
DETRAFFORD ESTATES

BREEAM 2018 New Construction

Mixed use development @ Phoenix Works, Ellesmere Street, Manchester, M15

October 20

Watt Energy & Consulting Engineers Ltd
40 King Street
Manchester
M2 6BA

t. 0161 43 43 103
w. www.wece.co.uk
e. office@wece.co.uk



Issue Status

Director

Daniel Watt



Sustainability Consultant

Jack Sewell

First Issue Date	Revision Issue Date	Issue Revision	Issued By
<i>October 20</i>			<i>DW</i>



Index

Introduction

Minimum requirements for BREEAM 'Very Good'.

Development Summary

Credit assessment

- Management
- Health and Wellbeing
- Energy
- Transport
- Water
- Materials
- Waste
- Land use and Ecology
- Pollution
- Innovation

Appendix A – BREEAM Rating Overview



Introduction

Watt Energy & Consulting Engineers Limited have been appointed as registered BREEAM assessors to undertake a BREEAM assessment, including an outline pre assessment of the likely score for the proposed commercial units at Phoenix Works, Ellesmere Street, Manchester, M15.

The BREEAM Pre-Assessment analysis is the initial stage of the BREEAM assessment and is based on the proposed development drawings and design details currently available. Following planning approval the required Design and Post Construction assessments will be completed.

Under BREEAM 2018 everything that the development integrates within its design achieves, Credits under the 10 Categories. These can be listed as:

1. Management (Man)
2. Health & Wellbeing (Hea)
3. Energy (Ene)
4. Transport (Tra)
5. Water (Wat)
6. Materials (Mat)
7. Waste (Was)
8. Land Use & Ecology (LE)
9. Pollution (Pol)
10. Innovation (Inn)

Each category has a different weighting for its credits, therefore gaining or losing a credit in a category can mean more or less than 1 percent overall. This report works on percentage and fractions of percentage, rather than whole credits. This helps to clarify the true category value with respect to the overall BREEAM assessment.

The Report indicates the scores that are available and the scores that are targeted to be gained at this stage. With our assumptions based on the credit selection below, the project will achieve **56.53% (BREEAM Very Good)**



Minimum Requirements for BREEAM 'Very Good'

In addition to achieving the 55% overall score, there are minimum standards that must be met in order to achieve the BREEAM 'Very Good' score:

- **Ene 02** – Energy Monitoring – **1 credit**
- **Wat 01** – Water Consumption – **1 credit**
- **Wat 02** – Water Monitoring – **Criterion 1 only.**
- **Mat 03** – Responsible Sourcing – **Criterion 3 only.**
- **LE 03** – Mitigating Ecological Impact– **1 credit**

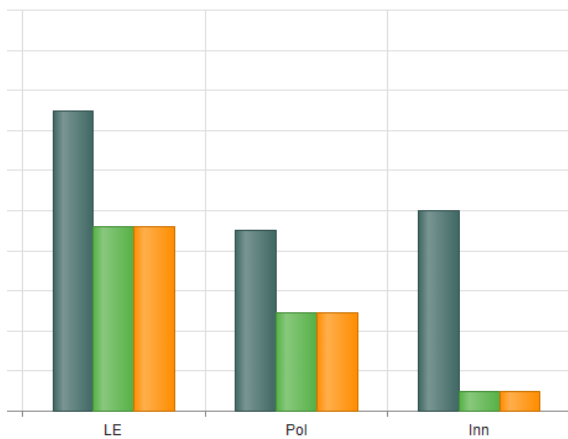
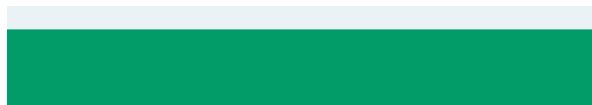
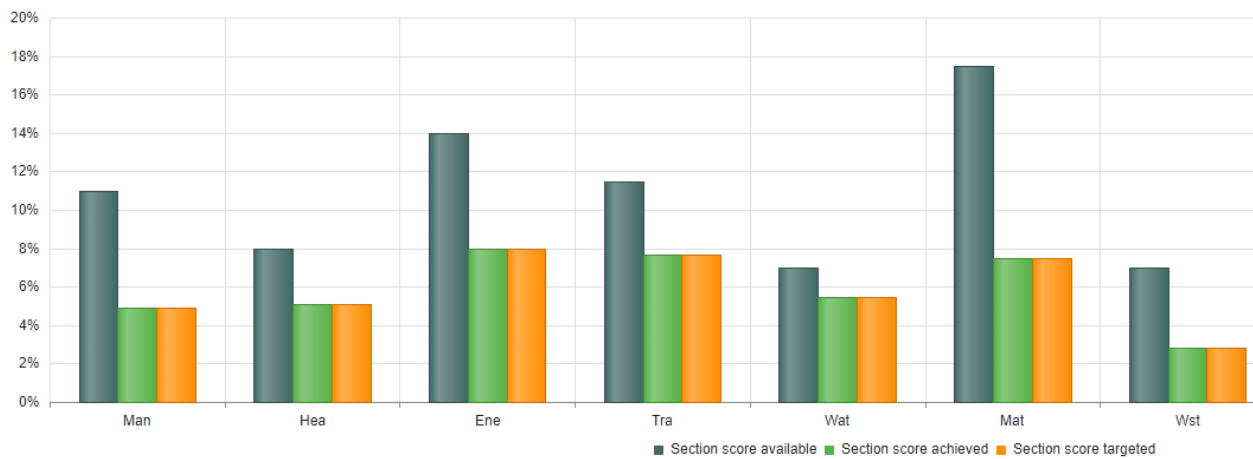


Development Summary

The current Pre-assessment shows a score of 56.53% overall (Very Good).

The percentage score in each section is illustrated below.

Performance by environmental category



Credit Assessment

1 - Management (Man)

BREEAM Ref:	Item Details:	Credits / %	Credits / %
		Available	Available
Man 01 - Project Brief & Design	One credit – Stakeholder consultation (project delivery). One credit - Stakeholder consultation (third party) One credit – BREEAM AP (concept design). One credit – BREEAM AP (development design) Credits Not Assumed	4 Credits (2.44%)	0 Credit (0.0%)
Man 02 - Life cycle cost and service life planning	Two Credits – For an elemental life cycle cost (LCC) analyses to be carried out. One Credit – Where a component level LCC plan will be developed. One credit – Where the predicted capital cost will be reported. 1 Credit assumed.	4 Credits (2.44%)	1 Credit (0.61%)
Man 03 - Responsible construction practices	Pre requisite - All timber and timber based products used on the project is 'Legally harvested and traded timber' (see Relevant definitions). One Credit – Environmental management. One Credit – BREEAM AP (site) One Credit – Responsible construction management (compliance) One Credit – Responsible construction management (beyond compliance) One Credit – Monitoring Energy & Water Consumption on site. One Credit – Monitoring Site Transport. 3 Credits assumed.	6 Credits (3.66%)	3 Credits (1.83%)
Man 04 - Commissioning and handover	One Credit – Commissioning – testing schedule and responsibilities One Credit – Commissioning – design and preparation One Credit – Testing and inspecting building fabric	4 Credits (2.44%)	4 Credits (2.44%)



	One Credit – Building User Guide developed prior to handover & training provided to FM team. 4 Credits assumed		
Man 05 - Aftercare	One Credit – Aftercare support provided to building occupiers One Credit – Seasonal Commissions occurs over 12 months once occupied One Credit – Post occupancy evaluation carried out 1 year after occupation. N/A – shell and core project therefore credits not applicable	3 Credits (1.83%)	0 Credits (0.0%)
Total Points in this section:		18 Credits (11%)	8 Credits (4.88%)



2 - Health & Wellbeing (Hea)

BREEAM Ref:	Item Details:	Credits / %	Credits / %
		Available	Available
Hea 01 Visual Comfort	One Credit – Adequate glare control for building users. One / Two Credit(s) – All relevant building areas designed to achieve the appropriate daylight factors. One Credit – Adequate view out for building users. One Credit – Internal/external lighting specified in accordance with the relevant CIBSE Guides/British Standards. 2 Credits assumed.	4 Credits (2.91%)	2 Credits (1.45%)
Hea 02 Indoor Air Quality	Pre-requisite – Air Quality Plan produced One Credit – Building designed to minimise concentration and recirculation of pollutants 1 Credit assumed – all others not applicable to shell and core development	1 Credit (0.73%)	1 Credits (0.73%)
Hea 03 Safe laboratories	CREDIT NOT APPLICABLE TO DEVELOPMENT		
Hea 04 Thermal Comfort	One Credit – Will thermal modelling of the design be carried out? One Credit – Will the building design be adapted for a climate change scenario 0 Credits assumed. Third credit not applicable to development.	2 Credit (1.45%)	0 Credit (0.0%)
Hea 05 Acoustic Performance	1 Credit – Meet the appropriate acoustic performance requirements for indoor ambient noise levels or a suitably qualified acoustician (SQA) is appointed to design a bespoke set of performance targets for ambient noise levels. 1 Credit assumed. Only 1 credit available for shell and core.	1 Credits (0.73%)	1 Credits (0.73%)



Hea 06 Security	The project team have accounted for security considerations in the new building design and site layout through consultation with a suitably qualified security consultant. Consultation with the suitably qualified security consultant occurred during or prior to the concept design stage (RIBA stage C) or equivalent. The final design embodies the recommendations/solutions of the suitably qualified security consultant and is built to conform to either : a. The principles and guidance of Secured by Design (SbD) 60 and/or Safer Parking (SP) Scheme61, Or where SbD/SP is of less relevance to the building type/operation: b. A site specific security risk and threat assessment and subsequent security strategy and recommendations for security measures (as developed/recommended by the suitably qualified security consultant). 1 Credit assumed.	1 Credit (0.73%)	1 Credit (0.73%)
Hea 07 Safe and healthy surroundings	One Credit – Safe access One Credit – Outside space 2 Credits assumed.	2 Credits (1.45%)	2 Credits (1.45%)
Total Points in this section:		11 Credits (8%)	7 Credits (5.09%)

3 - Energy (Ene)

BREEAM Ref:	Item Details:	Credits / % Available	Credits / % Available
Ene 01 Reduction of Energy Use and CO2 Emissions	Requires a performance improvement progressively better than the Target Emission Rate (TER) required for Building Regulations approval. This will be calculated as part of the L2A compliancy. Operational energy consumption predicted. 9 credits assumed.	13 Credits (8.67%)	6 Credits (4.0%)
Ene 02 Energy Monitoring	One Credit – Energy metering systems are installed that enable a minimum of 90% of the estimated annual energy consumption of each fuel to be assigned to various end use categories of energy consuming system. An appropriate energy monitoring and management system must be used. Buildings with a useful floor area of less than 1000m2 must be metered with an energy monitoring or management system or with separate accessible sub meters with a pulsed output. All meters must be identifiable to the building users through labelling or data outputs. One Credit – Energy metering of high energy load and tenancy areas. 2 Credits assumed.	2 Credits (1.33%)	2 Credits (1.33%)
Ene 03 External Lighting	One Credit - All external light fittings and controls must be specified in accordance with the BREEAM criteria. 1 Credit assumed.	1 Credit (0.67%)	1 Credit (0.67%)
Ene 04 Low Carbon Design	One Credit – LZC Technology will be specified in line with a feasibility study carried out at by the completion of RIBA Stage 2. 1 Credit Assumed.	3 Credits (2%)	1 Credit (0.67%)
Ene 05 EE Cold storage	CREDITS NOT APPLICABLE TO DEVELOPMENT		



Ene 06 Transport systems	Transportation systems analysis will be carried out to determine and specify the optimum number, size and type of lifts that is most energy efficient and the relevant energy efficient features criteria. 2 Credits Assumed. Third credit not available.	2 Credits (1.33%)	2 Credits (1.33%)
Ene 07 EE Lab Systems	CREDIT NOT APPLICABLE TO DEVELOPMENT		
Ene 08 EE Equipment	CREDIT NOT APPLICABLE TO DEVELOPMENT		
Ene 09 Drying Space	CREDIT NOT APPLICABLE TO DEVELOPMENT		
Total Points in this section:		21 Credits (14%)	12 Credits (8%)



4 - Transport (Tra)

BREEAM Ref:	Item Details:	Credits / % Available	Credits / % Available
Tra 01 Transport assessment and travel plan	Undertake a site-specific transport assessment and draft travel plan at no later than Concept Design stage. It will consider all types of travel relevant to the building type and users. The travel plan must be structured to meet the needs of the particular site and takes into consideration the findings of a site-specific transport survey and assessment that covers the minimum criteria in the BREEAM 2 credits assumed.	2 Credits (1.92%)	2 Credits (1.92%)
Tra 02 Sustainable transport measures	The public transport Accessibility Index (AI) for the unit is calculated and BREEAM credits awarded accordingly. 6 Credits assumed.	10 Credits (9.58%)	6 Credits (5.74%)
Total Points in this section:		12 Credits (11.5%)	8 Credits (7.66%)

5 - Water (Wat)

BREEAM Ref:	Item Details:	Credits / % Available	Credits / % Available
Wat 01 Water Consumption	4 Credits – Achieve at least a 50% improvement over baseline sanitary fittings when Wat 01 Calculator applied. Below is an example spec. 4 Credit Assumed.	5 Credits (3.89%)	4 Credits (3.11%)
Wat 02 Water Monitoring	There must be a water meter on the mains water supply to the unit. Every meter (main & subs) must have a pulsed output. If the site/building has an existing BMS connection, all pulsed meters must be connected. Credit assumed.	1 Credit (0.78%)	1 Credit (0.78%)
Wat 03 Water Leak Detection and Prevention	A mains water leak detection system must be installed on the building's mains water supply. Flow control devices are installed in each sanitary area / facility. 2 Credits assumed.	2 Credit (1.55%)	2 Credit (1.55%)
Wat 04 Water Efficient Equipment	Identify all water demands from uses other than those listed IN Wat 01 that could be realistically mitigated or reduced. Where there is no water demand from uses other than domestic-scale, sanitary use components in the building, this issue is not applicable. Identify systems or processes to reduce the relevant water demand (criterion 1 above), and establish, through either good practice design or specification, a demonstrable reduction in the total water demand of the building 0 Credits assumed.	1 Credit (0.78%)	0 Credits (0.0%)
Total Points in this section:		9 Credits (7%)	7 Credits (5.44%)



6 - Materials (Mat)

BREEAM Ref:	Item Details:	Credits / % Available	Credits / % Available
Mat 01 Life Cycle Impacts	Credits are awarded on the basis of the building's quantified environmental life cycle impact through the assessment of the main building elements and calculated using the BREEAM Mat 01 calculator. This point's score is based on the BRE Green Guide rating(s). 4 Credits assumed.	7 Credits (8.75%)	4 Credits (5%)
Mat 02 Environmental impacts from construction products	One Credit - Specifying products that have a recognised environmental product declaration. 1 Credit assumed.	1 Credit (1.25%)	1 Credit (1.25%)
Mat 03 Responsible Sourcing	Pre-requisite (MANDATORY) - All timber and timber based products used on the project must be 'Legally harvested and traded timber'. 1 credit - Sustainable procurement plan. The principal contractor must source materials for the project in accordance with a documented sustainable procurement plan. 3 credits - Responsible sourcing of materials (RSM) The available RSM credits (refer to Table - 43) can be awarded where the applicable building materials are responsibly sourced in accordance with the BREEAM methodology. 0 Credit Assumed – Only Pre Requisite	4 Credits (5.0%)	0 Credits (0.0%)
Mat 04 Insulation	NO LONGER ASSESSED SEPARATELY		



Mat 05 Designing for Durability & resilience	Vulnerable and exposed areas of the building need to be identified (both internal and external) and the design must incorporate suitable durability and protection measures in accordance with the BREEAM Criteria. Credit assumed.	1 Credit (1.25%)	1 Credit (1.25%)
Mat 06 Material Efficiency	One Credit - 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. The above is carried out by the design/construction team in consultation with the relevant parties at each of the following RIBA stages: a. Preparation and Brief b. Concept Design c. Developed Design d. Technical Design e. Construction Credit Not Assumed	1 Credit (1.25%)	0 Credits (0%)
Total Points in this section:		14 Credits (17.5%)	6 Credits (7.5%)

7 - Waste (Wst)

BREEAM Ref:	Item Details:	Credits / % Available	Credits / % Available
Wst 01 Construction Waste Management	There is a compliant Site Waste Management Plan (SWMP) & Non-hazardous construction waste (excluding demolition and excavation waste) generated by the building's design and construction meets or exceeds the following resource efficiency benchmarks: • 1 credit – 13.3m³ or 11.1 tonne per 100m² • 2 credits – 7.5m³ or 6.5 tonne per 100m² • 3 credits – 3.4m³ or 3.2 tonne per 100m² • Exemplary level – 1.6m³ or 1.9 tonne per 100m² 1 Credit Assumed	5 Credits (3.5%)	1 Credits (0.7%)
Wst 02 Use of recycled and sustainably sourced aggregates	The percentage of high grade aggregate that is recycled of secondary aggregate specified in each application must meet the following minimum % levels: Structural Frame – 15% Paved Areas & Roads – 30% Building Foundations – 20% Concrete Road Surfaces – 15% Pipe bedding – 100% Granular fill and capping – 100% The total amount of recycled or secondary aggregate specified, and meeting criterion 1, is greater than 25% of the total high grade aggregate specified for the project. The recycled or secondary aggregates are EITHER: a. Construction, demolition and excavation waste obtained on-site or off-site; OR b. Secondary aggregates obtained from a non-construction post-consumer industrial by product source 1 Credit assumed	1 Credit (0.7%)	1 Credit (0.7%)



Wst 03 Operational Waste	There must be dedicated space(s) to cater for the segregation and storage of operational recyclable waste volumes generated by the assessed building/unit, its occupant(s) and activities which is compliant with the BREEAM criteria. Credit assumed.	1 Credit (0.7%) (Mandatory)	1 Credit (0.7%) (Mandatory)
Wst 04 Floor and Ceiling Finishes	CREDIT NOT APPLICABLE TO DEVELOPMENT		
Wst 05 Adaption to Climate Change	One Credit - Conduct a climate change adaptation strategy appraisal for structural and fabric resilience by the end of Concept Design (RIBA Stage 2), in accordance with the following approach: 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 against these impacts. The assessment should cover the following stages: I. Hazard identification ii. Hazard assessment iii. Risk estimation iv. Risk evaluation v. Risk management 1 Credit assumed.	1 Credit (0.7%)	1 Credit (0.7%)

Wst 06 Design for disassembly and adapatability	Two Credits - A building-specific functional adaptation strategy study has been undertaken by the client and design team by Concept Design (RIBA Stage 2) which includes recommendations for measures to be incorporated to facilitate future adaptation. Functional adaptation measures have been adopted in the design by Technical Design stage (RIBA Stage 4) in accordance with the functional adaptation strategy recommendations, where practical and cost effective. Omissions have been justified in writing to the assessor. Credits Not Assumed	2 Credit (1.4%)	0 Credit (0%)
Total Points in this section:		10 Credits (7.0%)	4 Credits (2.8%)

8 - Land Use & Ecology (LE)

BREEAM Ref:	Item Details:	Credits / %	Credits / %
Available	Available		
LE 01 Site Selection	75% of the proposed development's footprint is on an area of land which has previously been developed by industrial, commercial or domestic purposes in the last 50 years. 1 Credit assumed.	2 Credits (2.31%)	1 Credit (1.15%)
LE 02 Eco Value of Site Protection of Features	Land is defined as 'land of low ecological value' & all existing features of ecological value are adequately protected from damage during clearance, site preparation and construction activities prior to any preliminary site construction or preparation works (e.g. clearing of the site or erection of temporary site facilities). 2 Credits assumed.	2 Credits (2.31%)	2 Credits (2.31%)
LE 03 Mitigating Eco Impact	Where the change in ecological value of the site is equal to or greater than zero i.e. no negative change. 2 Credits assumed.	3 Credits (3.46%)	2 Credits (2.31%)
LE 04 Enhancing Site Ecology	A suitably qualified ecologist must be appointed to report on enhancing and protecting site ecology and the general recommendations implemented. Credits will be achieved if there is any increase in plant species. 2 Credits assumed.	4 Credits (4.62%)	2 Credits (2.31%)
LE 05 Long Term Impact on Biodiversity	Where a landscape and habitat management plan, appropriate to the site, is produced covering at least the first five years after project completion. (1 Credit – 2 Credits) additional measures to improve the assessed site's long term biodiversity are adopted. 1 Credits assumed.	2 Credits (2.31%)	1 Credits (1.15%)
Total Points in this section:		13 Credits (15%)	8 Credits (9.23%)



9 - Pollution (Pol)

BREEAM Ref:	Item Details:	Credits / % Available	Credits / % Available
Pol 01 Impact of Refrigerants	Refrigerant system installed in the building complied with the requirements of BS EN 378:2008 Parts 2 & 3. The GWP of specified refrigerants is 10 or less and a leak detection and contain system is in place. Credits Assumed.	3 Credits (2.31%)	3 Credits (2.46%)
Pol 02 NOx Emissions	Where the plant installed to meet the building's delivered heating and hot water demand has, under normal operating conditions, a NO x emission level. Development proposal is Air Source Heat Pump and therefore credits cannot be obtained. 0 credits assumed.	2 Credits (2.31%)	0 Credits (0%)
Pol 03 Flood risk management and reducing surface water run-off	2 Credits - Where a site specific Flood Risk Assessment (FRA) confirms that there is a low risk of flooding from all sources. 2 Credits – Reduce rate and volume of surface water run-off showing calculations to provide evidence. 1 Credit – The site is designed to minimise watercourse pollution. 2 Credits assumed.	5 Credits (3.85%)	2 Credits (1.63%)
Pol 04 Reduction of Night Time Light Pollution	External lighting must be designed in accordance with BREEAM requirements. Credit assumed.	1 Credit (0.77%)	1 Credit (0.82%)
Pol 05 Noise Attenuation	NOT APPLICABLE TO DEVELOPMENT		
Total Points in this section:		11 Credits (9%)	6 Credits (4.9%)



10 - Innovation (Inn)

BREEAM Ref:	Item Details:	Credits / % Available	Credits / % Available
Man 03 Responsible construction practices	One Credit - A CCS Score of Over 40 has been achieved. Credit Not Assumed	1 Credit (1.00%)	0 Credits (0%)
Man 05 Aftercare	One Credit - There is operational infrastructure and resources in place to coordinate the following activities at quarterly intervals for the first three years of building occupation: a. Collection of occupant satisfaction, energy consumption and water consumption data. b. Analysis of the data to check the building is performing as expected and make any necessary adjustments to systems controls or to inform building user behaviours. c. Setting targets for reducing water and energy consumption and monitor progress towards these. d. Feedback any 'lessons learned' to the design team and developer for use in future projects. e. Provision of the actual annual building energy, water consumption and occupant satisfaction data to BRE. Credit Not Assumed	1 Credit (1.00%)	0 Credits (0%)
Hea 01 Visual Comfort	One Credit - Relevant building areas meet exemplary daylight factor(s) and the relevant criteria in Table – 15 of the BREEAM 2018 manual. Or relevant building areas meet exemplary average and minimum point daylight illuminance criteria in Table – 16 of the BREEAM 2018 manual. Credit Not Assumed	1 Credit (1.00%)	0 Credits (0%)

Hea 02 Indoor Air Quality	One Credit – All seven remaining product categories listed in Table - 18 of the BREEAM 2018 manual meet the testing requirements and emission levels criteria for Volatile Organic Compound (VOC) emissions. For products B – F listed in Table – 18 of the BREEAM 2018 manual, the formaldehyde emission levels have been measured and found to be less than or equal to 0.06mg/m³ air in accordance with the approved testing standards in Table – 18 of the BREEAM 2018 manual. Two credits – All seven remaining products categories listed in Table - 18 of the BREEAM 2018 manual meet the testing requirements and emission levels criteria for Volatile Organic Compound (VOC) emissions. For products B to F listed in Table – 18 of the BREEAM 2018 manual, the formaldehyde emission levels have been measured and found to be less than or equal to 0.01mg/m³ air, in accordance with the approved testing standards in Table – 18 of the BREEAM 2018 manual Credit Not Assumed	2 Credits (2.00%)	0 Credits (0%)
Ene 01 Reduction of energy use and carbon emissions	Four Credits - The building achieves an EPR NC ≥ 0.9 and zero net regulated CO₂ emissions. An equivalent percentage of the building's modelled 'regulated' operational energy consumption, as stipulated in Table – 26 of the BREEAM 2018 manual, is generated by carbon neutral on-site or near-site sources and used to meet energy demand from 'unregulated' building systems or processes. Five credits –The building is 'carbon negative' in terms of its total modelled operational energy consumption, including regulated and unregulated energy Credit Not Assumed	5 Credit (5.00%)	0 Credits (0%)
Wat 01 Water Consumption	One Credit – 65% improvement over baseline sanitary fittings when Wat 01 Calculator applied. Credit Not Assumed	1 Credit (1.00%)	0 Credits (0%)



Mat 01 Life Cycle Impacts	One Credit - Where the design team has used an IMPACT compliant software tool to measure the environmental impact of the building. The design team can demonstrate how the use of an IMPACT compliant software has benefited the building in terms of measuring and reducing its environmental impact. The design team submit the building information model (BIM) from the IMPACT compliant software tool for the assessed building to BRE Global Credit Not Assumed	3 Credits (3.00%)	0 Credits (0%)
Mat03 Responsible Sourcing of Materials	One Credit - Where at least 70% of the available RSM points are achieved Credit Not Assumed	1 Credit (1.00%)	0 Credits (0%)
Wst01 SWMP	One Credit - 90% of waste will be diverted from landfill Credit Assumed	1 Credit (1.00%)	1 Credit (1.00%)
Wst02 Recycled Aggregates	One Credit - The percentage of high grade aggregate that is recycled or secondary aggregate, specified in each application (present) must meet the exemplary minimum levels as defined in the BREEAM 2018 manual Credit Not Assumed	1 Credit (1.00%)	0 Credits (0%)



Wst 05 A climate change	One Credit - A holistic approach to the design and construction of the current building's life cycle, to mitigate against the impacts of climate change, is represented by the achievement of these criteria. The following outlines the exemplary level criteria to achieve an innovation credit for this BREEAM issue: - Achievement of criterion 1, the structural and fabric resilience criterion in this issue, and the following criteria points or credits: - Hea 04 - Thermal comfort Criterion 7 in the second credit of the Hea 04 issue has been achieved. - Ene 01 - Reduction of energy use and carbon emissions. At least eight credits achieved. - Ene 04 - Low carbon design. The Passive design analysis credit in this issue has been achieved. - Wat 01 - Water consumption. A minimum of three credits in this issue have been achieved. - Mat 05 - Designing for durability and resilience. Criterion 2 relating to material degradation in this issue has been achieved. - Pol 03 - Surface water run-off. Flood risk – a minimum of one credit has been achieved. Surface water run-off – two credits have been achieved. Credit Not Assumed	1 Credit (1.00%)	0 Credits (0%)
Total Points in this section:		10 Credits (10%)	1 Credit (1%)

TOTAL%	110%	56.53%
BREEAM LEVEL ACHIEVED	*	Very Good

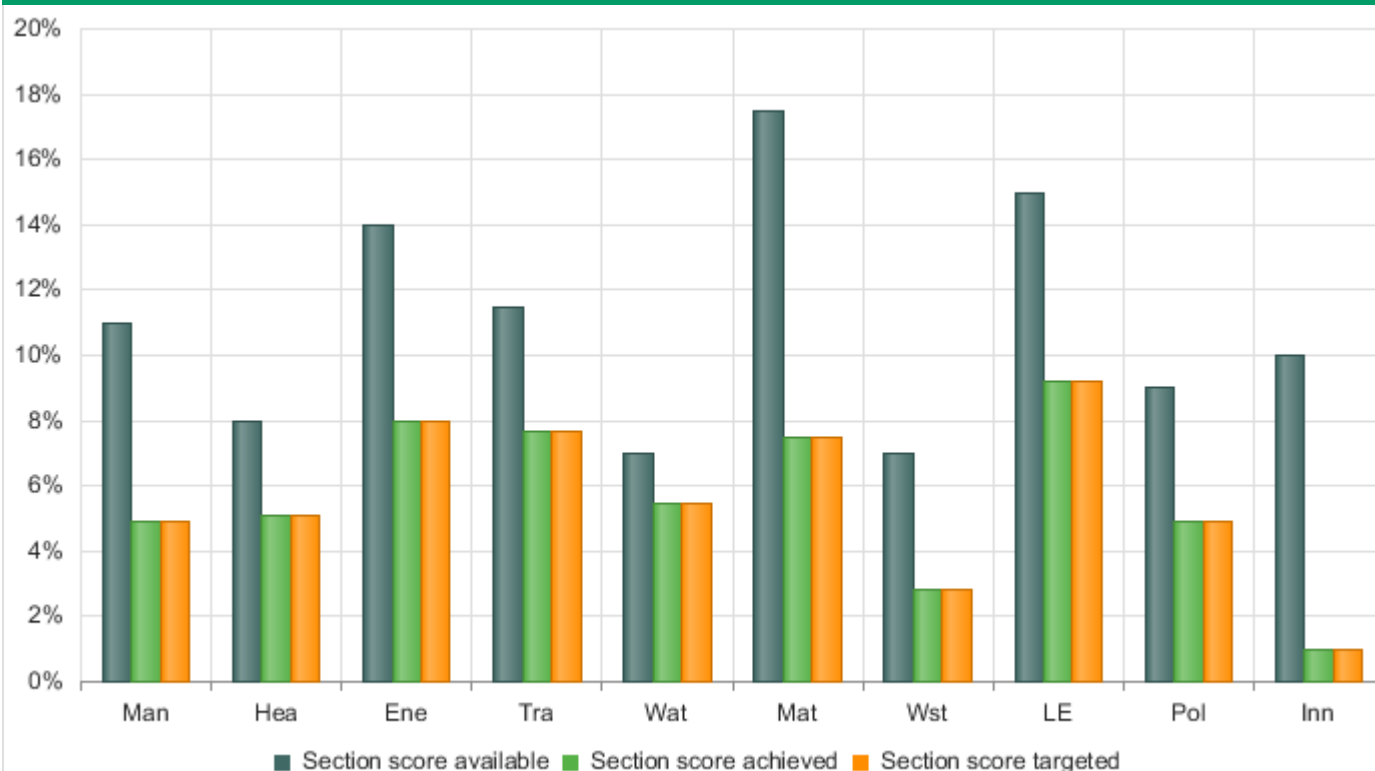


Pre-assessment : Design (Interim) : Phoenix Works (Phoenix Works)

BREEAM Rating

	Credits available	Credits achieved	% Credits achieved	Weighting	Category score
Man	18.0	8.0	44.44%	11.00%	4.88%
Hea	11.0	7.0	63.64%	8.00%	5.09%
Ene	21.0	12.0	57.14%	14.00%	8.00%
Tra	12.0	8.0	66.67%	11.50%	7.66%
Wat	9.0	7.0	77.78%	7.00%	5.44%
Mat	14.0	6.0	42.86%	17.50%	7.50%
Wst	10.0	4.0	40.00%	7.00%	2.80%
LE	13.0	8.0	61.54%	15.00%	9.23%
Pol	11.0	6.0	54.55%	9.00%	4.90%
Inn	10.0	1.0	10.00%	10.00%	1.00%
Total	129.0	67.0	51.94%	-	56.53%
Rating	-	-	-	-	 Very Good

Performance by environmental category



Indicator scores



Circularity



Wellbeing



Whole Life Carbon

More information (<https://www.breeam.com/news/new-breeam-indicators-to-be-added-to-breeam/>) about the BREEAM indicator scores