



## **P1 Hotels**

### **BREEAM Credit Tracker**

Design Stage

11 May 2022

## **Hoare Lea LLP**

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## Introduction

This report is intended as a summary of progress against the targeted credits for the following assessment:

|                         |                |
|-------------------------|----------------|
| <b>Project Name</b>     | P1 Hotels      |
| <b>Version</b>          | BREEAM 2018 NC |
| <b>Assessment stage</b> | Design Stage   |
| <b>Lead Consultant</b>  | Tim Whitehouse |
| <b>Targeted Score</b>   | 54.65 %        |
| <b>Target Rating</b>    | Good (45%)     |
| <b>Current Score</b>    | 54.65 %        |
| <b>Current Rating</b>   | Good           |
| <b>Downloaded By</b>    | Tim Whitehouse |
| <b>Download Date</b>    | 11/05/22       |
| <b>Download Time</b>    | 11:14:55 (BST) |

Site assumptions (Project Info details) that have been used to filter the credits in accordance with the scheme can be found in the Appendix at the end of this document.

Within the report the progress against each credit will be marked as follows:

|       |                 |                                                                    |
|-------|-----------------|--------------------------------------------------------------------|
| Red   | Not yet started | No information received                                            |
| Amber | Ongoing         | Partial information received OR full credits no longer achievable. |
| Green | Achieved        | All required information received and credit awarded.              |
| Grey  | Not targeted    | Not targeted.                                                      |

## Minimum Standards

In addition performance against the minimum standards (required for the specified target rating) is summarised below;

| Issue                                                  | Awarded | Maximum Rating | Met |
|--------------------------------------------------------|---------|----------------|-----|
| Man 03 - Responsible construction practices            | 6       | Outstanding    | ✓   |
| Man 04 - Commissioning and handover                    | 1       | Outstanding    | ✓   |
| Man 04 - Commissioning and handover                    | 1       | Outstanding    | ✓   |
| Man 05 - Aftercare                                     | 3       | Outstanding    | ✓   |
| Ene 01 - Reduction of energy use and carbon emissions  | 2       | Very Good      | ✓   |
| Ene 02 - Energy monitoring                             | 2       | Outstanding    | ✓   |
| Wat 01 - Water consumption                             | 3       | Outstanding    | ✓   |
| Wat 02 - Water monitoring                              | 1       | Outstanding    | ✓   |
| Mat 03 - Responsible sourcing of construction products | 2       | Outstanding    | ✓   |
| Wst 01 - Construction waste management                 | 3       | Outstanding    | ✓   |
| Wst 03 - Operational waste                             | 1       | Outstanding    | ✓   |

If the required minimum standards are not met then the target rating will not be achieved regardless of overall score.

The following is a list of all credits available for this project, along with the following:

|           |                                                    |
|-----------|----------------------------------------------------|
| Awarded   | Credits which have been achieved.                  |
| Targeted  | Credits which the project is expecting to achieve  |
| Potential | Credits which could be achieved with some addition |

## Credit Progress Log

| Management                                                                                              |                                                    |           |                                                                                     |                                                                                     |                                                                                       |                  |                        |
|---------------------------------------------------------------------------------------------------------|----------------------------------------------------|-----------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|------------------|------------------------|
| Man 01 - Project brief and design                                                                       |                                                    |           |                                                                                     |                                                                                     |                                                                                       |                  |                        |
|                                                                                                         | Credit                                             | Available | Awarded                                                                             | Targeted                                                                            | Potential                                                                             | Responsibilities | Comments               |
| Credit 1<br>           | Project delivery planning                          | 1         | 0                                                                                   | 0                                                                                   | 0                                                                                     |                  |                        |
| Credit 2<br>           | Stakeholder consultation (interested parties)      | 1         | 0                                                                                   | 0                                                                                   | 0                                                                                     |                  |                        |
| Credit 3<br>           | BREEAM AP (concept design)                         | 1         | 0                                                                                   | 0                                                                                   | 0                                                                                     |                  |                        |
| Credit 4<br>           | BREEAM AP (developed design)                       | 1         | 0                                                                                   | 0                                                                                   | 0                                                                                     |                  |                        |
| Man 02 - Life cycle cost and service planning                                                           |                                                    |           |                                                                                     |                                                                                     |                                                                                       |                  |                        |
|                                                                                                         | Credit                                             | Available | Awarded                                                                             | Targeted                                                                            | Potential                                                                             | Responsibilities | Comments               |
| Credit 1<br>           | Elemental LCC                                      | 2         | 0                                                                                   | 0                                                                                   | 0                                                                                     |                  | Credit awarded.        |
| Credit 2<br>           | Component level LCC options appraisal              | 1         | 0                                                                                   | 0                                                                                   | 0                                                                                     |                  | Credit awarded.        |
| Credit 3<br>           | Capital cost reporting                             | 1         | 1                                                                                   | 1                                                                                   | 0                                                                                     |                  | Credit awarded.        |
| Man 03 - Responsible construction practices                                                             |                                                    |           |                                                                                     |                                                                                     |                                                                                       |                  |                        |
|                                                                                                         | Credit                                             | Available | Awarded                                                                             | Targeted                                                                            | Potential                                                                             | Responsibilities | Comments               |
| Credit Pre-reg 1<br> | Prerequisite - Legally harvested and traded timber |           |  |  |  |                  | <b>Credits awarded</b> |
| Credit 1<br>         | Environmental management                           | 1         | 1                                                                                   | 1                                                                                   | 0                                                                                     |                  | <b>Credits awarded</b> |
| Credit 2<br>         | BREEAM AP (site)                                   | 1         | 0                                                                                   | 0                                                                                   | 0                                                                                     |                  | <b>Credits awarded</b> |
| Credit 3<br>         | Responsible construction management                | 2         | 2                                                                                   | 2                                                                                   | 0                                                                                     |                  | <b>Credits awarded</b> |

|                                     |                                                       |           |         |          |           |                                           |                 |
|-------------------------------------|-------------------------------------------------------|-----------|---------|----------|-----------|-------------------------------------------|-----------------|
| Credit 4<br><div></div>             | Monitoring of construction site impacts               | 2         | 2       | 2        | 0         |                                           | Credits awarded |
| Credit e1<br><div></div>            | Responsible construction management                   | 1         | 1       | 1        | 0         |                                           | Credits awarded |
| Man 04 - Commissioning and handover |                                                       |           |         |          |           |                                           |                 |
|                                     | Credit                                                | Available | Awarded | Targeted | Potential | Responsibilities                          | Comments        |
| Credit Pre-req<br><div></div>       | Prerequisite (Very Good to Outstanding)               |           | ✔       | ✔        | ✔         |                                           | Credit awarded  |
| Credit 1<br><div></div>             | Commissioning - testing schedule and responsibilities | 1         | 1       | 1        | 0         |                                           | Credit awarded  |
| Credit 2<br><div></div>             | Commissioning - design and preparation                | 1         | 1       | 1        | 0         |                                           | Credit awarded  |
| Credit 3<br><div></div>             | Testing and inspecting building fabric                | 1         | 1       | 1        | 0         |                                           | Credit awarded  |
| Credit 4<br><div></div>             | Handover                                              | 1         | 1       | 1        | 0         |                                           | Credit awarded  |
| Man 05 - Aftercare                  |                                                       |           |         |          |           |                                           |                 |
|                                     | Credit                                                | Available | Awarded | Targeted | Potential | Responsibilities                          | Comments        |
| Credit 1<br><div></div>             | Aftercare support                                     | 1         | 1       | 1        | 0         |                                           | Credits awarded |
| Credit 2<br><div></div>             | Commissioning - implementation                        | 1         | 1       | 1        | 0         |                                           | Credits awarded |
| Credit 3<br><div></div>             | Post occupancy evaluation (POE)                       | 1         | 1       | 1        | 0         |                                           | Credits awarded |
|                                     |                                                       | 21        | 13      | 13       | 0         | Standard Management Credit Total          |                 |
|                                     |                                                       | 1         | 1       | 1        | 0         | Exemplary Management Credit Total         |                 |
|                                     |                                                       | 11.92     | 7.76    | 7.76     | 0         | % Management Total (Standard + Exemplary) |                 |
| Health & Wellbeing                  |                                                       |           |         |          |           |                                           |                 |
| Hea 01 - Visual comfort             |                                                       |           |         |          |           |                                           |                 |

|                                                                                                     | Credit                                                                 | Available | Awarded                                                                           | Targeted                                                                          | Potential                                                                           | Responsibilities | Comments        |
|-----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|-----------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------------------|-----------------|
| Credit 1<br>       | Control of glare from sunlight                                         | 1         | 0                                                                                 | 0                                                                                 | 0                                                                                   |                  | Credits awarded |
| Credit 2<br>       | Daylighting (building type dependent)                                  | 1         | 0                                                                                 | 0                                                                                 | 0                                                                                   |                  | Credits awarded |
| Credit 3<br>       | View out                                                               | 1         | 1                                                                                 | 1                                                                                 | 0                                                                                   |                  | Credits awarded |
| Credit 4<br>       | Internal and external lighting levels, zoning and control              | 1         | 1                                                                                 | 1                                                                                 | 0                                                                                   |                  | Credits awarded |
| Credit e1<br>      | Daylighting (building type dependent)                                  | 1         | 0                                                                                 | 0                                                                                 | 0                                                                                   |                  | Credits awarded |
| Credit e2<br>      | Internal and external lighting levels, zoning and control              | 1         | 0                                                                                 | 0                                                                                 | 0                                                                                   |                  | Credits awarded |
| <b>Hea 02 - Indoor air quality</b>                                                                  |                                                                        |           |                                                                                   |                                                                                   |                                                                                     |                  |                 |
|                                                                                                     | Credit                                                                 | Available | Awarded                                                                           | Targeted                                                                          | Potential                                                                           | Responsibilities | Comments        |
| Credit Pre-req<br> | Prerequisite - Indoor air quality (IAQ) plan                           |           |  |  |  |                  | Credits awarded |
| Credit 1<br>       | Ventilation                                                            | 1         | 1                                                                                 | 1                                                                                 | 0                                                                                   |                  | Credits awarded |
| Credit 2<br>     | Emissions from building products                                       | 2         | 1                                                                                 | 1                                                                                 | 0                                                                                   |                  | Credits awarded |
| Credit 3<br>     | Post-construction indoor air quality measurement                       | 1         | 0                                                                                 | 0                                                                                 | 0                                                                                   |                  |                 |
| Credit e1<br>    | Minimising sources of air pollution - Emissions from building products | 1         | 0                                                                                 | 0                                                                                 | 0                                                                                   |                  |                 |
| <b>Hea 04 - Thermal comfort</b>                                                                     |                                                                        |           |                                                                                   |                                                                                   |                                                                                     |                  |                 |
|                                                                                                     | Credit                                                                 | Available | Awarded                                                                           | Targeted                                                                          | Potential                                                                           | Responsibilities | Comments        |

|                                                       |                                   |           |         |          |           |                                                   |                  |
|-------------------------------------------------------|-----------------------------------|-----------|---------|----------|-----------|---------------------------------------------------|------------------|
| Credit 1<br><div></div>                               | Thermal modelling                 | 1         | 1       | 1        | 0         |                                                   | Credit achieved  |
| Credit 2<br><div></div>                               | Design for future thermal comfort | 1         | 1       | 1        | 0         |                                                   | Credit achieved  |
| Credit 3<br><div></div>                               | Thermal zoning and controls       | 1         | 1       | 1        | 0         |                                                   | Credit achieved  |
| Hea 05 - Acoustic performance                         |                                   |           |         |          |           |                                                   |                  |
|                                                       | Credit                            | Available | Awarded | Targeted | Potential | Responsibilities                                  | Comments         |
| Credit 1<br><div></div>                               | Acoustic performance              | 4         | 4       | 4        | 0         |                                                   | Credits awarded  |
| Hea 06 - Security                                     |                                   |           |         |          |           |                                                   |                  |
|                                                       | Credit                            | Available | Awarded | Targeted | Potential | Responsibilities                                  | Comments         |
| Credit 1<br><div></div>                               | Security of site and building     | 1         | 1       | 1        | 0         |                                                   | Credit awarded   |
| Credit e1<br><div></div>                              | Security of site and building     | 1         | 0       | 0        | 0         |                                                   | Credit awarded   |
| Hea 07 - Safe and healthy surroundings                |                                   |           |         |          |           |                                                   |                  |
|                                                       | Credit                            | Available | Awarded | Targeted | Potential | Responsibilities                                  | Comments         |
| Credit 1<br><div></div>                               | Safe access                       | 1         | 0       | 0        | 0         |                                                   |                  |
| Credit 2<br><div></div>                               | Outside space                     | 1         | 1       | 1        | 0         |                                                   | Credit awarded   |
|                                                       |                                   | 18        | 13      | 13       | 0         | Standard Health & Wellbeing Credit Total          |                  |
|                                                       |                                   | 4         | 0       | 0        | 0         | Exemplary Health & Wellbeing Credit Total         |                  |
|                                                       |                                   | 17.86     | 10.01   | 10.01    | 0         | % Health & Wellbeing Total (Standard + Exemplary) |                  |
| Energy                                                |                                   |           |         |          |           |                                                   |                  |
| Ene 01 - Reduction of energy use and carbon emissions |                                   |           |         |          |           |                                                   |                  |
|                                                       | Credit                            | Available | Awarded | Targeted | Potential | Responsibilities                                  | Comments         |
| Credit 1<br><div></div>                               | Energy performance                | 9         | 2       | 2        | 0         |                                                   | Credits awarded. |

|                                                                                                 |                                                    |                  |                |                 |                  |                         |                       |
|-------------------------------------------------------------------------------------------------|----------------------------------------------------|------------------|----------------|-----------------|------------------|-------------------------|-----------------------|
| Credit 2<br>   | Prediction of operational energy consumption       | 4                | 0              | 0               | 0                |                         |                       |
| Credit e1<br>  | Beyond zero net regulated carbon                   | 3                | 0              | 0               | 0                |                         |                       |
| Credit e2<br>  | Post-occupancy stage - Exemplary level criteria    | 2                | 0              | 0               | 0                |                         |                       |
| <b>Ene 02 - Energy monitoring</b>                                                               |                                                    |                  |                |                 |                  |                         |                       |
|                                                                                                 | <b>Credit</b>                                      | <b>Available</b> | <b>Awarded</b> | <b>Targeted</b> | <b>Potential</b> | <b>Responsibilities</b> | <b>Comments</b>       |
| Credit 1<br>   | Sub-metering of end use categories                 | 1                | 1              | 1               | 0                |                         | Credit awarded        |
| Credit 2<br>   | Sub-metering of high energy load and tenancy areas | 1                | 1              | 1               | 0                |                         | Credit awarded        |
| <b>Ene 03 - External Lighting</b>                                                               |                                                    |                  |                |                 |                  |                         |                       |
|                                                                                                 | <b>Credit</b>                                      | <b>Available</b> | <b>Awarded</b> | <b>Targeted</b> | <b>Potential</b> | <b>Responsibilities</b> | <b>Comments</b>       |
| Credit 1<br>   | External lighting                                  | 1                | 1              | 1               | 0                |                         | <b>Credit awarded</b> |
| <b>Ene 04 - Low carbon design</b>                                                               |                                                    |                  |                |                 |                  |                         |                       |
|                                                                                                 | <b>Credit</b>                                      | <b>Available</b> | <b>Awarded</b> | <b>Targeted</b> | <b>Potential</b> | <b>Responsibilities</b> | <b>Comments</b>       |
| Credit 1<br>  | Passive design                                     | 2                | 0              | 0               | 0                |                         |                       |
| Credit 2<br> | Low and zero carbon technologies                   | 1                | 1              | 1               | 0                |                         | Credit awarded.       |
| <b>Ene 06 - Energy efficient transportation systems</b>                                         |                                                    |                  |                |                 |                  |                         |                       |
|                                                                                                 | <b>Credit</b>                                      | <b>Available</b> | <b>Awarded</b> | <b>Targeted</b> | <b>Potential</b> | <b>Responsibilities</b> | <b>Comments</b>       |
| Credit 1<br> | Energy consumption                                 | 1                | 1              | 1               | 0                |                         | Credits awarded       |
| Credit 2<br> | Energy efficient features                          | 1                | 1              | 1               | 0                |                         | Credits awarded       |
| Credit 3<br> | Energy efficient features                          | 1                | 1              | 1               | 0                |                         | Credits awarded       |

|                                               |                                    |           |         |          |                                       |                                          |                |
|-----------------------------------------------|------------------------------------|-----------|---------|----------|---------------------------------------|------------------------------------------|----------------|
|                                               | 22                                 | 9         | 9       | 0        | Standard Energy Credit Total          |                                          |                |
|                                               | 5                                  | 0         | 0       | 0        | Exemplary Energy Credit Total         |                                          |                |
|                                               | 20.84                              | 6.48      | 6.48    | 0        | % Energy Total (Standard + Exemplary) |                                          |                |
| Transport                                     |                                    |           |         |          |                                       |                                          |                |
| Tra 01 - Transport assessment and travel plan |                                    |           |         |          |                                       |                                          |                |
|                                               | Credit                             | Available | Awarded | Targeted | Potential                             | Responsibilities                         | Comments       |
| <div>Credit 1</div>                           | Travel plan                        | 2         | 2       | 2        | 0                                     |                                          | Credit awarded |
| Tra 02 - Sustainable transport measures       |                                    |           |         |          |                                       |                                          |                |
|                                               | Credit                             | Available | Awarded | Targeted | Potential                             | Responsibilities                         | Comments       |
| <div>Credit Pre-req</div>                     | Pre-requisite                      |           | ✓       | ✓        | ✓                                     |                                          |                |
| <div>Credit 1</div>                           | Transport options implementation   | 10        | 8       | 8        | 0                                     |                                          |                |
|                                               |                                    | 12        | 10      | 10       | 0                                     | Standard Transport Credit Total          |                |
|                                               |                                    | 0         | 0       | 0        | 0                                     | Exemplary Transport Credit Total         |                |
|                                               |                                    | 9.96      | 8.30    | 8.30     | 0                                     | % Transport Total (Standard + Exemplary) |                |
| Water                                         |                                    |           |         |          |                                       |                                          |                |
| Wat 01 - Water consumption                    |                                    |           |         |          |                                       |                                          |                |
|                                               | Credit                             | Available | Awarded | Targeted | Potential                             | Responsibilities                         | Comments       |
| <div>Credit 1</div>                           | Water consumption                  | 5         | 3       | 3        | 0                                     |                                          |                |
| <div>Credit e1</div>                          | Water consumption                  | 1         | 0       | 0        | 0                                     |                                          |                |
| Wat 02 - Water monitoring                     |                                    |           |         |          |                                       |                                          |                |
|                                               | Credit                             | Available | Awarded | Targeted | Potential                             | Responsibilities                         | Comments       |
| <div>Credit Pre-req</div>                     | Prerequisite (Good to Outstanding) |           | ✓       | ✓        | ✓                                     |                                          | Credit awarded |
| <div>Credit 1</div>                           | Water monitoring                   | 1         | 1       | 1        | 0                                     |                                          | Credit awarded |

| Wat 03 - Water leak detection                                                                               |                                                                                                |           |         |          |           |                                      |          |
|-------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|-----------|---------|----------|-----------|--------------------------------------|----------|
|                                                                                                             | Credit                                                                                         | Available | Awarded | Targeted | Potential | Responsibilities                     | Comments |
| Credit 1<br><div></div>                                                                                     | Leak detection system                                                                          | 1         | 0       | 0        | 0         |                                      |          |
| Credit 2<br><div></div>                                                                                     | Flow control devices                                                                           | 1         | 0       | 0        | 0         |                                      |          |
|                                                                                                             |                                                                                                | 8         | 4       | 4        | 0         | Standard Water Credit Total          |          |
|                                                                                                             |                                                                                                | 1         | 0       | 0        | 0         | Exemplary Water Credit Total         |          |
|                                                                                                             |                                                                                                | 7.96      | 3.48    | 3.48     | 0         | % Water Total (Standard + Exemplary) |          |
| Materials                                                                                                   |                                                                                                |           |         |          |           |                                      |          |
| Mat 01 - Environmental impacts from construction products - Building life cycle assessment (LCA)            |                                                                                                |           |         |          |           |                                      |          |
|                                                                                                             | Credit                                                                                         | Available | Awarded | Targeted | Potential | Responsibilities                     | Comments |
| Credit 1<br><div></div>                                                                                     | Superstructure                                                                                 | 6         | 0       | 0        | 0         |                                      |          |
| Credit 2<br><div></div>                                                                                     | Substructure and hard landscaping options appraisal during Concept Design (all building types) | 1         | 0       | 0        | 0         |                                      |          |
| Credit e1<br><div></div>                                                                                    | Core building services options appraisal during Concept Design (all building types)            | 1         | 0       | 0        | 0         |                                      |          |
| Credit e2<br><div></div>                                                                                    | LCA and LCC alignment (all building types)                                                     | 1         | 0       | 0        | 0         |                                      |          |
| Credit e3<br><div></div>                                                                                    | Third party verification (all building types) - Exemplary level criteria                       | 1         | 0       | 0        | 0         |                                      |          |
| Mat 02 - Mat 02 Environmental impacts from construction products - Environmental Product Declarations (EPD) |                                                                                                |           |         |          |           |                                      |          |
|                                                                                                             | Credit                                                                                         | Available | Awarded | Targeted | Potential | Responsibilities                     | Comments |

|                                                                                                     |                                                                                     |           |         |          |           |                                          |                      |
|-----------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------|---------|----------|-----------|------------------------------------------|----------------------|
| Credit 1<br>       | Specification of products with a recognised environmental product declaration (EPD) | 1         | 1       | 1        | 0         |                                          | Credit awarded.      |
| Mat 03 - Responsible sourcing of construction products                                              |                                                                                     |           |         |          |           |                                          |                      |
|                                                                                                     | Credit                                                                              | Available | Awarded | Targeted | Potential | Responsibilities                         | Comments             |
| Credit Pre-req<br> | Prerequisite                                                                        |           | ✓       | ✓        | ✓         |                                          | Requirement achieved |
| Credit 1<br>       | Enabling sustainable procurement                                                    | 1         | 0       | 0        | 0         |                                          | Not targeted         |
| Credit 2<br>       | Measuring responsible sourcing                                                      | 3         | 2       | 2        | 0         |                                          | Credit awarded       |
| Credit e1<br>      | Measuring responsible sourcing                                                      | 1         | 0       | 0        | 0         |                                          |                      |
| Mat 05 - Designing for durability and resilience                                                    |                                                                                     |           |         |          |           |                                          |                      |
|                                                                                                     | Credit                                                                              | Available | Awarded | Targeted | Potential | Responsibilities                         | Comments             |
| Credit 1<br>       | Protecting vulnerable parts of the building from damage/material degradation        | 1         | 1       | 1        | 0         |                                          | Credit awarded       |
| Mat 06 - Material efficiency                                                                        |                                                                                     |           |         |          |           |                                          |                      |
|                                                                                                     | Credit                                                                              | Available | Awarded | Targeted | Potential | Responsibilities                         | Comments             |
| Credit 1<br>     | Material efficiency                                                                 | 1         | 1       | 1        | 0         |                                          | Credit awarded       |
|                                                                                                     |                                                                                     | 14        | 5       | 5        | 0         | Standard Materials Credit Total          |                      |
|                                                                                                     |                                                                                     | 4         | 0       | 0        | 0         | Exemplary Materials Credit Total         |                      |
|                                                                                                     |                                                                                     | 18.98     | 5.35    | 5.35     | 0         | % Materials Total (Standard + Exemplary) |                      |
| Waste                                                                                               |                                                                                     |           |         |          |           |                                          |                      |
| Wst 01 - Construction waste management                                                              |                                                                                     |           |         |          |           |                                          |                      |
|                                                                                                     | Credit                                                                              | Available | Awarded | Targeted | Potential | Responsibilities                         | Comments             |

|                                                                                                     |                                                                                |                  |                |                 |                  |                         |                 |
|-----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|------------------|----------------|-----------------|------------------|-------------------------|-----------------|
| Credit 2<br>       | Construction resource efficiency                                               | 3                | 1              | 1               | 0                |                         | Credit awarded  |
| Credit 3<br>       | Diversion of resources from landfill                                           | 1                | 1              | 1               | 0                |                         | Credit awarded. |
| Credit e1<br>      | Construction resource efficiency/Diversion of resources from landfill          | 1                | 1              | 1               | 0                |                         | Credit awarded  |
| <b>Wst 02 - Use of recycled and sustainably sourced aggregates</b>                                  |                                                                                |                  |                |                 |                  |                         |                 |
|                                                                                                     | <b>Credit</b>                                                                  | <b>Available</b> | <b>Awarded</b> | <b>Targeted</b> | <b>Potential</b> | <b>Responsibilities</b> | <b>Comments</b> |
| Credit Pre-req<br> | Prerequisite                                                                   |                  | ✗              | ✓               | ✓                |                         |                 |
| Credit 1<br>       | Project Sustainable Aggregate points                                           | 1                | 0              | 0               | 0                |                         |                 |
| Credit e1<br>      | Project Sustainable Aggregate points                                           | 1                | 0              | 0               | 0                |                         |                 |
| <b>Wst 03 - Operational waste</b>                                                                   |                                                                                |                  |                |                 |                  |                         |                 |
|                                                                                                     | <b>Credit</b>                                                                  | <b>Available</b> | <b>Awarded</b> | <b>Targeted</b> | <b>Potential</b> | <b>Responsibilities</b> | <b>Comments</b> |
| Credit 1<br>       | Operational waste                                                              | 1                | 1              | 1               | 0                |                         | Credit awarded  |
| <b>Wst 05 - Adaptation to climate change</b>                                                        |                                                                                |                  |                |                 |                  |                         |                 |
|                                                                                                     | <b>Credit</b>                                                                  | <b>Available</b> | <b>Awarded</b> | <b>Targeted</b> | <b>Potential</b> | <b>Responsibilities</b> | <b>Comments</b> |
| Credit 1<br>     | Resilience of structure, fabric, building services and renewables installation | 1                | 1              | 1               | 0                |                         | Credit awarded  |
| Credit e1<br>    | Responding to climate change                                                   | 1                | 0              | 0               | 0                |                         | Credit awarded  |
| <b>Wst 06 - Design for disassembly and adaptability</b>                                             |                                                                                |                  |                |                 |                  |                         |                 |
|                                                                                                     | <b>Credit</b>                                                                  | <b>Available</b> | <b>Awarded</b> | <b>Targeted</b> | <b>Potential</b> | <b>Responsibilities</b> | <b>Comments</b> |
| Credit 1<br>     | Design for disassembly and functional adaptability - recommendations           | 1                | 1              | 1               | 0                |                         | Credits awarded |

|                                                                                                       |                                                          |                  |                                                                                     |                                                                                     |                                                                                       |                                             |                                                                                               |
|-------------------------------------------------------------------------------------------------------|----------------------------------------------------------|------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------|-----------------------------------------------------------------------------------------------|
| Credit 2<br>         | Disassembly and functional adaptability - implementation | 1                | 1                                                                                   | 1                                                                                   | 0                                                                                     |                                             | Credits awarded                                                                               |
|                                                                                                       |                                                          | 9                | 6                                                                                   | 6                                                                                   | 0                                                                                     | <b>Standard Waste Credit Total</b>          |                                                                                               |
|                                                                                                       |                                                          | 3                | 1                                                                                   | 1                                                                                   | 0                                                                                     | <b>Exemplary Waste Credit Total</b>         |                                                                                               |
|                                                                                                       |                                                          | 8.94             | 4.96                                                                                | 4.96                                                                                | 0                                                                                     | <b>% Waste Total (Standard + Exemplary)</b> |                                                                                               |
| <b>Land Use &amp; Ecology</b>                                                                         |                                                          |                  |                                                                                     |                                                                                     |                                                                                       |                                             |                                                                                               |
| <b>LE 01 - Site selection</b>                                                                         |                                                          |                  |                                                                                     |                                                                                     |                                                                                       |                                             |                                                                                               |
|                                                                                                       | <b>Credit</b>                                            | <b>Available</b> | <b>Awarded</b>                                                                      | <b>Targeted</b>                                                                     | <b>Potential</b>                                                                      | <b>Responsibilities</b>                     | <b>Comments</b>                                                                               |
| Credit 1<br>         | Previously occupied land                                 | 1                | 0                                                                                   | 0                                                                                   | 0                                                                                     |                                             |                                                                                               |
| Credit 2<br>         | Contaminated land                                        | 1                | 0                                                                                   | 0                                                                                   | 0                                                                                     |                                             |                                                                                               |
| <b>LE 02 - Ecological risks and opportunities</b>                                                     |                                                          |                  |                                                                                     |                                                                                     |                                                                                       |                                             |                                                                                               |
|                                                                                                       | <b>Credit</b>                                            | <b>Available</b> | <b>Awarded</b>                                                                      | <b>Targeted</b>                                                                     | <b>Potential</b>                                                                      | <b>Responsibilities</b>                     | <b>Comments</b>                                                                               |
| Credit Pre-req<br>   | Prerequisite - Statutory obligations                     |                  |    |    |    |                                             | Pre-req fulfilled at this stage.                                                              |
| Credit 1<br>         | Survey and evaluation/Determining ecological outcomes    | 2                | 1                                                                                   | 1                                                                                   | 0                                                                                     |                                             | Credit awarded.                                                                               |
| Credit e1<br>       | Wider site sustainability - Exemplary level criteria     | 1                | 0                                                                                   | 0                                                                                   | 0                                                                                     |                                             | <b>Credit e1</b> Wider site sustainability - Exemplary level criteria<br>Credit not targeted. |
| <b>LE 03 - Managing impacts on ecology</b>                                                            |                                                          |                  |                                                                                     |                                                                                     |                                                                                       |                                             |                                                                                               |
|                                                                                                       | <b>Credit</b>                                            | <b>Available</b> | <b>Awarded</b>                                                                      | <b>Targeted</b>                                                                     | <b>Potential</b>                                                                      | <b>Responsibilities</b>                     | <b>Comments</b>                                                                               |
| Credit Pre-req<br> | Prerequisite - Ecological risks and opportunities        |                  |  |  |  |                                             | Credit awarded.                                                                               |
| Credit 1<br>       | Planning and measures on-site                            | 1                | 1                                                                                   | 1                                                                                   | 0                                                                                     |                                             | Credit awarded.                                                                               |

|                                                                                                     |                                                                        |                  |                                                                                   |                                                                                   |                                                                                     |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|------------------|-----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Credit 2<br>       | Managing negative impacts                                              | 2                | 1                                                                                 | 1                                                                                 | 0                                                                                   |                         | Credit awarded.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>LE 04 - Ecological change and enhancement</b>                                                    |                                                                        |                  |                                                                                   |                                                                                   |                                                                                     |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                                                                                     | <b>Credit</b>                                                          | <b>Available</b> | <b>Awarded</b>                                                                    | <b>Targeted</b>                                                                   | <b>Potential</b>                                                                    | <b>Responsibilities</b> | <b>Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Credit Pre-req<br> | Prerequisite - Managing negative impacts on ecology                    |                  |  |  |  |                         | Pre-req fulfilled at this stage.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Credit 1<br>       | Change and enhancement of ecology / Ecological enhancement             | 1                | 1                                                                                 | 1                                                                                 | 0                                                                                   |                         | Credit awarded.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Credit 2<br>       | Change and enhancement of ecology                                      | 3                | 0                                                                                 | 0                                                                                 | 0                                                                                   |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Credit e1<br>      | Change and enhancement of ecology - Exemplary level criteria           | 1                | 0                                                                                 | 0                                                                                 | 0                                                                                   |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>LE 05 - Long term ecological management and maintenance</b>                                      |                                                                        |                  |                                                                                   |                                                                                   |                                                                                     |                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|                                                                                                     | <b>Credit</b>                                                          | <b>Available</b> | <b>Awarded</b>                                                                    | <b>Targeted</b>                                                                   | <b>Potential</b>                                                                    | <b>Responsibilities</b> | <b>Comments</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Credit Pre-req<br> | Prerequisite - Statutory obligations, planning and site implementation |                  |  |  |  |                         | <p>Roles and responsibilities, implementation and statutory obligations (prerequisite)</p> <ul style="list-style-type: none"> <li>• Responsibility matrix [Project Manager]</li> <li>• Project programme confirming timing of RIBA stages [Project Manager]</li> </ul> <p>Planning, liaison, data, monitoring and review, management and maintenance (one credit)</p> <ul style="list-style-type: none"> <li>• Evidence of collaboration between the project team and relevant stakeholders, e.g. meeting minutes, emails and/or any other forms of evidence [Project Manager] Landscape and management plan (one credit)</li> <li>• Addendum to ecology Management Plan to include actions and responsibilities for relevant individuals [Ecologist]</li> </ul> |

|                                                  |                                                                                           |           |         |          |           |                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------|-------------------------------------------------------------------------------------------|-----------|---------|----------|-----------|---------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Credit 1<br><div></div>                          | Management and maintenance throughout the project / Landscape and ecology management plan | 2         | 0       | 0        | 0         |                                                   | <div>Roles and responsibilities, implementation and statutory obligations (prerequisite)</div> <div><div>• Responsibility matrix [Project Manager]</div><div>• Project programme confirming timing of RIBA stages [Project Manager]</div></div> <div>Planning, liaison, data, monitoring and review, management and maintenance (one credit)</div> <div><div>• Evidence of collaboration between the project team and relevant stakeholders, e.g. meeting minutes, emails and/or any other forms of evidence [Project Manager]</div><div>Landscape and management plan (one credit)</div><div>• Addendum to ecology Management Plan to include actions and responsibilities for relevant individuals [Ecologist]</div></div> |
|                                                  |                                                                                           | 13        | 4       | 4        | 0         | Standard Land Use & Ecology Credit Total          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                                  |                                                                                           | 2         | 0       | 0        | 0         | Exemplary Land Use & Ecology Credit Total         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                                  |                                                                                           | 15        | 4       | 4        | 0         | % Land Use & Ecology Total (Standard + Exemplary) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Pollution                                        |                                                                                           |           |         |          |           |                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Pol 01 - Impact of refrigerants                  |                                                                                           |           |         |          |           |                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                                  | Credit                                                                                    | Available | Awarded | Targeted | Potential | Responsibilities                                  | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Credit 1<br><div></div>                          | Impact of refrigerants                                                                    | 3         | 1       | 1        | 0         |                                                   | Credit awarded.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Pol 02 - Local air quality                       |                                                                                           |           |         |          |           |                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                                  | Credit                                                                                    | Available | Awarded | Targeted | Potential | Responsibilities                                  | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Credit 1<br><div></div>                          | Local air quality                                                                         | 2         | 0       | 0        | 0         |                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Pol 03 - Flood and surface water management      |                                                                                           |           |         |          |           |                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|                                                  | Credit                                                                                    | Available | Awarded | Targeted | Potential | Responsibilities                                  | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Credit 1<br><div></div>                          | Flood resilience                                                                          | 2         | 2       | 2        | 0         |                                                   | Credit awarded                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Credit 2<br><div></div>                          | Surface water run-off                                                                     | 2         | 1       | 1        | 0         |                                                   | Credit awarded                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Credit 3<br><div></div>                          | Minimising watercourse pollution                                                          | 1         | 0       | 0        | 0         |                                                   | Credit awarded                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Pol 04 - Reduction of night time light pollution |                                                                                           |           |         |          |           |                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

|                                       | Credit                                  | Available | Awarded | Targeted | Potential | Responsibilities                          | Comments       |
|---------------------------------------|-----------------------------------------|-----------|---------|----------|-----------|-------------------------------------------|----------------|
| Credit 1<br><div></div>               | Reduction of night time light pollution | 1         | 1       | 1        | 0         |                                           | Credit awarded |
| Pol 05 - Reduction of noise pollution |                                         |           |         |          |           |                                           |                |
|                                       | Credit                                  | Available | Awarded | Targeted | Potential | Responsibilities                          | Comments       |
| Credit 1<br><div></div>               | Reduction of noise pollution            | 1         | 1       | 1        | 0         |                                           | Credit awarded |
|                                       |                                         | 12        | 6       | 6        | 0         | Standard Pollution Credit Total           |                |
|                                       |                                         | 0         | 0       | 0        | 0         | Exemplary Pollution Credit Total          |                |
|                                       |                                         | 7.92      | 3.96    | 3.96     | 0         | % Pollution Total (Standard + Exemplary)  |                |
| Innovation                            |                                         |           |         |          |           |                                           |                |
| AI - Approved Innovation              |                                         |           |         |          |           |                                           |                |
|                                       | Credit                                  | Available | Awarded | Targeted | Potential | Responsibilities                          | Comments       |
| Credit e1<br><div></div>              | Approved innovations                    | 1         | 0       | 0        | 0         |                                           |                |
|                                       |                                         | 0         | 0       | 0        | 0         | Standard Innovation Credit Total          |                |
|                                       |                                         | 1         | 0       | 0        | 0         | Exemplary Innovation Credit Total         |                |
|                                       |                                         | 1         | 0       | 0        | 0         | % Innovation Total (Standard + Exemplary) |                |

**Appendix - Site assumptions (Project Info details)**

| Assessment Information                                                                                                                     | Selection                                                                           |
|--------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| Building type (main description)                                                                                                           | Residential institution (short term stay)                                           |
| Building Type sub-group                                                                                                                    | Residential institution (short term stay) - Hotel, hostel, boarding and guest house |
| Assessment stage                                                                                                                           | Design (Interim)                                                                    |
| Technical manual issue number                                                                                                              | Issue 3.0                                                                           |
| Project scope                                                                                                                              | Fully Fitted                                                                        |
| Building Net internal floor area m <sup>2</sup>                                                                                            | 9000                                                                                |
| Building Gross internal floor area m <sup>2</sup>                                                                                          | 10000                                                                               |
| Is the building designed to be untreated?                                                                                                  | No                                                                                  |
| Building services - heating system type                                                                                                    | Air system                                                                          |
| Building services - cooling system type                                                                                                    | Comfort cooling                                                                     |
| Are commercial or industrial-sized refrigeration and storage systems specified?                                                            | No                                                                                  |
| Are building user lifts present?                                                                                                           | Yes                                                                                 |
| Are building user transportation systems (escalators or moving walkways) present?                                                          | Yes                                                                                 |
| Are laboratories present?                                                                                                                  | No                                                                                  |
| Fume cupboard(s) and/or other containment devices                                                                                          | No                                                                                  |
| Are there any water demands present other than those assessed in Wat 01?                                                                   | No                                                                                  |
| Does the building have external areas within the boundary of the assessed development?                                                     | Yes                                                                                 |
| Are there statutory requirements, or other issues outside of the control of the project, that impact the ability to provide outdoor space? | No                                                                                  |
| Are the Post-occupancy stage credits targeted in Ene 01 issue?                                                                             | Yes                                                                                 |
| Is demolition occurring under the developer's ownership for the purpose of enabling the assessed development?                              | No                                                                                  |
| Are WC facilities only provided within the residential areas of a long-term residential accommodation?                                     | N/A                                                                                 |
| Are there any systems specified that contribute to the unregulated energy load?                                                            | No                                                                                  |
| Is this a speculative development?                                                                                                         | No                                                                                  |

|                                                                                                                                     |    |
|-------------------------------------------------------------------------------------------------------------------------------------|----|
| Is the project required to connect to a District Heating system, and it supplies all heating and hot water demands to the building? | No |
|-------------------------------------------------------------------------------------------------------------------------------------|----|