

The Proud Trust

The Proud Trust Centre

BREEAM and Sustainability Considerations Update Report

Update Report 1

Issue 1 | 3 August 2021

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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BREEAM and Sustainability Considerations Report

Appendix B

BREEAM Pre-Assessment

1 Introduction

Ove Arup and Partners ('Arup') is providing support for The Proud Trust ('the Trust') (Charity Number 1161102) to help enable the overall rebuild of the LGBT+ Centre ('the centre'). The Trust is an organisation that helps LGBT+ people to empower themselves creating positive change for themselves and their communities¹. The Trust does this through youth groups, peer support, training, campaigns, research, providing resources and since 2012 managing the LGBT+ Centre for Manchester.

The centre is located on 49 - 51 Sidney Street in Manchester city centre. Planning permission was granted for full planning permission in 2019² to demolish the existing structure on the site and to erect the new three storey community centre with an external roof terrace. The centre will comprise of meeting rooms, counselling, event and office spaces with a café.

This work builds on the work already undertaken by URBED and Arup for the planning application to support the construction of the new centre. This update report is being prepared to discharge condition 20³ on the permitted planning permission. It was agreed with Manchester City Council that a 'BREEAM-like' report would be considered acceptable to discharge condition 20.

This report is building on the initial scoping work undertaken in 2019 which outlined the environmental measures taken by the Trust to ensure the newly constructed centre is sustainable and reduces the negative environmental impact of this development.

This report's scope is a 'BREEAM like' report and is not a BREEAM assessment of the centre and therefore cannot give a BREEAM accreditation to the building. Construction on the centre completed during 2021. Therefore, this update report outlines how the centre has evidenced the BREEAM 'Very Good' and 'Excellent' criteria.

¹ <https://www.theproudtrust.org/>

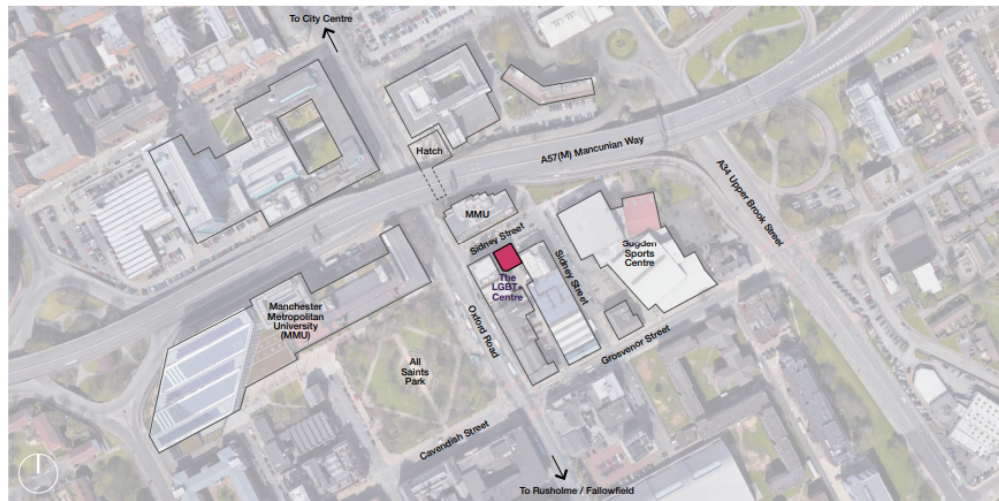
² Planning Application Reference number was 121946/FO/2018 to Manchester City Council

³ Condition 20: "The development hereby approved shall seek to achieve a post-construction Building Research Establishment Environmental Assessment Method (BREEAM) equivalent of at least 'Very Good'. A post construction report shall be submitted to and approved in writing by the City Council as local planning authority before any of the development hereby approved is first occupied. Reason - In order to minimise the environmental impact of the development pursuant to policies EN4, EN5, EN6 and EN7 of the City of Manchester Core Strategy, and the principles contained within The Guide to Development in Manchester 2 SPD."

2 The Project

Planning permission was granted for a scheme in 2019 to provide a new centre for the Trust on Sidney Street (Figure 1), where their current single storey centre was located (Figure 2). These approved plans included space for community activity spaces, a library, counselling space, offices and outdoor space (Figure 3). Construction on the scheme commenced in 2020 and was completed in 2021.

Figure 1: Location Plan from the Design and Access Statement



Location Plan - Image courtesy of Google Maps

Figure 2: Previous Centre from the Design and Access Statement



View of the existing LGBT+ Centre from Sidney Street

Figure 3: Proposed Centre from the Design and Access Statement



Proposed building as viewed from the junction of Sidney Street and Orford Road

3 BREEAM Assessment

The Trust has worked to make the centre sustainable and have taken numerous steps to ensure the new centre has a low environmental impact within the design and construction of the centre. There have been additional sustainability considerations outside of the BREEAM criteria within the design of the new centre, which are outlined in Section 4 of this report.

When preparing the plans for the new centre, the Trust undertook the BREEAM pre-assessment. This pre-assessment rated the scheme as ‘very good’ with a score of 66.71 (Appendix B). Following the construction of the centre, the standards have been reviewed to consider if the scheme is compliant to attain this score.

3.1 Very Good Standards

To achieve the BREEAM rating, minimum standards need to be met within the project. The Pre-Assessment considered the minimum standards for the ‘Very Good’ rating which need to be achieved to be in line with the scheme’s score of 66.71. Following the construction of the centre, it is considered that the centre could achieve the ‘Very Good’ rating, meeting the required credits (Table 1).

Table 1: Minimum Standards for ‘Very Good’ rating

Credit	Criteria	Outcome	Met Criteria
MAN04 – Commissioning and Handover	The commissioning “testing schedule and responsibilities” criteria must be met	A schedule of testing and commissioning has been created in accordance with current building regulations. A building management system is not specified.	Yes
MAN04 – Commissioning and Handover	The criteria relating to the production of the Building User Guide must be met	A building user guide has been created which is non-technical in nature and can be used by the building occupiers and premises facilities managers. The guide explains all aspects of the building from fire safety, building fabric to energy usage.	Yes
ENE02 – Energy Monitoring	Ensure that the building users can see where at least 90% of estimated annual energy consumption is being used	The building has an energy meter installed which is accessible to the building occupiers and shows the estimated energy consumption being used. The meter comes with a technical guide to use in addition to a Mechanical and Electrical Services guide to explain the energy monitoring processes.	Yes

WAT01 – Water Consumption	At least one of the available credits must be achieved. This requires the overall water consumption rate of the building to be at least 12.5% better than a Building Regulations compliant building	There has been considered awareness of choosing technology which reduces the overall building's water consumption. Components score from the 'Base' to level 5 within Table 8.3 of water efficient consumption levels within WAT01. Additionally, all components perform at a higher level than equivalent consumption standards for litres per minute used ⁴ .	Yes
WAT02 – Water Monitoring	Install a meter on the incoming mains water supply	The Centre has a water meter installed on the incoming mains water supply in an easily accessible location for people to view.	Yes
MAT03 – Responsible Sourcing	All the timber and timber-based products must be procured in line with the UK Government Timber Procurement Policy	Where wood is used within the building, it is sourced from the FSC timber certification scheme, in line with the Timber Procurement Policy. This forms part of the project's sustainable procurement plan which includes sustainable objectives and locally available construction materials.	Yes

3.2 Excellent Standards

The Pre-Assessment the Trust undertook also outlined aspirations to achieve an 'Excellent' BREEAM rating. To meet this standard, the scheme would need to meet the following minimum requirements in addition to those listed above (Table 2). Following the construction of the centre, it is considered that the centre could achieve the 'Excellent' rating, meeting the required credits.

Table 2: Minimum Standards for 'Excellent' rating

Credit	Criteria	Outcome	Met Criteria
MAN03 – Responsible Construction Practises	At least one of the available credits must be achieved regarding responsible construction management (Table	All timber was sourced from the FSC timber certification scheme. The contractor and client agreed to undertake responsible construction practises. The construction site was managed to	Yes

⁴ When litres per minute is compared from tables 24 and 25 from the WAT01 BREEAM refurbishment manual:
https://www.breeam.com/domrefurbmanual/content/07water/wat_01_internal_water_use.htm

	4.1) during the construction phase	minimise impacts surrounding the site. This included identified tasks to minimise the risks of air, water, vibration and land pollution, suitable materials and waste storage, ensure clear and safe accesses to site with appropriate safety equipment.	
MAN05 – Aftercare	Ensure that commissioning is carried out on the building for the first 12 months of occupation	Commissioning has been organised and aftercare is organised for the first 12 months of the building's occupation by the Trust	Yes
ENE01 – Reduction of Energy Use and Carbon Emissions	Achieve at least four credits. This requires an SBEM and BRUKL that gives an energy performance ratio of at least 0.4	The BRUKL output has been provided. The Centre has achieved the 4 credits required with the building achieving a 0.476 overall energy performance ratio.	Yes
WST03 – Operational Waste	Provide sufficient space for storing recyclable waste both internally and externally	Sufficient space has been provided for recyclable waste internally and externally which is accessible, labelled and of an appropriate size to the building.	Yes

3.1 Aspirational Standards

The Trust also aspires to achieve further BREEAM credits, if it was feasible within the centre (Table 3). Following the construction of the centre, it has been assessed that one of the identified aspirational standards could be achieved. While the Trust did not meet the criteria for these credits, other credits were achieved. These are outlined in section 3.2.

Table 3: Aspirational Credits for the Centre

Credit	Comment	Outcome	Met Criteria
MAN02 – Life Cycle Cost and Service Life Planning	1 further credit could be achieved where additional LCC analysis at the component level is undertaken during RIBA Stage 4	No information has been provided in relation to this criteria.	No
HEA01 – Visual Comfort – Daylighting	Daylighting analysis to be provided to determine if sufficient daylight factor can be achieved within occupied spaces; 2% DF to be achieved in 80% of occupied spaces required	A Relux survey has been undertaken. The average daylight factor required was met with a 0.6 uniformity ratio meeting the uniformity ratio requirement.	Yes

HEA02 – Indoor Air Quality – Exemplary	Credit achieved where three of the product types listed in Table 5.12 of the guidance manual meet the enhanced emission limits, testing requirements and additional requirements detailed	No information has been provided in relation to this criteria.	No
HEA04 – Thermal Comfort – Thermal Modelling	2 credits achieved where thermal model analysis is carried out to demonstrate thermal comfort levels in line with CIBSE Guide A and CIBSE TM52 and the predicted climate change temperature events; 1 additional credit awarded where the dynamic simulation model informs the heating zoning and control strategy for the building (note: targeting the first credit here releases the credits below for ENE 04)	No information has been provided in relation to this criteria.	No
ENE04 – Low Carbon Design	1 credit could be achieved where a passive design analysis is carried out for the building design; feasibility study should be completed at RIBA stage 2, however this criteria is relaxed where all recommendations that could have been included at this stage are still viable. 1 further credit awarded where it can be demonstrated that free cooling has been adopted within the cooling strategy	No information has been provided in relation to this criteria.	No
WAT03 – Water Leak Detection	An additional credit could be awarded where a compliant leak prevention system is installed on the water supply to WC areas within the building	No information has been provided in relation to this criteria.	No
MAT01 – Environmental Impact – Building Life	Up to 7 credits available where LCA is undertaken and an analysis to provide	No information has been provided in relation to this criteria.	No

Cycle Assessment (LCA)	solutions for reducing the overall environmental impact of the building is actioned; note, this should be undertaken at RIBA Stage 2, and submitted to BRE ahead of planning application submission		
WST 02 – Recycled Aggregates	To be reviewed during detailed design as to whether aggregate containing materials can utilised recycled content; location of recycled aggregate suppliers and distance to site also to be reviewed	No information has been provided in relation to this criteria.	No
LE02 – 04 – Land Use and Ecology	Up to 6 further credits could be achieved where an ecologist is appointed to review the ecological value of the site, and recommendations for enhancement and protection are implemented	No information has been provided in relation to this criteria.	No
POL01 – Impact of Refrigerants	Potential for credits to be achieved for inclusion where specification refrigerants is in line with guidance requirements; to be reviewed during detailed design	No information has been provided in relation to this criteria.	No

3.2 Overall Topic Scores

The overall topic scores and rating of the new centre are based on the constructed design. The Trust has taken a positive and environmentally focused approach to the design, construction and future management of the new centre and overall has met all criteria set out to achieve minimum standards equating to ‘very good’ and ‘excellent’ under the BREEAM scoring system.

While the Trust did not achieve every credit aimed for, the centre will provide significant benefits to the local community. Additionally, while the centre would not have met the high requirements of the BREEAM assessment, the Trust gave substantial consideration of each topic with the goal of making a positive impact on their local community.

3.2.1 Management

The Management credits within the BREEAM assessment support the adoption of sustainable management practises throughout the building’s life from design to

aftercare. Within the new centre some credits have been lost due to when BREEAM advice was taken due to the later involvement of a BREEAM assessor. These measures would be additional to any required building regulation standards.

Management credits create up to 11% of the overall score and consequent rating. The Trust aimed for 18 out of the 21 credits by implementing responsible construction practises, appropriate handover and aftercare procedures of the new centre. Following the construction of the centre, it is considered that the centre could achieve 7 out of the 21 credits. This would be 33.33% of the total credits the Trust could achieve. Although the Trust may not achieve the initial aim of 18 credits in this area, all minimum standards equating to 'very good' and 'excellent' under the BREEAM scoring system have been met.

3.2.2 Health and Wellbeing

The Health and Wellbeing credits within the BREEAM assessment consider elements such as thermal comfort, acoustic performance, outside space, lighting levels and indoor air quality. Health and Wellbeing credits create up to 14% of the overall score and consequent rating. The Trust aimed for 11 of the 17 available credits, which focused on acoustic, security, air quality and visual comfort measures. These measures would be additional to any required building regulation standards.

Following the construction of the centre, it is considered that the centre could achieve 0 out of the 17 credits. Despite this score, the construction of the centre has contributed significantly to the health and wellbeing of the local community. Although the Trust may not achieve the initial aim of 17 credits in this area, all minimum standards equating to 'very good' and 'excellent' under the BREEAM scoring system have been met.

3.2.3 Energy

The Energy credits within the BREEAM assessment promote the inclusion of energy efficient building solutions and reducing carbon emissions supporting ongoing sustainable operation of buildings. Energy credits create up to 16% of the overall score and consequent rating. The Trust aimed for 14 of the 21 available credits by implementing carbon dioxide reduction and energy monitoring measures. Other criteria in this area relate to considerations such as external lighting, energy efficient cold storage and efficient laboratory systems, which were not relevant in this instance. These measures would be additional to any required building regulation standards.

Following the construction of the centre, it is considered that the centre could achieve 5 out of the 21 credits. This would be 18.52% of the total credits the Trust could achieve. Although the Trust may not achieve the initial aim of 14 credits in this area, all minimum standards equating to 'very good' and 'excellent' under the BREEAM scoring system have been met.

3.2.4 Transport

The Transport credits within the BREEAM assessment encourages sustainable modes of transport and improved access to them to reduce carbon emissions. Transport credits create up to 10% of the overall score and consequent rating. The Trust aimed for 12 of the 12 available credits by sustainable transport measures and by producing a travel plan. However, due to the use of a previously acquired site and therefore pre-determined location, further consideration in this area was not achievable.

Following the construction of the centre, it is considered that the centre could achieve 9 out of the 12 credits. This would be 75% of the total credits the Trust could achieve. Although the Trust may not achieve the initial aim of 12 credits in this area, all minimum standards equating to 'very good' and 'excellent' under the BREEAM scoring system have been met.

3.2.5 Water

The Water credits within the BREEAM assessment supports sustainable water usage practises throughout the building's lifetime. Water credits create up to 7% of the overall score and consequent rating. The Trust aimed for 5 of the 8 available credits by reducing overall water consumption on site and implementing a water monitoring system. These measures would be additional to any required building regulation standards.

Following the construction of the centre, it is considered that the centre could achieve 3 out of the 8 credits. This would be 37.50% of the total credits the Trust could achieve. Although the Trust may not achieve the initial aim of 5 credits in this area, all minimum standards equating to 'very good' and 'excellent' under the BREEAM scoring system have been met.

3.2.6 Materials

The Materials credits within the BREEAM assessment reinforces the inclusion of energy efficient building solutions and reducing carbon emissions supporting ongoing sustainable operation of buildings. Material credits create up to 15% of the overall score and consequent rating. The Trust aimed for 6 of the 14 available credits by implementing responsible material source procedures, material efficiency and designing for resilience. These measures would be additional to any required building regulation standards.

Following the construction of the centre, it is considered that the centre could achieve 1 out of the 14 credits. This would be 7.14% of the total credits the Trust could achieve. Although the Trust may not achieve the initial aim of 6 credits in this area, all minimum standards equating to 'very good' and 'excellent' under the BREEAM scoring system have been met.

3.2.7 Waste

The Waste credits within the BREEAM assessment endorses reducing waste from construction through to completion and the ongoing building operation. Waste

credits create up to 6% of the overall score and consequent rating. The Trust aimed for 8 of the 10 available credits by appropriate recycling provision and utilising sustainable aggregates where possible. These measures would be additional to any required building regulation standards.

Following the construction of the centre, it is considered that the centre could achieve 1 out of the 10 credits. This would be 10% of the total credits the Trust could achieve. Although the Trust may not achieve the initial aim of 8 credits in this area, all minimum standards equating to 'very good' and 'excellent' under the BREEAM scoring system have been met.

3.2.8 Land Use and Ecology

The Land Use and Ecology credits within the BREEAM assessment promote sustainable land use, biodiversity improvements and reusing brownfield land. Land Use and Ecology credits create up to 13% of the overall score and consequent rating. The Trust aimed for 6 of the 13 available credits by considering the long-term impacts on biodiversity on the surrounding area and mitigating the negative impacts on ecology during the construction and ongoing operation of the building. Additional consideration was given to the use of previously occupied land as the selected site.

Following the construction of the centre, it is considered that the centre could achieve 1 out of the 13 credits. This would be 7.69% of the total credits the Trust could achieve. Although the Trust may not achieve the initial aim of 6 credits in this area, all minimum standards equating to 'very good' and 'excellent' under the BREEAM scoring system have been met.

3.2.9 Pollution

The Pollution credits within the BREEAM assessment aim to prevent and control the pollution of emissions and surface water run-off within projects. Pollution credits create up to 8% of the overall score and consequent rating. The Trust aimed for 9 of the 12 available credits by considering light pollution, noise pollution and flood risk in the design of the centre. These measures would be additional to any required building regulation standards.

Following the construction of the centre, it is considered that the centre could achieve 5 out of the 12 credits. This would be 41.67% of the total credits the Trust could achieve. Although the Trust may not achieve the initial aim of 9 credits in this area, all minimum standards equating to 'very good' and 'excellent' under the BREEAM scoring system have been met.

3.2.10 Innovation

The Innovation credits within the BREEAM assessment allow space for exemplary actions and performance across the project. Innovation credits create up to 10% of the overall score and consequent rating. The Trust did not aim for any of the 19 available credits.

Following the construction of the centre, it is considered that the centre could achieve 0 out of the 19 credits. Although the Trust may not achieve any credits in this area, all minimum standards equating to 'very good' and 'excellent' under the BREEAM scoring system have been met.

4 Sustainability Considerations

The Trust has taken a positive sustainable and environmentally focused approach to the design, construction and future management of the proposed new centre, in addition to their BREEAM-like assessment. This is to ensure the new centre is as sustainable as can be achieved by reducing its impact on the environment as far as possible. These additional considerations have been broken down into energy, transport, materials, waste, land use and ecology.

4.1.1 Energy

Policy EN4 from the Manchester City Core Strategy states that development must follow the Energy Hierarchy by reducing energy usage, promoting energy efficiency measures and by utilising low emission and renewable technologies to reduce CO₂ emissions. The design and construction of the new centre utilises natural daylight reducing energy demand and on-going costs for lighting. Offices, Café and meeting rooms are located in optimal lighting positions resulting in plans for minimal artificial lighting usage from March to October during daylight hours.

4.1.2 Transport

The centre is located in a highly sustainable city centre location on Sidney Street off Oxford Road, encouraging multiple modes of sustainable travel. The centre is located opposite to twelve 'Sheffield' bike stands on Sidney Street, which can support 24 bikes. The Trust will engage with any proposed plans for any future development of Sidney Street to ensure that cycle storage, as well as other sustainable transport modes, are maintained and improved in the future.

Nearby are also bus routes and bus stops along Oxford Road with services to an extensive bus route network. These routes cover large areas of Manchester including Chorlton, East and West Didsbury, Langley, Manchester Airport, Middleton, Piccadilly Gardens, Sale and Stockport encouraging sustainable transport to the centre. The centre is also a five-minute walk to Manchester Oxford Road train station, a ten-minute walk to a nearby tram stop and a fifteen-minute walk to Manchester Piccadilly station. Therefore, the site encourages all active and sustainable travel modes for visitors to the centre.

4.1.3 Materials

The design and construction of the centre utilised a Fabric First and an energy efficient approach to the new centre, pursuant to policy EN4 of the Manchester City Core Strategy. The AECB 'Building Standard' has been used which is a self-certificated standard for sustainable design intentions. This has resulted in the new centre meeting the requirements for Part L building regulations without needing additional low carbon technology.

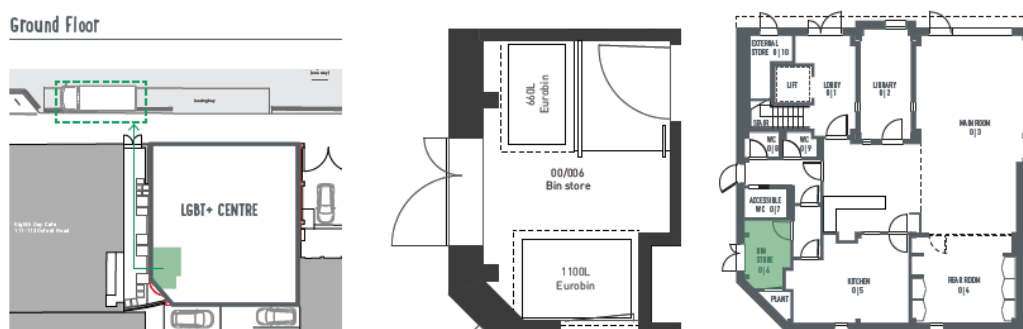
These requirements were met through a robust design, insulation, layout, airtightness works and material choices. The design of the centre is a simple shape

with optimised window and door positions. The construction of the centre also placed structural steel columns within the insulation layer to reduce cold bridging and detailing to improve the design's air-tightness.

4.1.4 Waste

The centre has one general waste bin, ten pulvable and five mixed recycling bins throughout the building with one food waste wheeled bin and six sanitary bins. The bins will have regular weekly collections by licensed waste carriers. The bins are stored in a well-ventilated area with robust and cleanable materials with adequate space provided to access all bin storage within and outside the centre. The bin store is located next to the kitchen at the rear of the ground floor and exits onto a secure passageway leading to the bin store used by the Eighth Day Café and nearby apartment residents. The bin store can be viewed in Figure 4.

Figure 4: Bin Store Area



The centre has also reduced waste materials through its design, with the outer cladding on the building being made of a copper-aluminium alloy, with the copper from recycled sources reducing construction material waste.

4.1.5 Land Use and Ecology

The planning application outlined the existing ecological conditions around the site; no designated sites or protected/priority species will be affected on or near to the site. It was therefore deemed that no ecological mitigation would be required. However, ecological enhancements could be implemented to improve the condition of the site.

Vegetation may be planted on the roof terrace to provide habitat and resources for invertebrates, birds and bats. To prevent stress on the roof structure, smaller plants and shrubs with shallower roots can be selected to lessen the amount of soil required. Native species should be planted where possible. The building user guide provides information relating to opportunities for roof gardening with suggested species and operational suggestions to create a garden. Nest boxes have not specifically been incorporated, however there is opportunity for them on the roof terrace.

Lighting has been included in external communal areas through the hours of darkness for security, in addition to an emergency lighting system. Light pollution

has been minimised where possible. Lighting is not excessive and in keeping with the surrounding area. Where any nesting boxes to be installed, their location would need to consider the lighting system.

5 Summary

The Trust has taken proactive and positive steps to create a new centre which is environmentally sustainable, supports the health and wellbeing of visitors while creating spaces to help enhance the Trust's important work.

This report considers that the new centre could achieve the 'Very Good' and 'Excellent' BREEAM ratings. While the Trust did not achieve every credit aimed for, the centre will provide significant benefits to the local community.

Sustainability concerns have been addressed through the Trust's plans of the new centre including waste, air quality, energy and water usage as well as pollution and transport. Concerns highlighted in the proposed design and construction of the centre were appropriately mitigated.

Overall, this report has shown the positive choices and methods the Trust are utilising to enhance the new centre through a number of sustainable decisions, including energy and water monitoring, supporting active travel and providing appropriate recycling facilities.

It is therefore considered that this report meets the requirements of condition 20 and should therefore enable its discharge.

Appendix A

BREEAM and Sustainability Considerations Report

May 2019

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Appendix B

BREEAM Pre-Assessment

B1

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Project: Manchester LGBT+ Centre

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APPENDICES

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Appendix 3	Design Stage Evidence Tracker

1.0 Introduction

1.1 Purpose of the Report

Focus Consultants were instructed by David Thorncroft of Dooley Associates Ltd behalf of The Proud Trust to undertake a BREEAM evaluation of the proposed new LGBT+ Centre on Sidney Street in Manchester city centre.

This initial overview and report has been commissioned to evaluate the scheme for compliance with BREEAM methodology and is based upon a meeting held on the 9th August 2018, at which a review of the relevant BREEAM credits was undertaken.

1.2 Key Aims

The report has three key purposes:

- 1 Following a BREEAM review meeting, assess the correct BREEAM methodology for the scheme.
- 2 Review the scheme against each of the BREEAM credits and confirm the possible score which could be achieved.
- 3 Highlight what will be required of the project team based upon the agreed strategy.

The report comprises two sections; the first provides a brief overview of the BREEAM Methodology and required standards. The second is a high level summary of the potential BREEAM score the development could aim to achieve, with brief commentary on the credit requirements, and details of potential optional credits to improve the target.

Where appropriate, assumptions have been stated and recommendations are provided for ways in which the BREEAM ratings can be achieved or increased.

This report uses the following BRE documentation to support the assessment:

- 1 BREEAM New Construction 2018 version 1.2 produced by the BRE Limited
- 2 BREEAM Pre Assessment Tool provided by the BRE.

1.3 Required Standards

The minimum BREEAM rating required is 'Very Good', which is equivalent to a score of 55%. However, this rating will only be achieved where the minimum standards set within BREEAM are met. Those relevant to this scheme can be found in the table below. An aspiration to achieve an 'Excellent' BREEAM rating was discussed at the review meeting; therefore the table below also highlights the minimum standards to meet the higher rating also.

Table 1.0	
Credit	Criteria
MAN 03 - Responsible Construction Practices ('Excellent' only)	Achieve the minimum requirements for 1 credit as listed within the BREEAM guidance "Table 4.1 - Responsible Construction Management" during the construction phase.
MAN 04 - Commissioning and Handover	The commissioning "testing schedule and responsibilities" criteria must be met.
MAN 04 - Commissioning and Handover	The criteria relating to the production of the Building User Guides must be met.

Table 1.0 (cont.)

Credit	Criteria
MAN 05 - Aftercare ('Excellent' only)	Ensure that commissioning is carried out on the building for the first 12 months following occupation.
ENE 01 - Reduction of Energy Use and Carbon Emissions ('Excellent' only)	Achieve at least four credits. This requires an SBEM and BRUKL that gives an energy performance ratio of at least 0.4.
ENE 02 - Energy Monitoring	Ensure that building users can see where at least 90% of estimated annual energy consumption is being used; where the building is over 1000m ² a BEMS should be installed.
WAT 01 - Water Consumption	At least one of the available credits must be achieved. This requires the overall water consumption rate of the building to be at least 12.5% better than a Building Regulations compliant building.
WAT 02 - Water Monitoring	Install a meter on the incoming mains water supply.
MAT 03 - Responsible Sourcing	All timber and timber based products must be procured in line with the UK Government Timber Procurement Policy.
WST 03 - Operational Waste ('Excellent' only)	Provide sufficient space for storing recyclable waste both internally and externally.

2.0 BREEAM New Construction 2018 Methodology

2.1 Methodology

This BREEAM assessment utilises a BREEAM New Construction 2018 online Pre Assessment Tool to evaluate the building's performance under the 'Non-Residential Institution - Community Centres' criteria.

2.2 Environmental Sections

BREEAM New Construction 2018 is split into nine assessment sections or categories, stretching across a broad range of environmental issues, summarised in the table below.

Category	Objectives
Management	This category encourages the adoption of sustainable management practices in connection with design, construction, commissioning, handover and aftercare activities to ensure that robust sustainability objectives are set and implemented in the operation of the building.
Health & Wellbeing	This category encourages the increased comfort, health and safety of building occupants, visitors and others within the vicinity.
Energy	This category encourages the specification and design of energy efficient building solutions, systems and equipment that support the sustainable use of energy in the building and sustainable management in the building's operation.
Transport	This category encourages better access to sustainable means of transport for building users through alternative transport solutions and access to amenities to support reductions in car journeys.
Water	This category encourages sustainable water use in the operation of the building and its site by identifying means of reducing potable water consumption over the life time of the building and minimising losses through leakage.
Materials	This category encourages projects to focus on the procurement of materials that are sourced in a responsible way and have a low embodied impact over their life, including extraction, processing and manufacture and recycling.
Waste	This category encourages the sustainable management (and reuse where feasible) of construction and operational as well as waste through future maintenance and repairs associated with the building structure.
Land Use & Ecology	This category encourages sustainable land use, habitat protection and creation, and improvement of long term biodiversity for the building's site and surrounding land.
Pollution	This category aims to reduce the building's impact on surrounding communities and environments arising from light-pollution, noise, flooding and emissions to air, land and water.

2.3 Assessment Process

The BREEAM assessment is split into two stages, with a Design Stage Assessment (DSA) carried out on the intentions of the project, and a final, Post Construction Review (PCR) carried out at project completion. Once the DSA has been compiled, submitted and interim certified, it will be necessary for the BREEAM Assessor to make a site inspection in order to view the as built specification for compliance. The PCR assessment will then be carried out, which will again be submitted and certified by the BRE, providing the final certified rating for the project.

For the purposes of the submission to the BRE, the assessor will ask the project team to provide supporting evidence. The supporting information is required in order to achieve the appropriate credits. The assessor will not be able to award credits without the necessary supporting documentation and evidence being

Where the project is carrying out a Post Construction Stage (PCS) assessment only, it will still be necessary to provide the DSA supporting evidence required for a two stage assessment, in order to confirm full compliance with the BREEAM criteria.

2.4 Weighting

Within this report credits are awarded throughout based upon the guidance manual. However a weighting is applied to each credit within the final assessment tool. Therefore, the credit displayed against the issue is not always the actual value to the overall rating. The credit summary within Appendix 1 details the approximate credit weightings based on the BREEAM Pre-Assessment tool.

The BRE Scoring and Reporting Tool is used to accurately predict the final scheme rating. Please note that the BRE will change the assessment tools periodically and this can alter the individual assessment of credits and therefore the final rating.

2.5 RIBA Stage Requirements

The BREEAM assessment process requires a number of credit areas to have the required evidence in place, or as a minimum the requirements considered, by certain RIBA Plan of Work stages (or equivalent). Details of the credits affected and the evidence required by the specific RIBA stages for the design phase are noted in Appendix 2, to assist the project design team with the urgent requirements for the current and upcoming work stages.

3.0 Review and Options

3.1 Summary Score

Based upon the BREEAM pre assessment meeting held and the credit summary (found in Appendix 1), the scheme achieves an anticipated score of 66.71 which equates to a rating of 'Very Good'.

The current score represents a reasonable margin over the target for Very Good, however it should be noted that a number of targeted credits rely on information and reporting having already been considered at the current project stage. As the design stages progress it will be necessary to review the targeted credits to ensure these can still be achieved, and consider the optional credits available to the scheme should it be necessary to include these.

Additionally, during the initial pre-assessment meeting, the project team indicating the aspiration to achieve an "Excellent" rating for the scheme. Potential optional credits were discussed and are detailed below, with the most appropriate credits listed first.

3.2 Optional Credits

Table 3.0 below details the credits that could be considered for the scheme, scheduled in the order determined at the initial review that would have the least impact on the scheme.

Credit	Comment	% Contribution
WAT 03 Water Leak Detection	An additional credit could be awarded where a compliant leak prevention system is installed on the water supply to WC areas within the building	0.87%
HEA 04 Thermal Comfort - Thermal Modelling	2 credits achieved where thermal model analysis is carried out to demonstrate thermal comfort levels in line with CIBSE Guide A and CIBSE TM52 and the predicted climate change temperature events; 1 additional credit awarded where the dynamic simulation model informs the heating zoning and control strategy for the building (note: targeting the first credit here releases the credits below for ENE 04)	0.82% per credit
ENE 04 Low Carbon Design	1 credit could be achieved where a passive design analysis is carried out for the building design; feasibility study should be completed at RIBA stage 2, however this criteria is relaxed where all recommendations that could have been included at this stage are still viable. 1 further credit awarded where it can be demonstrated that free cooling has been adopted within the cooling strategy	0.76% per credit
MAN 02 Life Cycle Cost & Service Life Planning	1 further credit could be achieved where additional LCC analysis at the component level is undertaken during RIBA Stage 4	0.52%

In addition to the above, should the project team feel a credit targeted within the credit summary cannot be achieved, or wish to look at alternatives/credits to increase the score or rating, the table below details further credits that could be considered for inclusion within the assessment.

Table 4.0

Credit	Comment	% Contribution
HEA 01 Visual Comfort - Daylighting	Daylighting analysis to be provided to determine if sufficient daylight factor can be achieved within occupied spaces; 2% DF to be achieved in 80% of occupied spaces required	0.82%
HEA 02 Indoor Air Quality - Exemplary	Credit achieved where three of the product types listed in Table 5.12 of the guidance manual meet the enhanced emission limits, testing requirements and additional requirements detailed	1.00%
MAT 01 Environmental Impact - Building Life Cycle Assessment (LCA)	Up to 7 credits available where LCA is undertaken and an analysis to provide solutions for reducing the overall environmental impact of the building is actioned; note , this should be undertaken at RIBA Stage 2, and submitted to BRE ahead of planning application submission	1.07% per credit
WST 02 Recycled Aggregates	To be reviewed during detailed design as to whether aggregate containing materials can utilise recycled content; location of recycled aggregate suppliers and distance to site also to be reviewed	0.60%
LE 02 - 04 Land Use & Ecology	Up to 6 further credits could be achieved where an ecologist is appointed to review the ecological value of the site, and recommendations for enhancement and protection are implemented	1.00% per credit
POL 01 Impact of Refrigerants	Potential for credits to be achieved for inclusion where specification refrigerants is in line with guidance requirements; credit to be reviewed during detailed design	0.67% per credit

Appendix 1

BREEAM Credit Summary

BREEAM Credit Summary

Credit Issue		Credits Available	Credits Sought	Section Total	Total Available for Section	Approx Weighted Value of Each Credit	Contribution to Final Score (%)
MANAGEMENT							
MAN 1	Project Brief and Design	4	2	18	21	0.52	9.42
MAN 2	Life Cycle Cost and Service Life Planning	4	3				
MAN 3	Responsible Construction Practices	6	6				
MAN 4	Commissioning and Handover	4	4				
MAN 5	Aftercare	3	3				
HEALTH & WELL BEING							
HEA 1	Visual Comfort	4	2	11	17	0.82	9.05
HEA 2	Indoor Air Quality	4	3				
HEA 4	Thermal Comfort	3	0				
HEA 5	Acoustic Performance	3	3				
HEA 6	Security	1	1				
HEA 7	Safe & Healthy Surroundings	2	2				
ENERGY							
ENE 1	Reduction of CO ₂ Emissions and Energy Use	13	8	14	21	0.76	10.65
ENE 2	Energy Monitoring	2	2				
ENE 3	External Lighting	1	1				
ENE 4	Low Carbon Design	3	1				
ENE 5	Energy Efficient Cold Storage	N/A	N/A				
ENE 6	Energy Efficient Transportation Systems	2	2				
ENE 7	Energy Efficient Laboratory Systems	N/A	N/A				
ENE 8	Energy Efficient Equipment	N/A	N/A				
TRANSPORT							
TRA 1	Transport Assessment & Travel Plan	2	2	12	12	0.83	10.00
TRA 2	Sustainable Transport Measures	10	10				
WATER							
WAT 1	Water Consumption	5	3	5	8	0.87	4.37
WAT 2	Water Monitoring	1	1				
WAT 3	Water Leak Detection and Prevention	2	1				
WAT 4	Water Efficient Equipment	N/A	N/A				
MATERIALS							
MAT 1	Life Cycle Impacts	7	0	6	14	1.07	6.42
MAT 2	Environmental Impacts from Construction Projects	1	1				
MAT 3	Responsible Sourcing of Materials	4	3				
MAT 5	Designing for Durability & Resilience	1	1				
MAT 6	Material Efficiency	1	1				

Credit Issue		Credits Available	Credits Sought	Section Total	Total Available for Section	Approx Weighted Value of Each Credit	Contribution to Final Score (%)
WASTE							
WST 1	Construction Waste Management	5	4	8	10	0.60	4.80
WST 2	Use of Recycled & Sustainably Sourced Aggregates	1	0				
WST 3	Operational Waste	1	1				
WST 4	Speculative Floor and Ceiling Finishes	N/A	N/A				
WST 5	Adaptation to Climate Change	1	1				
WST 6	Design for Disassembly and Adaptability	2	2				
LAND USE AND ECOLOGY							
LE 1	Site Selection	2	1	6	13	1.00	6.00
LE 2	Identifying & Understanding Site Risks & Opportunities	2	1				
LE 3	Managing Negative Impacts on Ecology	3	2				
LE 4	Change & Enhancement of Ecological Value	4	1				
LE 5	Long Term Impact on Biodiversity	2	1				
POLLUTION							
POL 1	Impact of Refrigerants	3	1	9	12	0.67	6.00
POL 2	Local Air Quality	2	2				
POL 3	Flood Risk Management & Surface Water Run-Off	5	4				
POL 4	Reduction of Night Time Light Pollution	1	1				
POL 5	Reduction of Noise Pollution	1	1				
INNOVATION							
MAN 3	Responsible Construction Practices - CCS Exemplary	1	0	0	19	1.00	0.00
HEA 1	Visual Comfort - Daylighting	2	0				
HEA 2	Indoor Air Quality - VOC Specification	1	0				
HEA 6	Security	1	0				
ENE 1	Reduction of Carbon Emissions and Energy Use	5	0				
WAT 1	Water Consumption	1	0				
MAT 1	Materials Specification	3	0				
MAT 3	Responsible Sourcing of Materials	1	0				
WST 1	Construction Site Waste Management	1	0				
WST 2	Recycled Aggregates	1	0				
WST 5	Adaption to Climate Change	1	0				
LE 2	Identifying & Understanding Site Risks & Opportunities	1	0				
PROJECTED BREEAM SCORE							
							66.71

Appendix 2

Key RIBA Design Stages Credits and Requirements

RIBA Stages 1 - 3 Key Credits & Requirements

Assessment Criteria	Evidence Required	Action
MAN 01 - Project Brief and Design	1. Stakeholder Consultation (project delivery). Prior to completion of the Concept Design, the project delivery stakeholders have met to identify and define their roles, responsibilities and contributions for each of the key phases of project delivery.	Meeting minutes/project directory or similar confirming the following team members have been appointed and their role on the project confirmed: Client Building occupier (where known) Design team Principal contractor or similar with construction management experience (e.g. construction project manager) TARGETED CLNT / PM
	4. Stakeholder Consultation (third party). Prior to completion of the Concept Design stage, all relevant third party stakeholders have been consulted by the design team and this covers the minimum consultation content.	Consultation plan setting out the process and scope of the consultation (necessary for both design and post construction stages) TARGETED CLNT / PM
	9. BREEAM AP (Concept Design) Involve a BREEAM AP in the project at an appropriate time and level to work with the project team, including the client, to consider the links between BREEAM issues and assist them in maximising the project's overall performance against BREEAM, from their appointment and throughout Concept Design.	Project/design team meetings and BREEAM AP reports throughout design phase monitoring BREEAM progress against the performance targets set TARGETED AP
MAN 01 - Project Brief and Design	11. BREEAM AP (Developed Design) Involve the BREEAM AP in the project at an appropriate time and level to work with the project team, including the client, to consider the links between BREEAM issues and to assist them in maximising the project's overall performance against BREEAM throughout Developed Design.	Project/design team meetings and BREEAM AP reports throughout design phase monitoring BREEAM progress against the performance targets set TARGETED AP
MAN 02 Life cycle cost and service life planning	1. Elemental Life Cycle Cost (LCC) An outline, entire asset elemental life cycle cost (LCC) plan has been carried out at Concept Stage in line with 'Standardised method of life cycle costing for construction procurement' PD 156865:20081.	Elemental life cycle cost plan OPTION QS
	4. Component Level LCC Options Appraisal A component level LCC options appraisal is developed by the end of Process Stage 4 (equivalent to Technical Design – RIBA Stage 4) in line with PD 156865: 2008.	Component level life cycle cost plan and options appraisal OPTION QS

Assessment Criteria	Evidence Required	Action
HEA 02 - Indoor Air Quality	1. Indoor Air Quality (IAQ) Plan A site-specific indoor air quality plan has been produced and implemented to facilitate a process that leads to design, specification and installation decisions and actions that minimise indoor air pollution during occupation of the building. The plan must be produced no later than the end of Concept Design.	Indoor air quality plan TARGETED DT
HEA 06 - Security	1. Security of Site and Building. A suitably qualified security specialist (SQSS) conducts an evidence based security needs assessment at RIBA Stage 2. From this assessment, the SQSS develops a set of recommendations or solutions for the building's design.	Correspondence with the SQSS (e.g. Police CPDA) confirming their advice has been sought at this stage, and a copy of their Security Needs Analysis TARGETED ARC
ENE 01 - Reduction of Energy Use and Carbon Emissions	2. Prediction of Operational Energy Consumption Prior to completion of the Concept Design, relevant members of the design team hold a preliminary design workshop focusing on operational energy performance.	Energy workshop meeting minutes OPTION DT
ENE 04 - Low Carbon Design	2. Passive Design Analysis. The project team carries out an analysis of the proposed building design/development to influence decisions made during Concept Design stage and identify opportunities for the implementation of passive design solutions that reduce demands for energy consuming building services.	Passive design analysis report TARGETED SUB
ENE 04 - Low Carbon Design	7. Low Zero Carbon Feasibility Study. A feasibility study has been carried out by the completion of the Concept Design stage by an energy specialist to establish the most appropriate recognised local (on-site or near-site) low or zero carbon (LZC) energy source(s) for the building/development.	LZCT feasibility study report TARGETED SUB
TRA 01 - Travel Plan	1. During the feasibility and design stages, a travel plan based on a site-specific travel assessment or statement has been developed. The travel plan should include proposals to increase or improve sustainable modes of transport and movement of people and goods during the building's operation and use.	Travel Plan TARGETED CLNT / PM

Assessment Criteria		Evidence Required	Action
MAT 01 - Building Life Cycle Assessment (LCA)	Superstructure; Substructure and Hard Landscaping; Core Building Services During the Concept Design, demonstrate the environmental performance of the building as follows: - Carry out a building LCA on of the design using either the BREEAM Simplified Building LCA tool or an IMPACT Compliant LCA tool according to the methodology - During Concept Design, carry out an options appraisal to identify opportunities for reducing environmental impacts	Output report from IMPACT compliant software tool and options appraisal report	OPTION SUB
MAT 03 - Responsible Sourcing of Construction Products	2. Enabling Sustainable Procurement A sustainable procurement plan, in place by Concept Design, must be used by the design team to guide specification towards sustainable construction products.	Sustainable procurement plan	TARGETED CLNT / PM
MAT 06 - Material Efficiency	1. Opportunities have been identified, and appropriate measures investigated and implemented, to optimise the use of materials in building design, procurement, construction, maintenance and end of life.	Materials Efficiency report/statement. To be reviewed at the following RIBA stages (or equivalent): 1 - Preparation & brief 2 - Concept design 3 - Developed design 4 - Technical design 5 - Construction	OPTION DT
WST 05 - Adaptation to Climate Change	1. Adaptation to Climate Change - Structural and Fabric Resilience. Conduct a climate change adaptation strategy appraisal for structural and fabric resilience by the end of Concept Design, in accordance with the following approach: a. Carry out a systematic (structural and fabric resilience specific) risk assessment to identify and evaluate the impact on the building over its projected life cycle from expected extreme weather conditions arising from climate change and, where feasible, mitigate these impacts. The assessment should cover the following stages: i. Hazard identification ii. Hazard assessment iii. Risk estimation iv. Risk evaluation v. Risk management.	Climate change adaptation strategy/report	TARGETED DT

Assessment Criteria		Evidence Required	Action
WST 06 - Functional Adaptability	1. A building-specific functional adaptation strategy study has been undertaken by the client and design team by the end of Concept Design, which includes recommendations for measures to be incorporated to facilitate future adaptation.	Functional adaptation strategy and implementation plan report for the design stage	OPTION DT
LE02 - Identifying and Understanding the Risks and Opportunities for the Project	5. Survey and Evaluation Prior to the completion of the preparation and brief, an appropriate level of survey and evaluation has been carried out by a suitable qualified ecologist to determine the ecological baseline of the site	Ecological survey report	OPTION SUB
	8. Determining the Ecological Outcomes for the Site During Concept Design, the project team liaise and collaborate with representative stakeholders to identify and consider ecological outcome for the sites (appropriate to the scale and type of development) for the project.	Ecological survey report	OPTION SUB

Appendix 3

Design Stage Evidence Tracker
(to follow with next issue)

4.0 Design Stage Evidence Tracker

Credit	Item	Evidence Required	Credits Available	Credits Sought	Evidence Received (Y/N)	Minimum Standard Achieved	Action	Comments
MANAGEMENT								
Man 01	1	Meeting minutes or similar confirming project delivery stakeholders and roles identified during RIBA Stage 2 (or equivalent)	1	1	N	N/A	PM	Meeting minutes (or equivalent) required to show that relevant members of the project team (developer, contractor, architect, M&E, engineer etc.) have determined their roles prior to Stage 2. Additional evidence required to demonstrate the changes that have been made to the project as a result of the consultation.
	2	Consultation plan setting out the process and scope of the consultation			N		PM	
	3	Revised project brief/execution plan or similar detailing specific changes from stakeholder input			N		PM	
	4	Updated consultation plan detailing third party stakeholders consulted prior to completion of RIBA Stage 2 (or equivalent)	1	1	N	N/A	ARC	Achieved where appropriate stakeholders were consulted with during design stage and feedback was incorporated into scheme.
	5	Documentary evidence (e.g design drawings, specification etc) detailing stakeholder feedback has been incorporated			N		ARC	Independent Plan can be completed by project team member, however consultation process must be independent of building design process
	6	(Healthcare, Education, Courts only) Independent third party consultation plan			N/A			
	7	BREEAM Advisory Professional appointment letter	1	0	N/A	N/A		Credit not achieved due to timing of involvement of BREEAM AP
	8	Meeting minutes/similar confirming BREEAM target for project			N/A			
	9	Design stage assessment report			N/A			
	10	Guidance criteria 8-10 are achieved	1	0	N/A	N/A		Credit not achieved due to timing of involvement of BREEAM AP
	11	BREEAM Advisory Professional reports issued throughout key project stages			N/A			
Man 02	1	Elemental life cycle cost plan	2	2	N	N/A	PM	Indicated at the initial meeting that a life cycle cost planning exercise was being carried out; to be reviewed to confirm BREEAM requirements are incorporated
	2	Component level life cycle cost plan	1	0	OPT	N/A		
	3	Formal letter confirming cost in £/m ²	1	1	N	N/A	PM	Confirmation of capital project cost per m ² required
Man 03	1	BREEAM Design Stage specification confirming all site timber "legally harvested and traded timber"	Minimum Requirement		N	No	CON	All site timber to be legally harvested and traded
	2	BREEAM Design Stage specification and/or EMS certificate (Healthcare NHS only: copy of EMS certificate is minimum requirement)	1	1	N	N/A	CON	Copy of EMS certificate and details of pollution prevention policies required
	3	BREEAM Design Stage specification and/or copies of main contractor pollution prevention policy documents			N	N/A	CON	
	4	Confirmation that BREEAM AP will be appointed for construction phase			N	N/A	CON	
	5	Contract documents confirming BREEAM target forms part of principal contractor's contract	1	1	N	N/A	CLNT	
	6	Post Construction Stage assessment report			N/A	N/A		
	7	Written confirmation of the number of items to be completed by the main contractor from the Responsible Construction Management Checklist			N	N/A	CON	
	8	Exemplary Level Credit: achieve all items listed in the Responsible Construction Management Checklist	1	0	N/A	N/A		2 credits - achieve all items noted plus 6 additional items

Man 03	9	BREEAM Design Stage specification confirming individual appointed or will be appointed to monitor, record and report construction impacts	Minimum Requirement		N	No	CON	A specific on site individual will need to be nominated to collect site data before either of the below credits can be achieved.
	10	Minimum requirement is achieved	1	1	N	N/A	CON	Measure and record energy and water usage of construction site activities to achieve credit.
	11	BREEAM Design Stage specification confirming site energy will be monitored throughout construction phase			N	N/A	CON	
	12	BREEAM Design Stage specification confirming site water will be monitored throughout construction phase			N	N/A	CON	
	13	BREEAM assessment scoring & reporting tool			N	N/A	BRE	
	14	Minimum requirement is achieved	1	1	N	N/A	CON	Measure and record site transport to achieve credit.
	15	BREEAM Design Stage specification confirming site transport energy will be monitored throughout construction phase			N	N/A	CON	
	16	BREEAM assessment scoring & reporting tool			N	N/A	BRE	
Man 04	1	BREEAM Design Stage specification confirming commissioning will be carried out in line with relevant Building Regulations, BSRIA and CIBSE guidelines; details of commissioning manager appointed to monitor commissioning procedures	1	1	N	N/A	M&E	Construction programme/ commissioning schedule and BREEAM DS specification confirming commissioning will be carried out
	2	Project programme required confirming testing and commissioning has been appropriately accounted for			N	N/A	M&E	
	3	Criteria 1 - 2 are achieved	1	1	N	N/A		
		Specialist commissioning manager appointment confirmation			N	N/A	M&E	
	4	Specialist commissioning manager design reviews and input documentation			N	N/A	M&E	
	5	Criteria 1 - 2 are achieved	1	1	N	N/A		
	6	BREEAM Design Stage specification confirming commissioning of building fabric will be carried out, and any defects identified will be remediated			N	N/A	CON	
	7	BREEAM Design Stage specification confirming a Building User Guide will be provided at handover and a training schedule will be prepared for the building occupier/manager	1	1	N	N/A	CON	Confirmation required that a Building User Guide and handover training schedule will be provided
Man 05	1	BREEAM Design Stage specification confirming aftercare support and training will be provided, and energy/water consumption data will be collected for the first 12 months following completion	1	1	N	N/A	CLNT	Verified BREEAM DS specification will complete all criteria
	2	BREEAM Design Stage specification confirming an appropriate level of seasonal commissioning will be carried out	1	1	N	N/A	CLNT	
	3	BREEAM Design Stage specification confirming post occupancy evaluation will be carried out 12 months after completion	1	1	N	N/A		
HEALTH & WELLBEING								
Hea 01	1	Design drawings/plans confirming glare control measures	1	1	N	N/A	ARC	Drawings and commentary of how glare has been designed out required
	2	Specification confirming glare control measures			N	N/A	ARC	
	3	Daylight Calculations	1	0	OPT	N/A		Daylighting calculations required to confirm if credits can be achieved
	4	Exemplary Level Credit: daylight calculations confirming additional criteria is met	1	0		N/A		

Hea 01	5	Design drawings/plans confirming room dimensions in relevant areas	1	0	N/A	N/A		Initial review indicated these credits are unlikely to be achieved
	6	Window opening:wall area calculations			N/A	N/A		
	7	BREEAM Design Stage specification confirming internal and external lighting levels are in accordance with the relevant CIBSE Lighting Guides	1	1	N	N/A	M&E	Lighting to be specified in line with relevant CIBSE and BSRIA requirements
Hea 02	1	Copy of compliant Indoor Air Quality Plan	Minimum Requirement		N	N/A	CLNT	Client to commission production of indoor air quality plan
	2	BREEAM Design Stage specification confirming relevant products meet maximum VOC content levels detailed within guidance requirements	2	2	N	N/A	ARC	Confirmation that finishing products will be specified with low VOC content in line with guidance requirements
	3	BREEAM Design Stage specification confirming pre-occupancy VOC content testing will be carried out	1	1	N	N/A	CON	
	4	Exemplary Level Credit: BREEAM Design Stage specification confirming additional VOC content requirements will be met	1	0	N/A	N/A		
Hea 04	1	Compliant thermal model report	1	0	OPT	N/A		Review of criteria in initial meeting confirms design will likely achieve requirements; thermal modelling report required in order to award credits
	2	Guidance criteria 1 - 4 are achieved	1	0	OPT	N/A		
	3	Compliant thermal model report demonstrating additional criteria OR Confirmation that the building is designed to be easily adapted using passive design measures to meet the project climate change environment requirements				N/A		
	4	Guidance criteria 1 - 4 are achieved	1	0	OPT	N/A		
	5	Thermal zoning and control strategy report, based on thermal model analysis				N/A		
Hea 05	1	BREEAM Design Stage specification detailing relevant performance standards will be met OR Acoustician's report	3	3	N	N/A	SUB	Acoustic report/summary detailing how criteria is achieved required to confirm credits are achieved
Hea 06	1	Security Needs Assessment completed by end of RIBA Stage 2	1	1	N	N/A	ARC	Contact to be made with Police liaison officer to obtain their recommendations and determine if they can be feasibly incorporated into the scheme
	2	Written confirmation (e.g. letter/meeting minutes) that recommendations from SNA will be implemented			N	N/A	ARC	
Hea 07	1	Site plan detailing pedestrian and cyclist access routes	1	1	N	N/A	ARC	Site plan required confirming dedicated pedestrian and cyclist routes; external lighting to be in line with guidance requirements
	2	BREEAM Design Stage specification confirming compliant lighting strategy in line with relevant British Standards			N	N/A	M&E	
	3	Site plan/layout highlighting outside amenity space provided for building users	1	1	N	N/A	ARC	
ENERGY								
	1	A copy of the Building Regulations Output Document from the approved software. The output documents must be based on the design stage of analysis. A copy of the Building Regulations Output Document from the design stage SAP calculations (where relevant for multi-residential buildings).	9	4	N	N/A	CON	Credits are predicted based upon potential SBEM performance & target to meet minimum Excellent requirement

Ene 01	2	RIBA Stage 2 (or equivalent) meeting minutes from preliminary design workshop on operational energy performance	4	4	N	N/A	ARCH	Energy workshop outcomes required, and energy model predicting operational energy consumption to be issued
	3	Design energy model and report with predicted operational energy consumption figures, including design assumptions input data reported			N	N/A	M&E	
	4	Completed risk assessment highlighting any significant design, technical, and process risks that should be monitored and managed throughout the construction and commissioning process.			N	N/A	M&E	
Ene 02	1	BREEAM Design Stage specification confirming compliant sub-metering strategy	1	1	N	No	M&E	DS specification confirming sub-metering will be installed for relevant systems and high energy/tenanted areas
	2	Healthcare, office, HE/FE, Industrial, retail, Relevant 'other buildings' only BREEAM Design Stage specification confirming compliant sub-metering strategy for tenancy or high-load areas	1	1	N	N/A	M&E	
Ene 03	1	BREEAM Design Stage specification confirming compliant external lighting strategy	1	1	N	N/A	M&E	External lighting levels should be specified in line with guidance requirements
Ene 04	1	Hea 4 criteria 1 - 4 are achieved	1	0	OPT	N/A		Credits require Passive Design Analysis incorporating free cooling strategy to be undertaken; credits only awarded where a thermal model under Hea 04 is carried out
	2	Passive Design Analysis Report				N/A		
	3	Criteria 1 - 3 are achieved	1	0	OPT	N/A		
	4	Passive Design Analysis Report report including free cooling review				N/A		
	5	BREEAM Design Stage specification/written confirmation that the free cooling strategy will be adopted				N/A		
	3	LZCT feasibility study	1	1	N	N/A	M&E	LZCT feasibility study to be carried out; confirmation that all possible recommendations that could have been incorporated are still feasible where this is completed after RIBA Stage 2
	4	BREEAM Design Stage specification/written confirmation that the recommended LZCT will be installed			N	N/A	M&E	
Ene 06	1	Lift transport demand analysis	1	1	N	N/A	ARC	
	2	Energy consumption comparison analysis for minimum of two different systems			N	N/A	M&E	
	3	BREEAM Design Stage specification/written confirmation of the system specified			N	N/A	CON	
	4	Criteria 1 is achieved	1	1	N	N/A		
	5	BREEAM Design Stage specification confirming energy efficient features specified			N	N/A	CON	
TRANSPORT								
Tra 01	1	Travel Plan completed at design and feasibility stages	2	2	N	N/A	CLNT	Travel Plan required in line with guidance requirements
	2	Confirmation of occupier's involvement in development of Travel Plan			N	N/A	CLNT	
	3	Confirmation that the Travel Plan will be implemented during occupation			N	N/A	CLNT	
Tra 02	1	Confirmation that Tra 01 is achieved	10	10	N	N/A	CLNT	Accessibility Index calculated at 26; therefore 8 Sustainable Transport options required to award full credits
	2	Confirmation of the building's Accessibility Index (AI)			Y	N/A		
	3	Schedule of the Sustainable Transport options implemented within the development (as detailed in Table 7.3 of the guidance manual)			N	N/A	CLNT	

WATER								
Wat 01	1	Completed copy of the BREEAM Wat 01 calculator	5	3	N	N/A	BRE	Flow rates and volumes to be confirmed for sanitaryware facilities
	2	BREEAM Design Stage specification confirming sanitaryware/water usage equipment flow rate/volume specification			N	N/A	M&E	
	3	Design drawings confirming equipment locations			N	N/A	ARC	
Wat 02	1	BREEAM Design Stage specification confirming water meter to be installed	1	1	N	No	M&E	Water meter with pulsed output to be installed on mains incoming supply
Wat 03	1	BREEAM Design Stage specification confirming compliant water leak detection system to be installed	1	1	N	N/A	M&E	Leak detection system to be installed on incoming water supply
	2	BREEAM Design Stage specification confirming compliant water leak prevention system to be installed	1	0	OPT	N/A	M&E	Leak prevention system (PIR connected to solenoid shut-off in WC areas) to be specified
MATERIALS								
Mat 01	1	A copy of the RIBA Stage 2 (or equivalent) BREEAM Simplified LCA Tool or IMPACT compliant LCA Tool assessing the building superstructure	6	0	OPT	N/A		LCA assessment to be carried out with options appraisal and submitted to BRE ahead of the project being submitted to planning to achieve credits
	2	Confirmation that the LCA and Mat 01/02 calculator Tools have been submitted to BRE ahead of planning permission application				N/A		
	3	Updated LCA assessment carried out during Technical Design				N/A		
	4	LCA Options Appraisal of 2 to 4 significantly different superstructure design options; carried out at both Concept and Technical Design phases				N/A		
	5	LCA Assessment carried out in line with the above items 1 - 4, assessing the building substructure and hard landscaping	1	0				
	Exemplary Level Credits							
	6	LCA Options Appraisal of at least 3 significantly different core building services design options; carried out at Concept Design stage	1	0	OPT	N/A		
	7	Confirmation that Man 02 LCC elemental and component level assessment has been carried out	1	0		N/A		
	8	Confirmation that the LCA options appraisal is included within the assessment scope of the elemental LCC				N/A		
	9	Confirmation that the aligned LCC and LCA options appraisal has been integrated within the wider design decision making process				N/A		
10	Confirmation that the LCA assessment has been verified by a suitably qualified third party	1	0		N/A			
Mat 02	1	Schedule of construction products and associated EPD certificates	1	1	N	N/A	ARC	
	2	Copies of EPD certificates			N	N/A	ARC	
	3	Completed Mat 01/02 Results Submission Tool			N	N/A	BRE	
Mat 03	1	BREEAM Design Stage specification confirming all timber will be legally and responsibly sourced	Minimum Requirement		N	No	CON	All timber used to be legally and responsibly sourced
	2	Sustainable procurement plan	1	1	N	N/A	CON	Copy of sustainable materials procurement plan required
	3	Completed copy of the Mat 03 calculator tool	3	1	N	N/A	BRE	Design specification required confirming materials will be sourced with environmental certification (eg. EMS, BES, PEFC, FSC etc.)
	4	BREEAM Design Stage specification confirming construction materials will be sourced from suppliers with relevant certification			N	N/A	ARC	

Mat 05	1	Design drawings highlighting vulnerable building areas	1	1	N	N/A	ARC	
	2	Durability specification			N	N/A	ARC	
	3	Statement confirming consideration has been given to limiting material degradation due to environmental factors			N	N/A	ARC	
Mat 06	1	Material efficiency report/statement	1	1	N	N/A	ARC	Consideration required throughout RIBA stages of how use of materials can be as efficient as possible

WASTE

Wst 01	1	Pre-demolition audit	1	1	N	N/A	CON	Audit/report of materials arising from demolition; to be carried out at RIBA 2
	3	Copy of the Resource/Site Waste Management Plan / BREEAM Design Stage specification confirming a compliant Plan will be produced to monitor waste arising	3	2	N	N/A	CON	Credit targeted for maximum waste generation of 6.5 tonnes/100m2 of floor area
	2	Copy of the Resource/Site Waste Management Plan / BREEAM Design Stage specification confirming a compliant Plan will be produced to monitor diversion from landfill	1	1	N	N/A	CON	Credit targeted for diverting the following waste: non demolition - 80% demolition - 90%
	4	Exemplary Level Credits: copy of the RMP/SWMP confirming points achieved	1	0	OPT	N/A		
Wst 02	1	Pre-demolition audit produced for Wst 01	Minimum Requirement		OPT	N/A		
	2	Schedule of amount and source of aggregates, confirming sustainable aggregates used where relevant	1	0		N/A		
	3	Completed Wst 02 calculator tool confirming the Project Sustainable Aggregate points achieved				N/A		
	4	Exemplary Level Credits: copy of the calculations confirming points achieved	1	0		N/A		
Wst 03	1	Design drawings confirming location and dimensions of recyclable waste storage area	1	1	N	N/A	ARC	Site plan required highlighting location of recyclable waste storage area (2m ² per 1000m ² of floor areas); to be labelled as dedicated recycling
	2	BREEAM Design Stage specification confirming recyclable waste storage will be labelled			N	N/A	ARC	
Wst 05	1	Climate change adaptation strategy appraisal	1	1	N	N/A	ARC	Study to be carried out based on RIBA Stage 2 design
	2	Exemplary Level Credit: credits Hea 04, Ene 01, Ene 04, Wat 01, Mat 05 and Pol 03 are achieved	1	0	N/A	N/A		
Wst 06	1	Functional adaptation strategy and implementation recommendations report	1	1	N	N/A	ARC	Functional adaptation strategy study identifies ways of making the building more adaptable by RIBA Stage 2 and these measures adopted into design by RIBA Stage 4
	2	Implementation plan and design drawings measures outline in the report are adopted	1	1	N	N/A	ARC	
	3	Adaptability and disassembly guide provided to tenants			N	N/A	ARC	

LAND USE & ECOLOGY

LE 01	1	Existing site plans with previous development footprint	1	1	N	N/A	ARC	Existing site plan required confirming areas of developed land
	2	Proposed site plans with development footprint overlaid on existing			N	N/A	ARC	
LE 02	1	Confirmation that compliance is monitored against all relevant UK and EU or international legislation relating to the ecology of the site.	Minimum Requirement		N	N/A	CLNT	Route 1 determined as most appropriate route given minimal ecological presence in existing and proposed site
	2	Route 1: completed BREEAM Ecological Risk Evaluation Checklist	1	1	N	N/A	ARC	
	3	Route 2: Suitably Qualified Ecologist's report	2	0	OPT	N/A	SUB	

LE 03	1	Confirmation that compliance is monitored against all relevant UK and EU or international legislation relating to the ecology of the site.	Minimum Requirement		N	N/A	CLNT	
	2	Meeting minutes/PEP/similar confirming roles and responsibilities have been clearly defined, allocated and implemented to support successful delivery of project outcomes at an early enough stage to influence the concept design or design brief	1	1	N	N/A	CLNT	
	3	Confirmation that site preparation and construction works have been planned for and are implemented at an early project stage to optimise benefits and outputs			N		CLNT	
	4	Consultation with representative stakeholders and confirmation that data collated and shared, have implemented solutions, and measures have been selected			N		CLNT	
	5	Route 1: completed BREEAM Ecological Risk Evaluation Checklist	1	1	N	N/A	ARC	
	6	Route 2: Suitably Qualified Ecologist's report	2	0	OPT	N/A	SUB	
LE 04	1	LE03 has been achieved	Minimum Requirement		N	N/A		
	2	Route 1: completed BREEAM Ecological Risk Evaluation Checklist	1	1	N	N/A	ARC	
	3	Route 2: Suitably Qualified Ecologist's report	2	0	OPT	N/A	SUB	
LE 05	1	Route 1: completed BREEAM Ecological Risk Evaluation Checklist	1	1	N	N/A	ARC	
	2	Route 2: Suitably Qualified Ecologist's report	2	0	OPT	N/A	SUB	
POLLUTION								
POL 01	1	BREEAM Design Stage specification confirming refrigerants to be installed in line with the requirements of BS EN 378:2016 and where relevant, refrigeration systems containing ammonia comply with the Institute of Refrigeration Ammonia Refrigeration Systems code of practice	Minimum Requirement		N	N/A	M&E	
	2	Where no refrigerants are specified, 3 credits achieved by default	3	0	N/A	N/A		
	3	Where refrigerants are specified; calculations confirming Direct Life Cycle CO ₂ equivalent emissions	2	0	OPT	N/A		
	4	Confirmation that a compliant leak detection and containment system is specified	1	1	N	N/A	M&E	
POL 02	1	BREEAM Design Stage specification confirming NOx emissions of heating and hot water systems	2	2	N	N/A	M&E	Heating and hot water plant to have maximum NOx emissions of 40mg/kWh (note: credits achieved by default where heating & hot water is supplied by electrically powered systems)
POL 03	1	Flood Risk Assessment	2	1	N	N/A	SUB	Flood Risk Assessment required
	2	Where flood risk is high/medium: BREEAM Design Stage specification confirming flood resilience measures and design flood level will be adhered to			N	N/A	SUB	
	3	Drainage strategy report	2	1	N	N/A	SUB	One credit achieved by default where no increase in run off from the site
	4	Drainage drawings			N	N/A	SUB	
	5	Architectural drawings showing no increase in impermeable area			N	N/A	ARC	

POL 03	6	Drainage strategy report confirming first 5mm of rainfall is attenuated on site	1	1	N	N/A	SUB	Drainage strategy required confirming SUDs installed meet guidance criteria
	7	Drainage drawings			N	N/A	SUB	
	8	BREEAM Design Stage specification confirming pollution prevention systems have been design in accordance with PPG 3			N	N/A	SUB	
	9	BREEAM Design Stage specification confirming drainage plan will be made available to the building occupier			N	N/A	SUB	
POL 04	1	BREEAM Design Stage specification confirming external lighting will be installed in accordance with relevant ILP guidance	1	1	N	N/A	M&E	Specification to be in line with ILP guidance notes on reduction of night time light pollution
	2	External lighting plan			N	N/A	M&E	
POL 05	1	Site location plan	1	1	N	N/A	ARC	Building operational plant noise to be limited/attenuated to 5dB lower than the background levels for both day and night measurements taken
	2	Noise impact assessment			N	N/A	SUB	
	3	BREEAM Design Stage specification confirming any attenuation measures recommended will be installed			N	N/A	CON	