |  |  | <p><b>MC / Drainage</b></p>                                                                                                                                                                                                                            | <p>17 Calculations and confirmation from the appropriate consultant to demonstrate that there will be no discharge from the site for rainfall up to 5 mm.</p> <p>18–21 Design drawings or relevant section or clauses of the building specification or contract or confirmation from the appropriate consultant indicating:</p> <p>1. High and low risk areas of the site.</p> <p>2. Specification of sustainable drainage system or SuDS, source control systems, oil or petrol separators and shut-off valves as appropriate.</p> <p>3. Water pollution prevention systems have been designed in accordance with best practice guidance.</p> <p>22&amp;23 Relevant section or clauses of the building specification or contract.</p> <p>OR Letter of commitment.</p> <p>24 Design drawings and confirmation from the appropriate consultant as to how the external storage and delivery areas are in line with best practice planning guidance.</p> <p>Note: BREEAM GN38 is a reporting template and can be used to collate information.</p> | <p>17-21 Assessor's building or site inspection and photographic evidence.</p> <p>AND EITHER</p> <p>Written confirmation from the developer or suitably qualified consultant that the solutions assessed at the design stage have been implemented.</p> <p>OR</p> <p>Where the design has changed, the evidence identified for the design stage assessment is provided for post-construction or final construction details.</p> <p>22.1 Letter of confirmation.</p> <p>22.2 As-built drainage plan.</p> <p>23 Evidence to confirm that maintenance responsibilities have been defined for any SuDS solutions installed.</p> <p>24.1 Final construction or equivalent drawings.</p> <p>24.2 Confirmation from the appropriate consultant as to how the external storage and delivery areas are in line with best practice planning guidance. where the design has been updated.</p> |  |  |
| <p><b>Pol 04</b> - Reduction of nighttime light pollution</p>                  |                                     | <p><b>Reduction of light pollution</b></p> <p>1 Light pollution has been eliminated through effective design that removes the need for artificial lighting at night. This does not adversely affect the safety and security of the site and its users.</p> <p>OR alternatively, where the building does use artificial lighting at night, one credit can be awarded as follows:</p> <p>2 The lighting strategy has been designed to reduce obtrusive light. This includes both external lighting and internal lighting in spaces with glazed apertures.</p> <p>3 A curfew is established for all external lighting (except for safety and security lighting), which is automatically switched off between 23:00 and 07:00.</p> <p>4 Illuminated advertisements are designed to control brightness and minimise visual disturbance during nighttime hours.</p> <p>5 Lighting is designed to minimise impacts on nocturnal wildlife.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 1  | 1 |   |   |   |  |  | <p><b>MC / M&amp;E</b></p>                                                                                                                                                                                                                             | <p>1 Written confirmation from appropriate member of the design team or design drawings to confirm that there is no artificial lighting at night.</p> <p>2–5.1 Relevant section or clauses of the building specification or contract</p> <p>OR</p> <p>Letter of commitment</p> <p>OR</p> <p>Where available, design drawings and lighting design data or calculations.</p> <p>2-5.2 The M&amp;E engineer or lighting designer must provide indicative examples of where and how the strategy complies with the assessment criteria.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>1 Assessor's site inspection report and photographic evidence.</p> <p>2-5 Evidence, including indicative examples, to demonstrate how the installed lighting meets the criteria requirement.</p> <p>This could include where relevant:</p> <ul style="list-style-type: none"><li>- Final construction or equivalent lighting layout drawings.</li><li>- Lighting calculations.</li><li>- A statement from the M&amp;E engineer or lighting designer.</li><li>- Manufacturer's literature for the installed luminaires.</li></ul>                                                                                                                                                                                                                                                                                                                                                |  |  |
| <p><b>Pol 05</b> - Reduction of Noise Pollution</p>                            | <p>Not applicable to shell only</p> | <p><b>Noise level</b></p> <p>1 There are no noise-sensitive areas within the assessed building or within 800 m radius of the assessed site.</p> <p>OR</p> <p>2 Where there are noise-sensitive areas within the assessed building or noise-sensitive areas within 800 m radius of the assessed site, a noise impact assessment compliant with BS 4142:2014(145) is commissioned. Noise levels must be measured or determined for:</p> <p>2.a Existing background noise levels:</p> <p>2.a.i At the nearest or most exposed noise-sensitive development to the proposed assessed site.</p> <p>2.a.ii Including existing plant on a building, where the assessed development is an extension to the building.</p> <p>2.b New noise level from the assessed building (see M1 and M2).</p> <p>3 The noise impact assessment must be carried out by a suitably qualified acoustic consultant.</p> <p>4 The noise level from the assessed building, as measured in the locality of the nearest or most exposed noise-sensitive development, must be at least 5 dB lower than the background noise throughout the day and night.</p> <p>5 If the noise sources from the assessed building are greater than the levels described in criterion 4, measures have been installed to attenuate the noise at its source to a level where it will comply with criterion 4.</p>                                                                                                       | 1  | 1 |   |   |   |  |  | <p><b>MC / ACO / ARCH / MECH</b></p>                                                                                                                                                                                                                   | <p>1 Design drawings highlighting:</p> <p>1. All existing and proposed noise-sensitive buildings local to, and within, the site boundary.</p> <p>2. Proposed sources of noise from the new development.</p> <p>3. Distance (m) from these buildings to the assessed development.</p> <p>2–4 The acoustician's noise impact assessment report and evidence to verify the acoustician's qualifications and professional status.</p> <p>AND</p> <p>Commitment to complete post-construction testing.</p> <p>OR</p> <p>Relevant section of the building specification, contract clauses or letter of commitment requiring a compliant noise assessment to be carried out by a suitably qualified acoustician.</p>                                                                                                                                                                                                                                                                                                                                  | <p>1.1 Updated evidence to confirm no noise sensitive areas or buildings within an 800 m radius of the assessed site.</p> <p>1.2 Assessor's site inspection report and photographic evidence.</p> <p>2-4.1 The acoustician's noise impact assessment report with measurements based on installed and operating plant.</p> <p>2-4.2 Evidence to verify the acoustician's qualifications and professional status.</p> <p>2-4.3 Where relevant, manufacturer's details and final construction drawings or equivalent showing installed plant.</p> <p>2-4.4 Assessor's site inspection report and photographic evidence.</p>                                                                                                                                                                                                                                                           |  |  |
| <p>Section Weighting: 8.00%</p> <p>Credit Weighting: 0.62%</p>                 |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 13 | 9 | 3 | 0 | 0 |  |  |                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |  |
| <p>8.00% 5.54% 1.85% 0.00% 0.00%</p>                                           |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |    |   |   |   |   |  |  |                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |  |
| <p>Innovation</p>                                                              |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |    |   |   |   |   |  |  |                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |  |
| <p><b>Man 03</b> - Responsible Construction Practices</p>                      |                                     | <p><b>Responsible Construction Management</b></p> <p>19 Achieve all items in Table 4.1 in BREEAM manual (or CCS score of 39, min 13 in each section).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 1  | 0 | 0 |   |   |  |  | <p><b>MC / PM</b></p>                                                                                                                                                                                                                                  | <p>Same as Man 03 Criteria 8 &amp; 9.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <p>Same as Man 03 Criteria 8 &amp; 9.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |  |
| <p><b>Hea 01</b> - Natural light</p>                                           |                                     | <p><b>Daylighting</b></p> <p>12 Daylighting criteria have been met using one of the following options:</p> <p>12.a Relevant building areas meet exemplary criteria for average and minimum point daylight illuminance as outlined in Table 5.3 on page 85.</p> <p>OR</p> <p>12.b Relevant building areas meet the highest rating in EN 17037:2018+A1:2021 OR IES LM-83-23 and the relevant criteria in Table 5.3 on page 85.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1  | 0 | 0 |   |   |  |  | <p><b>MC / ARCH / ARCH</b></p>                                                                                                                                                                                                                         | <p>Same as Hea 01 Criterion 5.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>Same as Hea 01 Criterion 5.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |
| <p><b>Hea 08</b> - Security</p>                                                |                                     | <p><b>Security rating scheme</b></p> <p>4 A compliant risk-based security rating scheme has been used. The performance against the scheme has been confirmed by independent assessment and verification.</p> <p>The 'Security of site and building' credit must first be achieved for the exemplary credit to be awarded.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1  | 0 | 0 |   |   |  |  | <p><b>MC / ARCH / Security Specialist</b></p>                                                                                                                                                                                                          | <p>4 Copy of the security rating scheme certificate from the design stage.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>4 Copy of the security rating scheme certificate from the post-construction stage.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |  |
| <p><b>Ene 01</b> - Energy and carbon performance for regulated energy uses</p> | <p>Not applicable to shell only</p> | <p><b>Beyond zero net regulated carbon</b></p> <p>2 The building regulation modelling results demonstrate that at least 100% of the building's service energy requirements are met by eligible low and zero carbon (LZC) technologies (see M3).</p> <p>3 The number of BREEAM credits awarded is based on the percentage of operational energy use that is met by LZC sources (see Table 6.2 in BREEAM manual).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 3  | 0 | 0 |   |   |  |  | <p><b>MC / ARCH / Accredited energy assessor and SQ energy modeller</b></p>                                                                                                                                                                            | <p>2.1 A copy of documents and calculations that demonstrate the proportion of the building's regulated energy consumption that is generated by low and zero carbon generation technologies. These should confirm:</p> <p>1. The total energy generation from recognised LZC sources (kWh/year).</p> <p>2. The sources of the LZC energy.</p> <p>3. The annual regulated energy use for the building (kWh/year).</p> <p>4. Estimates of the unregulated energy consumption from equipment and systems (kWh/year).</p> <p>5. That the calculations have been provided or checked by a suitably qualified energy modelling engineer or accredited professional, or an LZC specialist.</p> <p>2.2 Design drawings, technical data or relevant sections of the building specification or other supporting evidence confirming the specification of the modelled LZC systems.</p>                                                                                                                                                                   | <p>2.1 A copy of the updated calculations which reflect the as-built specification confirming:</p> <p>1. The total energy generation from recognised LZC sources (kWh/year).</p> <p>2. The sources of the LZC energy.</p> <p>3. The annual regulated energy use for the building (kWh/year).</p> <p>4. Estimates of the unregulated energy consumption from equipment and systems (kWh/year).</p> <p>5. That the calculations have been provided or checked by a suitably qualified energy modelling engineer or accredited professional, or an LZC specialist.</p> <p>2.2 Final construction or equivalent drawings, technical data and assessor site inspection report and photographic evidence to verify that the specification for the modelled LZC systems matches what has been installed.</p>                                                                              |  |  |
| <p><b>Ene 02</b> - Prediction of operational energy and carbon</p>             |                                     | <p><b>Disclosing an in-use energy performance target</b></p> <p>9 An in-use energy performance target has been disclosed to stakeholders and been made publicly available prior to practical completion (see M3).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 1  | 0 | 0 |   |   |  |  |                                                                                                                                                                                                                                                        | <p>9 Contract documentation or a letter of commitment from the client or developer to disclose the in-use energy performance target to stakeholders and make it publicly available prior to practical completion.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>9 Weblink or other documentation that indicates where the performance target can be viewed by stakeholders and the general public.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |  |
|                                                                                |                                     | <p><b>Third-party validation of predictive energy modelling</b></p> <p>10 The predicted energy consumption modelling results have undergone third-party validation (see M4).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 1  | 0 | 0 |   |   |  |  | <p>10.1 Energy model validation report.</p> <p>10.2 Evidence to show this was completed by a suitably qualified third party.</p> <p>10.3 Energy modelling report or other documentation indicating improvements made to the model post validation.</p> | <p>10 Energy modelling report or other documentation indicating improvements made to the model post construction.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |  |
|                                                                                |                                     | <p><b>Preparing for in-use measurement of energy consumption</b></p> <p>11 Achieve maximum available credits in Ene 03 Energy monitoring.</p> <p>12 The energy modelling outputs include a breakdown of the energy use by sub-meter that aligns with the energy monitoring strategy for the building.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 1  | 0 | 0 |   |   |  |  | <p><b>MC / ARCH / SQ energy assessor and SQ energy modeller</b></p>                                                                                                                                                                                    | <p>12 Energy modelling report showing a breakdown of results of the energy use by sub-meter.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <p>12 Updated energy modelling report to account for any changes to the building specification, where required.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |  |
|                                                                                |                                     | <p><b>Commitment to measure energy consumption in-use</b></p> <p>13 The client or building occupier commits funds to pay for the in-use energy consumption to be measured by a suitably qualified energy assessor once the building reaches the occupancy threshold (see M5).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 1  | 0 | 0 |   |   |  |  |                                                                                                                                                                                                                                                        | <p>13 Commitment from the client that funds will be available to pay for the in-use energy consumption to be measured by a suitably qualified energy assessor.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <p>13.1 Confirmation from the client that funds have been committed and how the requirements will be met.</p> <p>13.2 Identify the assessor or assessment scheme that will be used.</p> <p>13.3 A signed contract for the scope of work with the person or organisation who will be carrying out the assessment.</p> <p>13.4 Evidence to support that the appointed person meets the definition of a suitably qualified energy assessor.</p> <p>13.5 Where applicable, clauses in the green lease agreement that guarantee access to in-use energy consumption data.</p>                                                                                                                                                                                                                                                                                                           |  |  |
| <p><b>Wat 01</b> - Water Consumption</p>                                       |                                     | <p><b>Water consumption</b></p> <p>1 Determine the water efficiency of all in-scope water-consuming components.</p> <p>2 Determine the amount of recycled water expected from approved blackwater, greywater, and rainwater systems.</p> <p>3 The number of credits awarded is determined by the percentage improvement in potable water use in litres per person per day for the actual building compared to that of a baseline building are shown in Table 8.1 in BREEAM manual.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 1  | 0 | 0 |   |   |  |  | <p><b>MC / ARCH / M&amp;E</b></p>                                                                                                                                                                                                                      | <p>Exemplary level: ≥ 85%</p> <p>Same as credit Wat 01.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>Same as credit Wat 01.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |  |
| <p><b>Wat 05</b> - Prediction of operational water consumption</p>             |                                     | <p><b>Disclosing an in-use water performance target and commitment to measure water consumption in-use</b></p> <p>2 Achieve the credit for predicting operational water consumption.</p> <p>3 Achieve maximum available credits in Wat 02 Water monitoring.</p> <p>4 An in-use water performance target has been disclosed to stakeholders and been made publicly available prior to practical completion.</p> <p>5 The client or building occupier commits funds to pay for in-use water consumption measurement and reporting once the building is occupied. This requires a suitably qualified individual or organisation to be appointed and to measure and report on the actual in-use operational consumption.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 1  | 0 | 0 |   |   |  |  | <p><b>MC / M&amp;E / CL</b></p>                                                                                                                                                                                                                        | <p>4 Commitment from client to disclose the in-use water performance target to building stakeholders and members of the public. This should include what the target is, the scope of the water uses included and how this information will be made available.</p> <p>5 Confirmation from the client that funds have been committed to pay for in-use water consumption measurement and reporting.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <p>4.1 Confirmation of the in-use water performance target, updated as required.</p> <p>4.2 Evidence to confirm how this has been made available to building stakeholders and members of the public, such as weblinks or other publicly accessible format.</p> <p>5 Appointment of a suitably qualified individual or organisation, or BREEAM Assessor where BREEAM In-Use Part 2 is proposed.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |  |

|                                                                                                  |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |        |        |       |       |       |                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
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| Mat 01 - Environmental Impacts from Construction Products - Building Life Cycle Assessment (LCA) | Not applicable to shell only | <b>Embodied carbon benchmark comparison</b><br>7 For relevant assessment and building types, compare the calculated embodied carbon emissions (modules A1-A5, B1-B5, C1-C4) against the benchmark (see Table 9.1 in BREEAM manual). The comparison against the benchmark must use the latest embodied carbon calculation available:<br>7.a For interim design stage assessment:<br>7.a.i Technical design LCA<br>7.b For final post-construction stage assessment:<br>7.b.i Post-construction LCA                                                                                                                                                                                                                                                                                                                                                                                                   | 1      | 0      | 0     |       |       | MC / LCA Specialist / ARCH / CSE | 7.a The BREEAM Platform will calculate this automatically based on the evidence provided for criterion 4.<br><br>7.b Relevant section or clauses of the Employer's Requirements, contract documentation or a letter of commitment from the client or developer to complete a benchmark comparison of the embodied carbon at postconstruction.                                                                                                                                                                                                                                                            | 7.a Nothing further is required.<br><br>7.b The BREEAM Platform will calculate this automatically based on the evidence provided for criterion 6.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
|                                                                                                  |                              | <b>Third party verification</b><br>8 A suitably qualified third party verifies the building LCA work. The suitably qualified third party must:<br>8.a Produce a report describing how they have checked that the building LCA work accurately represents the designs under consideration during the:<br>8.a.i Early design phase, and<br>8.a.ii Technical design phase, and<br>8.a.iii Post-construction phase (only relevant if criteria 5 to 6 have been targeted)<br>8.b Itemise in the report the checks made for each LCA option. As a minimum, this must include the quality requirements shown in Table 9.2 in M3.<br>8.c Include in the report details of their relevant skills and experience and a declaration of their third-party independence from the project client and design team.<br>9 Any recommendations in the third-party verification report must be resolved and evidenced. | 1      | 0      | 0     |       |       | MC / LCA Specialist              | 8&9.1 Third-party report including all the requirements as per M3 with early design phase and technical design phase data.<br><br>8&9.2 Evidence to confirm it was completed by a suitably qualified third party.<br><br>8&9.3 Relevant section of the building specification or contract clauses or letter of commitment to carry out a third-party verification of the LCA at post-construction.                                                                                                                                                                                                       | 8&9.1 Third-party report including all the requirements as per M3 with post-construction phase data.<br><br>8&9.2 Evidence to confirm it was completed by a suitably qualified third party.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
|                                                                                                  |                              | <b>Embodied carbon public data disclosure</b><br>10 For each project phase where an LCA has been conducted, submit the LCA or carbon results and data to a relevant publicly available LCA or carbon database. If suitable local or national options are not available, submit to the Built Environment Carbon Database (BECD).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1      | 0      | 0     |       |       | MC / LCA Specialist / CL         | 10.1 Confirmation of registration and data submission from the relevant database for the early design phase and the technical design phase.<br>10.2 Relevant section or clauses of the Employer's Requirements, contract documentation or a letter of commitment from the client or developer to register and submit data for the post-construction phase.                                                                                                                                                                                                                                               | 10 Confirmation of registration and data submission from the relevant database for the post-construction phase.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| Mat 03 - Responsible sourcing of construction products                                           |                              | <b>Measuring Responsible Sourcing</b><br>3 In the BREEAM Platform, use the Mat 03 calculator and follow M1 to determine the number of credits achieved for the construction products. Credits are awarded in proportion to the scope of the assessment – see M2 – and the number of points achieved, as set out in Table 9.5 in BREEAM manual (≥ 50% of available points achieved).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 1      | 0      | 0     |       |       | MC / PM                          | Same as credit Mat 03.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Same as credit Mat 03.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| Wst 01 - Construction Waste Management                                                           |                              | <b>Construction Resource Efficiency and Diversion from Landfill</b><br>8 Non-hazardous construction waste generated, excluding demolition and excavation waste, is less than or equal to the exemplary level resource efficiency benchmarks (see Table 10.1).<br>9 The percentage of non-hazardous construction, demolition, and excavation waste (if relevant) diverted from landfill meets or exceeds the exemplary level percentage benchmarks in Table 10.2.<br>10 All key waste groups in Table 10.3 for diversion from landfill are covered in the RMP.<br>11 Waste data obtained from licensed external waste contractors is reliable and verifiable, by using data from EA/SEPA/EA Wales/NIEA Waste Return Forms or from a PAS 402:2013 compliant company.                                                                                                                                  | 1      | 0      | 0     |       |       | MC                               | 8&9 Relevant section or clauses of the building specification or contract. OR A letter of commitment from the client or developer. OR Copy of RMP which includes relevant commitments/targets for waste generated and diverted from landfill.<br>10 Copy of RMP which includes confirmation all key waste groups which will be diverted from landfill.<br>11 Relevant section or clauses of the building specification or contract. OR A letter of commitment from the client or developer. OR Copy of RMP which includes relevant commitments to ensure waste data provided is reliable and verifiable. | 8&9.1 Records of actual waste arisings from site, amount diverted from landfill and how this has been processed i.e. recycled, reused, etc.<br>8&9.2 Evidence of waste transfer station recycling rates, where applicable.<br>8&9.3 Data to be separated for demolition and construction waste.<br>10 Records of actual waste arisings from site, amount diverted from landfill and how this has been processed i.e. recycled, reused, etc.<br>11 Evidence to support that all waste data obtained from licensed external waste contractors is reliable and verifiable such as EA/SEPA/EA Wales/NIEA Waste Return Forms or to show that they are a PAS 402:2013 compliant company. |  |
| Wst 02 - Recycled Aggregates                                                                     | RIBA STAGE 2 Pre-requisite   | <b>Pre-requisite and Project Sustainable Aggregate Points</b><br>7 The Project Sustainable Aggregate Points score meets or exceeds the exemplary level performance benchmark in Table 10.4 in BREEAM manual (> 6).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 1      | 0      | 0     |       |       | MC / CSE                         | Same as credit Wst 02.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Same as credit Wst 02.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| Wst 05 - Adaptation to Climate Change                                                            |                              | <b>Responding to Climate Change</b><br>4 Achieve criteria 1 to 3.<br>5 Achieve the criteria or credits below:<br>Hea 05 - One credit – Thermal modelling – Future climate<br>Ene 01 - A minimum of six credits<br>wat 01 - A minimum of three credits<br>Mat 04 - Criteria 2–4<br>Pol 03 - Flood resilience: a minimum of one credit Surface water run-off: two credits                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1      | 0      | 0     |       |       |                                  | Same as credit Wst 05.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Same as credit Wst 05.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| Lue 02 - Ecological risks and opportunities                                                      |                              | <b>Wider site sustainability</b><br>10 Achieve criteria 4 to 5 (foundation route) or 6 to 9 (comprehensive route).<br>11 When determining the optimal ecological outcome for the site consider the wider site sustainability-related activities and the potential for ecosystem service-related benefits. For a list of the minimum areas for consideration, see M4.<br>12 Incorporate at least one measure into the design that would demonstrate an ecosystem service related benefit.                                                                                                                                                                                                                                                                                                                                                                                                            | 1      | 0      | 0     |       |       | CL / ECO / MC                    | 10&11 A report or statement confirming which ecosystem service-related benefits were considered, as well as the measure/s being incorporated into the design. This should be part of the optimal ecological outcomes document.                                                                                                                                                                                                                                                                                                                                                                           | 10&11 Evidence confirming ecosystem service benefit has been implemented into the as-built project.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| Lue 04 - Ecological change and enhancement                                                       |                              | <b>Quantifying change in ecological value</b><br>See Lue 04: Credit awarded based on output from the Statutory Biodiversity Metric tool showing a total project biodiversity change ≥ 40%.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 1      | 0      | 0     |       |       | CL / ECO / MC                    | Same as credit Lue 04.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Same as credit Lue 04.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
| Section Weighting:                                                                               |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 10.00% | 10     | 0     | 0     | 0     | 0                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| Credit Weighting:                                                                                |                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1.00%  | 10.00% | 0.00% | 0.00% | 0.00% | 0.00%                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |