



Mayfield Medlock Limited

## **MAYFIELD, PHASE 1B (PLOTS J & K)**

Environmental Standards Statement (ESS)





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Environmental Standards Statement (ESS)

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PROJECT NO. 70117910

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# 1 INTRODUCTION

## BACKGROUND TO PROPOSALS

The proposals form the first residential phase of development as part of a wider regeneration priority area. In 2018, Manchester's Executive Committee endorsed the 'Mayfield Strategic Regeneration Framework' ('SRF'), which sets out a clear ambition to guide the redevelopment, re-modelling and refurbishment of the site within SRF boundary.

The ambition for Mayfield, as set out in the SRF, is to deliver a world class, transformational, distinctive and imaginative commercially led neighbourhood, anchored by Mayfield Park, which will become a powerhouse of socio-economic productivity.

Following the endorsement of the initial SRF by Manchester City Council in 2018, applications were submitted in 2019 and approved in 2020 relating to the Poulton, multi-storey car park, Mayfield Park and the Republic. This comprised over 400,000 sq. ft. of commercial floorspace, and these planning permissions were implemented through the discharge of pre-commencement conditions and physical works being undertaken on site in 2021.

The Mayfield Park phase of development is now complete and operational, and the Mayfield Depot has been reactivated by the existing tenant, Broadwick, who operate it as a mixed-use leisure, food, and drink destination. The permissions were revised in June 2023 to account for design changes brought about by a changing regulatory environment and because of Landsec's acquisition of the previous development partner, u+i, in 2022.

The Mayfield Partnership therefore now incorporates LandsecU+I as its development partner, alongside Manchester City Council, TfGM, Network Rail and London Continental Railways.

## OVERVIEW / FORM OF APPLICATION

Phased redevelopment of Mayfield Phase 1b comprising site remediation and reprofiling followed by the erection of two residential blocks (Use Class C3) comprising 879 no. residential units contained within four buildings ranging from 7 storeys to 24 storeys in height (Plot J) and 9 to 28 storeys in height (Plot K), including lower ground and upper ground floor commercial spaces comprising restaurant and / or retail units (Use Class E(b) and/or E(a)), and / or indoor sports facilities (Use Class F2) together with highways works, access, servicing, rooftop plant, cycle parking and back of house, along with delivery of associated public realm and other associated works for each relevant phase.

The application for Full Planning Permission comprises:

- Remediation and reprofiling works for the site to allow for the phased erection of two residential Plots (J and K) comprising Phase 1b.
- The development plots comprise two podium levels to address the site level changes and provide a generous amount of ground floor frontage, comprising commercial space, supporting residential amenity areas that are accessible to the public, and various back of house storage spaces, surrounded by new high quality public realm.

- Above the two storey podium levels, residential blocks will provide accommodation in four buildings providing a mix of 1-, 2- and 3-bedroom units in each. The total number of residential units is circa 879 at the time of writing.
- Plot J comprises two buildings on top of a two-storey podium level, with J1 being part 7 (from lower ground) and part 17 storeys (from upper ground) and J2 being part 10 (from lower ground) and part 23 storeys (from upper ground)
- Plot K comprises two buildings on top of a two-storey lower and upper ground floor, with K1 being part 9, part 28 storeys and K2 being part 11 and part 20 storeys.
- Creation of an at-grade multi-modal access route to the south of the residential blocks that will be traffic calmed to encourage pedestrian flows whilst allowing for a service road to be created, with a buffer zone between this route and the Mancunian Way.

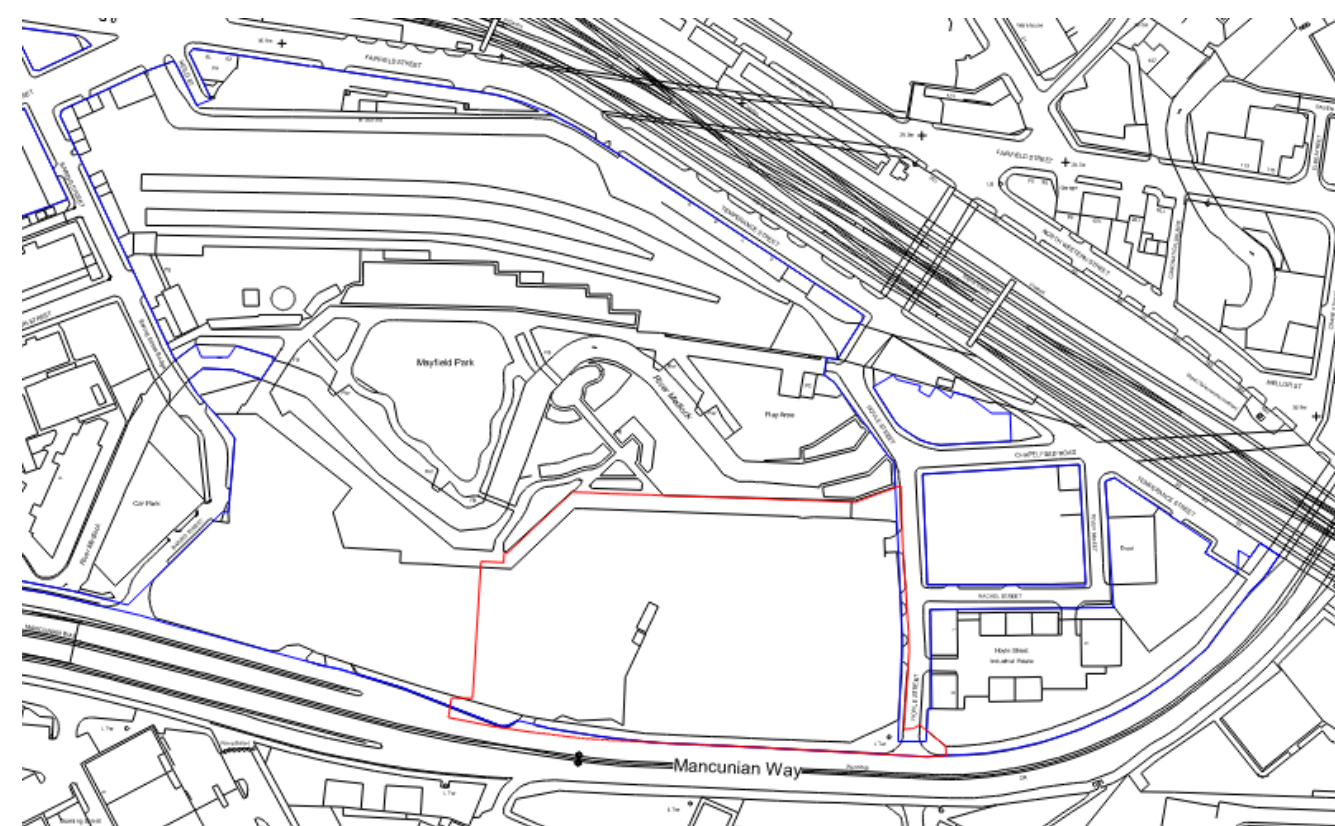


Figure 0 – Site Location Plan Showing Red Line Boundary



## DESCRIPTION OF DEVELOPMENT

Phased redevelopment of Mayfield Phase 1b comprising site remediation and reprofiling followed by the erection of two residential blocks (Use Class C3) comprising 879 no. residential units contained within four buildings ranging from 7 storeys to 24 storeys in height (Plot J) and 9 to 28 storeys in height (Plot K), including lower ground and upper ground floor commercial spaces comprising restaurant and / or retail units (Use Class E(b) and/or E(a)), and / or indoor sports facilities (Use Class F2) together with highways works, access, servicing, rooftop plant, cycle parking and back of house, along with delivery of associated public realm and other associated works for each relevant phase.

## SITE DESCRIPTION

The Site is located adjacent to the north of the Mancunian Way, to the south of Mayfield Park, to the west of Hoyle Street and to the east of Mayfield Phase 1a, with Baring Street beyond. See Appendix B for red line boundary.

## REPORT

This Environmental Standards Statement / Sustainability Statement document demonstrates how the proposal will achieve the environmental covering energy efficiency, renewable energy, environmental design, water management and weather resilience, waste management, construction management, and biodiversity. WSP have compiled and led this document with input from the wider design team. The only section directly authored by WSP is the Energy and Carbon section. The other sections are summaries from various EIA chapters and other planning reports from other companies, which are signposted within the report.

## 2 REGULATORY AND POLICY CONTEXT

The proposed development is designed in line with current national, regional, and local policy.

### NATIONAL POLICY

#### NATIONAL PLANNING POLICY FRAMEWORK

The National Planning Policy Framework (NPPF) sets the planning context for sustainable design and construction. It is this that Local Planning Policies are based on and adapted to account for regionally specific requirements.

The NPPF identifies three dimensions to sustainable development - economic, social, and environmental – which should be applied jointly and simultaneously:

- **Economic objective** – to help build a strong, responsive, and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation, and improved productivity; and by identifying and coordinating the provision of infrastructure.
- **Social objective** – to support strong, vibrant, and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- **Environmental objective** – to contribute to protecting and enhancing our natural, built, and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

The NPPF promotes the pursuit of sustainable development by seeking positive improvements to the built and natural environment, and to people's quality of life. This will include:

- Delivering a sufficient supply of homes.
- Building a strong, competitive economy.
- Ensuring the vitality of town centres.
- Promoting healthy and safe communities.
- Promoting sustainable transport.
- Supporting high quality communications.
- Making effective use of land.
- Achieving well-designed places.
- Protecting green belt land.
- Meeting the challenge of climate change, flooding and coastal change.
- Conserving and enhancing the natural environment.
- Conserving and enhancing the historic environment; and
- Facilitating the sustainable use of materials.

It should be noted that the current NPPF is under consultation to gather opinions on the proposed revisions to the National Planning Policy Framework aimed at achieving sustainable growth within the planning system. Additionally, feedback is being sought on a range of policy proposals, including increasing planning

fees, local plan intervention criteria, and setting appropriate thresholds for certain Nationally Significant Infrastructure Projects.

It is strongly recommended that, following the adoption of the proposed revisions to the NPPF, a detailed review of the document be conducted, with particular attention given to policies related to "Planning for Climate Change.

### BUILDING REGULATIONS

All new buildings constructed in the UK must meet the minimum requirements of the UK Building Regulations. Specifically, with regards to energy and carbon compliance, all buildings must meet the Building Regulations Part L 'Target Emission Rate' (TER) requirements for the Part L revision which is current at the time of initial construction works for each developmental phase.

The residential components of the Proposed Development will be assessed against Approved Document L1 (AD L1) which relates to new build residential buildings and all the non-residential components will be assessed against Approved Document L2 (AD L2) relating to new build non-residential buildings.

Additionally, the new Part O requires new residential buildings to comply with a set of overheating requirements based on TM59.

**Figure 2-1 Building Regulations Part L1, L2 and O**

| ONLINE VERSION                                                                                                                                                                                                                                                                                                 | ONLINE VERSION                                                                                                                                                                                                                                                                                                            | ONLINE VERSION                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------|
| HM Government                                                                                                                                                                                                                                                                                                  | HM Government                                                                                                                                                                                                                                                                                                             | HM Government                                                                                       |
| The Building Regulations 2010                                                                                                                                                                                                                                                                                  | The Building Regulations 2010                                                                                                                                                                                                                                                                                             | The Building Regulations 2010                                                                       |
| Conservation of fuel and power<br>APPROVED DOCUMENT<br>L                                                                                                                                                                                                                                                       | Conservation of fuel and power<br>APPROVED DOCUMENT<br>L                                                                                                                                                                                                                                                                  | Overheating<br>APPROVED DOCUMENT<br>O                                                               |
| <b>Volume 1: Dwellings</b><br>Requirement L1: Conservation of fuel and power<br>Requirement L2: On-site generation of electricity<br>Regulations: 6, 22, 23, 24, 25, 25A, 25B, 26, 26A, 26C, 27, 27A, 27C, 28, 40, 40A, 43, 44 and 44ZA<br><br>2021 edition incorporating 2023 amendments – for use in England | <b>Volume 2: Buildings other than dwellings</b><br>Requirement L1: Conservation of fuel and power<br>Requirement L2: On-site generation of electricity<br>Regulations: 6, 22, 23, 24, 25, 25A, 25B, 26, 26C, 27, 27C, 28, 40, 40A, 43, 44 and 44ZA<br><br>2021 edition incorporating 2023 amendments – for use in England | Requirement O1: Overheating mitigation<br>Regulations: 40B<br><br>2021 edition – for use in England |
| ONLINE VERSION                                                                                                                                                                                                                                                                                                 | ONLINE VERSION                                                                                                                                                                                                                                                                                                            | ONLINE VERSION                                                                                      |

## FUTURE HOMES STANDARD

The upcoming 2025 Future Homes and Buildings Standards aim to build upon the 2021 Part L uplift by setting more ambitious requirements for energy efficiency and heating in new homes and non-domestic buildings. These standards are designed to align with the UK's 2050 net-zero target, ensuring that new buildings will eventually produce zero carbon emissions as the electricity grid decarbonises. The enhanced standards will not only reduce running costs but also prevent issues such as damp, mould, excess cold and heat, and improve air quality. These benefits are achieved through significant improvements in ventilation and energy efficiency.

## LOCAL PLANNING POLICY

### THE MANCHESTER CORE STRATEGY 2012-2027

The Core Strategy, adopted by Manchester City Council on July 11, 2012, is a key document in the city's Local Development Framework. It outlines the Council's vision for Manchester from 2012 to 2027, along with the planning policies needed to achieve it.

The following policies from the Core Strategy are considered relevant to the ESS document.

**Table 2-1 - The Manchester Core Strategy applicable policies.**

| Policy                                                                                    | Summary of Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Policy CC 5<br/>Transport</b>                                                          | Developers should collaborate with public transport providers to ensure that all users can access the development through sustainable means, with particular consideration for peak times when the development is expected to be busiest.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Policy T1<br/>Sustainable Transport</b>                                                | The Council aims to create a sustainable transport system that encourages shifts from car travel to public transport, cycling, and walking. Key efforts include improving accessibility, expanding pedestrian and cycling networks, enhancing public transport, and supporting low-carbon options like electric vehicles, while prioritising pedestrians, cyclists, and reducing road traffic impacts.                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Policy EN 4<br/>Reducing CO2 emissions by enabling low and zero Carbon Development</b> | Development should be designed in accordance with the energy hierarchy to reduce energy demand through active and passive design measures meeting residual requirements through the use of zero carbon, renewable energy technologies.<br>Developments are encouraged to take into account the following principles: <ul style="list-style-type: none"> <li>Located and designed in a manner that allows advantage to be taken of opportunities for low and zero carbon energy supplies where possible.</li> <li>Where possible new development and retrofit projects will be used as a mechanism to help improve the energy efficiency and where possible provide low and zero carbon energy to existing buildings.</li> <li>Where appropriate, new development and retrofit projects are encouraged to connect to and/or make commitments to low or zero</li> </ul> |

| Policy                                                                                             | Summary of Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                    | carbon energy schemes and/or to incorporate provision to enable future connection to any existing/potential decentralised energy networks.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Policy EN 6<br/>Target Framework for CO2 reductions from low or zero carbon energy supplies</b> | <p>Applications for residential development of 10 or more units and all other development over 1,000 sq m will be expected as a minimum to meet the target shown below unless this can be shown not to be viable. This should be demonstrated through an energy statement, submitted as part of the Design and Access Statement. Such a statement will be expected to set out the projected regulated energy demand and associated CO2 emissions for all phases of the development.</p> <p>Domestic CO<sub>2</sub> emission reduction</p> <ul style="list-style-type: none"> <li>Target 1 - Network development areas: CHP/district heating anchor or connection or where not feasible a 15% increase on Part L 2010</li> <li>Target 2 - Electricity intense areas: +15% increase on Part L 2010</li> <li>Target 3 – Micro-generation areas: +15%increase on Part L 2010</li> </ul> <p>Non - Domestic CO<sub>2</sub> emission reduction</p> <ul style="list-style-type: none"> <li>Target 1 - Network development area - CHP/district heating anchor or connection or where not feasible, a 15% increase on Part L 2010</li> <li>Target 2 - Electricity intense buildings (Applies to commercial uses with a high proportion of emissions from electricity use (&gt;45 kg CO<sub>2</sub>/m<sup>2</sup>)) - +10%increase on Part L 2010</li> <li>Target 3 - Micro generation area - +15% increase on Part L 2010</li> </ul> <p>An Energy Assessment is required to be submitted, and developers are permitted to use green infrastructure elements to contribute to the carbon reduction requirements provided adequate evidence is provided.</p> |
| <b>Policy EN7<br/>Energy Infrastructure opportunities</b>                                          | There will be a general presumption in favour of low and zero carbon decentralised energy schemes, subject to considerations. In determining proposals for development, consideration will be given to the need to safeguard strategic energy sites and network routes, both proposed or existing, where these have been identified as having strategic significance for the delivery of low or zero carbon energy infrastructure or, would be required in order to achieve the successful regeneration of an area in line with targets for reducing carbon emissions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

| Policy                                                                   | Summary of Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Policy EN 8<br/>Adaptation to<br/>Climate Change</b>                  | All new development is expected to be adaptable to climate change and developments should have consideration of adaptation measures including: <ul style="list-style-type: none"> <li>■ Minimising flood risk through sustainable drainage systems.</li> <li>■ Reducing the urban heat island effect through green infrastructure.</li> <li>■ Minimising overheating through passive design.</li> <li>■ The opportunity to provide linked and diverse green space to enhance natural habitats which will assist species adaptation.</li> </ul>                                                                                                                                                                                  |
| <b>Policy EN 9<br/>Green Infrastructure</b>                              | Green Infrastructure – New development is expected to maintain existing green infrastructure in terms of its quantity, quality and multiple function. Developers are also encouraged to enhance existing green infrastructure where possible.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Policy En 14<br/>Flood Risk</b>                                       | Development should be directed away from sites at the greatest risk of flooding, and towards sites with little or no risk of flooding.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Policy En 15<br/>Biodiversity and<br/>Geological<br/>Conservation</b> | Developers are expected to enhance, restore, or create biodiversity on-site or nearby, linking valuable habitat areas as outlined in key documents such as the Manchester Biodiversity Strategy, the Green Infrastructure Framework, and the Open Space, Sport & Recreation Study. They must justify any adverse impacts on biodiversity against the overall benefits of their proposals and provide appropriate mitigation or compensation if necessary. Additionally, development should aim to maintain or restore existing geological features whenever possible.                                                                                                                                                           |
| <b>Policy EN 16<br/>Air Quality</b>                                      | The Council will seek to improve the air quality within Manchester, and particularly within Air Quality Management Areas, located along Manchester’s principal traffic routes and at Manchester Airport. Developers will be expected to take measures to minimise and mitigate the local impact of emissions from traffic generated by the development, as well as emissions created by the use of the development itself, including from Combined Heat and Power and biomass plant. When assessing the appropriateness of locations for new development the Council will consider the impacts on air quality, alongside other plan objectives. This includes cumulative impacts, particularly in Air Quality Management Areas. |
| <b>Policy EN 17<br/>Water Quality</b>                                    | Developments should avoid adverse impact on water quality, including during the construction phase, and minimise surface run-off.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

| Policy                                            | Summary of Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Policy EN 19<br/>Waste</b>                     | Developers must work in alignment with the Greater Manchester Joint Waste Development Plan Document (GMJWDPD) to protect existing waste management sites and identify new ones in suitable employment areas. They should demonstrate consistency with the waste hierarchy principles (prevention, reduction, reuse, recycling/composting, energy recovery, and final disposal) and plan for sustainable waste transport methods, such as rail and the Manchester Ship Canal. Additionally, developers are required to submit waste management plans that minimize and recycle construction and demolition waste on-site. Lastly, they should consider the economic and environmental benefits of their facilities while ensuring the amenity of nearby residents is protected.                                                                                                   |
| <b>Policy DM 1<br/>Development<br/>Management</b> | The policy outlines key considerations for new developments, focusing on sustainable design and minimising environmental impact. It requires that developments: <ul style="list-style-type: none"> <li>■ Be appropriately sited, designed, and scaled to complement the surrounding area.</li> <li>■ Address impacts on local amenity, including air quality, noise, light, and traffic.</li> <li>■ Prioritise accessibility, sustainable transport, and community safety.</li> <li>■ Ensure adequate internal and external spaces, refuse storage, and car parking.</li> <li>■ Protect biodiversity, green infrastructure, and heritage assets.</li> <li>■ Incorporate sustainable construction techniques, with specific energy efficiency targets.</li> <li>■ Promote sustainable landscaping practices, including the use of alternatives to peat-based products.</li> </ul> |

## GUIDE TO DEVELOPMENT IN MANCHESTER SUPPLEMENTARY PLANNING DOCUMENT (SPD) (2007)

This Guide to Development Supplementary Planning Document (SPD) (2007) provides guidance to develop and enhance environments within Manchester which are visually attractive, have a unique and positive sense of place and where properly caters for the functions which it accommodates, both now and in the future.

Chapter 4 of the SPD sets out Manchester City Council’s expectations on the content of Environmental Standards Statements.

## PLACES FOR EVERYONE JOINT DEVELOPMENT PLAN DOCUMENT- 2022 TO 2039 (ADOPTED 21 MARCH 2024)

The Places for Everyone Joint Development Plan Document is a strategic planning framework adopted on March 21, 2024, covering Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford, and Wigan for the period 2022 to 2039. It aims to guide sustainable development across these districts,

addressing housing, employment, infrastructure, and environmental priorities to support the region’s growth while promoting sustainability and well-being.

A full review of the document was carried out and the following policies from the Core Strategy are considered relevant to the ESS document.

Table 2-2 - Places for Everyone Join Development Plan applicable policies.

| Policy                                  | Summary of Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy JP-S1<br>Sustainable Development | To address climate change, development should maximise economic, social, and environmental benefits while minimising negative impacts. Developers are encouraged to use sustainable construction techniques and prioritise brownfield land and vacant buildings for new projects. When redeveloping these sites, it is essential to tackle land contamination and stability issues through effective mitigation and remediation strategies.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Policy JP-S2<br>Carbon and Energy       | <p>The policy aims to achieve a carbon-neutral Greater Manchester by 2038, focusing on significant reductions in greenhouse gas emissions through several key actions:</p> <ul style="list-style-type: none"> <li>▪ <b>Retrofitting Buildings:</b> Promote retrofitting existing buildings for improved energy efficiency and renewable energy generation.</li> <li>▪ <b>Lifecycle Assessments:</b> Utilise life cycle cost and carbon assessment tools to evaluate long-term development impacts.</li> <li>▪ <b>Support Renewable Energy:</b> Encourage renewable and low-carbon energy schemes that benefit local communities.</li> <li>▪ <b>Nature-Based Solutions:</b> Increase the use of nature-based solutions for carbon sequestration, such as peat restoration, woodland management, and tree planting.</li> <li>▪ <b>Net Zero Carbon Development:</b> New developments must achieve net zero carbon emissions: <ul style="list-style-type: none"> <li>➢ From adoption: Regulated operational emissions.</li> <li>➢ From 2028: All emissions, including those from construction.</li> <li>➢ From 2025: Address unregulated emissions in energy statements.</li> </ul> </li> <li>▪ <b>Energy Hierarchy Compliance:</b> Follow the energy hierarchy to minimise energy demand, maximise efficiency, and utilise renewable or low-carbon energy.</li> <li>▪ <b>Carbon Offsetting:</b> Offset any residual emissions that cannot be mitigated on-site through financial contributions to a carbon offset fund.</li> <li>▪ <b>Electric Vehicle Charging:</b> Include adequate electric vehicle charging points, considering future energy demands.</li> <li>▪ <b>Renewable Energy Connections:</b> Prioritise connections to renewable or adaptable low-carbon energy networks.</li> <li>▪ <b>Energy Standards for Developments:</b> <ul style="list-style-type: none"> <li>➢ Residential developments must reduce energy demand and include on-site renewable generation.</li> <li>➢ Non-residential developments should achieve at least a BREEAM Excellent rating, rising to Outstanding from 2028.</li> </ul> </li> </ul> |

| Policy                                               | Summary of Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                      | <ul style="list-style-type: none"> <li>▪ <b>Energy Statements:</b> Provide detailed energy statements demonstrating carbon emission reductions, risk minimisation for overheating, and lifecycle emissions considerations.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Policy JP-S3<br>Heat and Energy Network              | <p>Decentralised energy infrastructure is vital for achieving low carbon growth and increasing local energy generation. Key measures include:</p> <ul style="list-style-type: none"> <li>▪ <b>Support for Renewable Energy:</b> Emphasise decentralised networks in “Heat and Energy Network Opportunity Areas,” which feature operational networks and planned developments.</li> <li>▪ <b>Connection Requirements:</b> New residential developments (10 or more dwellings or over 1,000 m²) must connect to existing or planned heat networks or be designed for future connections within 500m and may need to install communal energy solutions.</li> <li>▪ <b>Industrial Development:</b> New industrial projects must assess opportunities to utilize local waste heat.</li> <li>▪ <b>Public Building Connections:</b> Publicly-owned buildings near major developments should consider connecting to energy proposals.</li> <li>▪ <b>Future-Proof Networks:</b> Site-wide energy networks must be designed for future expansion to neighbouring buildings.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Policy JP-S4<br>Flood Risk and the Water Environment | <p>The policy outlines several key actions developers should take to protect water bodies and manage flood risks effectively:</p> <ul style="list-style-type: none"> <li>▪ <b>River Restoration:</b> Where feasible, developers should restore rivers to a more natural state.</li> <li>▪ <b>Natural Flood Management:</b> Collaborate with natural processes to slow water drainage and reduce water pollution.</li> <li>▪ <b>Minimising Flood Risks:</b> Design and locate developments to reduce current and future flood risks, including retrofitting or relocating infrastructure to enhance flood resilience.</li> <li>▪ <b>Surface Water Management:</b> Use sustainable drainage systems (SuDS) close to the source of runoff and aim to meet greenfield runoff rates unless impractical. Local plans may set detailed policies based on local needs.</li> <li>▪ <b>SuDS Design:</b> Ensure sustainable drainage systems offer multiple benefits (e.g., water quality, conservation, recreation), prevent water pollution, are integrated across development phases, and are properly maintained.</li> <li>▪ <b>Contaminated Land and Urban Pollution:</b> Remediate contaminated land and minimise urban pollution in the water environment through careful design.</li> <li>▪ <b>Water Efficiency:</b> Ensure residential developments meet the minimum water efficiency standard of 125 liters per person per day, with local plans potentially imposing stricter standards (110 liters/person/day) based on local needs.</li> </ul> |

| Policy                                            | Summary of Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Policy JP-S5</b><br><b>Clean Air</b>           | <p>The policy outlines actions developers should take to improve air quality, especially in sensitive areas like residential zones, schools, and areas where air quality standards aren't met:</p> <ul style="list-style-type: none"> <li>■ <b>Prioritise Sustainable Transport:</b> Design developments and direct transport investments to reduce reliance on pollution-generating transport.</li> <li>■ <b>Follow Air Quality Guidance:</b> Assess planning applications based on the latest IAQM and EPUK air quality and dust control guidelines. Developers must submit construction management plans when necessary.</li> <li>■ <b>Air Pollution Assessment:</b> Require developments with potential air quality impacts to submit relevant pollution data. Approve projects only if impacts are acceptable or effective mitigation is provided.</li> <li>■ <b>Limit Polluting Developments:</b> Restrict projects that generate significant point-source pollution, such as certain industrial activities and energy generation.</li> <li>■ <b>Expand EV Charging Infrastructure:</b> Significantly increase electric vehicle charging points for both public and private use, including in new developments.</li> <li>■ <b>Implement Clean Air Plan:</b> Execute the Clean Air Plan and related measures to improve air quality.</li> <li>■ <b>Support Sustainable Distribution:</b> Facilitate urban goods distribution through consolidation centres using ultra-low-emission vehicles to reduce repeat deliveries.</li> <li>■ <b>Design Pollution-Resistant Streets:</b> Create streets that prevent air pollution buildup at ground level by strategically placing buildings and trees.</li> <li>■ <b>Promote Pollution Removal:</b> Enhance green infrastructure and use innovative building materials to help remove air pollutants.</li> <li>■ <b>Prioritise Sustainable Travel:</b> Locate developments to maximise sustainable travel options and design them to minimise exposure to high air pollution levels, especially for vulnerable users.</li> </ul> |
| <b>Policy JP-S6</b><br><b>Resource Efficiency</b> | <p>Greater Manchester aims to achieve a circular and zero-waste economy to become a leading green city by 2038. Key measures include:</p> <ul style="list-style-type: none"> <li>■ <b>Zero Waste Strategy:</b> Develop and implement a strategy to reduce waste production and enhance resource efficiency.</li> <li>■ <b>Protecting Waste Infrastructure:</b> Acknowledge and safeguard existing waste management facilities to maintain adequate capacity.</li> <li>■ <b>Sustainable Design:</b> Employ sustainable design and construction techniques to lower carbon emissions, adapt to climate change, recycle waste, and minimise water use.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Policy JP-G1</b><br><b>Landscape Character</b> | <p>Development must respect the unique qualities of designated Landscape Character Types and sensitively manage the interface with surrounding countryside. Opportunities to enhance landscape condition and support biodiversity and geodiversity improvements, as outlined in Policy JP-G8, should be pursued.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

| Policy                                                                           | Summary of Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Policy JP-G6</b><br><b>Urban Green Space</b>                                  | <p>Development Responsibilities for Green Infrastructure:</p> <ul style="list-style-type: none"> <li>■ <b>Enhance Green Infrastructure:</b> Align developments with major improvements in the Green Infrastructure Network to support ecosystem services.</li> <li>■ <b>Offset Green Belt Impact:</b> Compensate for any land removed from the Green Belt by enhancing the environmental quality of nearby areas.</li> <li>■ <b>Integrate Green Infrastructure:</b> Incorporate green infrastructure into development plans to expand the network.</li> <li>■ <b>Long-Term Management:</b> Ensure provisions for the long-term management and maintenance of any new or improved green infrastructure.</li> </ul>                                                                                                                                                                                                                |
| <b>Policy JP-G7</b><br><b>Trees and Woodland</b>                                 | <p>Key Development Responsibilities are:</p> <ul style="list-style-type: none"> <li>■ <b>Protect and Expand Woodland Habitats:</b> Developments should protect and link fragmented woodland areas, especially ancient and riparian woodlands.</li> <li>■ <b>Preserve Heritage Trees:</b> Conserve and manage trees of cultural, heritage, or aesthetic value, including ancient and veteran trees.</li> <li>■ <b>Replace Lost Trees:</b> For every tree removed due to development, two new trees must be planted, focusing on enhancing local treescapes and biodiversity, preferably on-site.</li> <li>■ <b>Protect Trees During Construction:</b> Ensure the protection of existing trees and woodlands during the construction phase of development.</li> </ul>                                                                                                                                                              |
| <b>Policy JP-G8</b><br><b>A Net Enhancement of Biodiversity and Geodiversity</b> | <p>Developments should:</p> <ul style="list-style-type: none"> <li>■ <b>Mitigation Hierarchy:</b> Avoid significant harm to irreplaceable biodiversity, mitigate any harm, and compensate for remaining impacts.</li> <li>■ <b>Habitat Connectivity:</b> Maintain connectivity between habitats to prevent fragmentation.</li> <li>■ <b>Net Biodiversity Gain:</b> Achieve a minimum net gain in biodiversity of 10%.</li> <li>■ <b>Long-Term Habitat Management:</b> Ensure long-term management provisions for connected habitats and geological features.</li> <li>■ <b>Environmental Impact Mitigation:</b> Address and mitigate air pollution, urban edge disturbances, and other environmental impacts on designated sites.</li> <li>■ <b>Informed Development Proposals:</b> Base development proposals on relevant biodiversity and ecological assessments from the PfE evidence base or updated assessments.</li> </ul> |
| <b>Policy JP-P1</b><br><b>Sustainable Places</b>                                 | <p>The design of new developments should focus on creating distinctive, visually stimulating, and resilient places that reflect local character. Key features include:</p> <ul style="list-style-type: none"> <li>■ <b>Distinctiveness:</b> Respect the natural environment, local history, and cultural identity through thoughtful design and materials.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

| Policy                                                                  | Summary of Policy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                         | <ul style="list-style-type: none"> <li>■ <b>Visual Appeal:</b> Foster imaginative, attractive environments using green spaces, public art, and quality design.</li> <li>■ <b>Resilience &amp; Adaptability:</b> Build to withstand environmental challenges and accommodate changing needs.</li> <li>■ <b>Resource Efficiency:</b> Promote low carbon footprints, land efficiency, and recycling.</li> <li>■ <b>Connectivity &amp; Functionality:</b> Ensure developments are inclusive, easy to navigate, and well-connected to public transport and digital infrastructure.</li> <li>■ <b>Green Spaces &amp; Public Realm:</b> Incorporate high-quality landscaping, green infrastructure, and clear distinctions between public and private spaces for recreation and interaction.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Policy JP-C1</b><br><b>An Integrated Network</b>                     | To promote an accessible, low-carbon Greater Manchester, the strategy focuses on reducing travel demand, enhancing digital infrastructure, and prioritising sustainable transport. It aims to increase walking, cycling, and public transport use while improving transport infrastructure to support social inclusion, economic growth, and environmental protection. The plan emphasises prioritising pedestrians, cyclists, and public transport users in development, alongside fostering local transport skills for the future.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Policy JP-C8</b><br><b>Transport Requirements of New Development</b> | <p>This policy outlines expectations for new developments to promote sustainable transport, reduce car dependency, and create high-quality, liveable environments. Key requirements include:</p> <ul style="list-style-type: none"> <li>■ <b>Connectivity and Access:</b> Developments must prioritise safe, direct walking, cycling, and public transport routes, ensuring convenient access to nearby facilities and integration with existing infrastructure.</li> <li>■ <b>Design:</b> Community services and amenities should be within walking distance, with street designs that prioritise pedestrians and cyclists over cars.</li> <li>■ <b>Public Transport:</b> Developers must ensure nearby public transport stops are attractive and accessible, and fund or subsidise improvements where necessary.</li> <li>■ <b>Parking:</b> Adequate parking for cars, cycles, and disabled users should be integrated without dominating the landscape. Car clubs and ULEV charging infrastructure are encouraged.</li> <li>■ <b>Deliveries and Servicing:</b> Developments should provide for deliveries and service needs while reducing traffic congestion and emissions.</li> <li>■ <b>Construction Management:</b> Plans must mitigate environmental impacts during construction, including air quality and noise.</li> <li>■ <b>Transport Assessments:</b> Applications should include transport assessments to evaluate impacts on traffic and air quality, especially near sensitive areas.</li> </ul> |

## MANCHESTER CLIMATE CHANGE FRAMEWORK 2020-2025

The Manchester Climate Change Framework 2020-25 (February 2020) builds on the Draft Manchester Zero Carbon Framework 2020-38 (published February 2019) and Manchester City Council's declaration of a climate emergency in July 2019. The Framework sets the following objectives to be met by 2025:

**Table 2-3 - Summary of the Manchester Climate Change Framework (2020-2025).**

| Objective Title                                     | Summary of Objective                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Staying within our Carbon Budgets</b>            | <p>This objective seeks to ensure that Manchester plays its full part in helping to meet the Paris Agreement objectives by keeping direct CO2 emissions within a limited carbon budget, taking commensurate action on aviation CO2 emissions, and addressing our indirect / consumption-based carbon emissions.</p> <p>To emit a maximum of 15 million tonnes CO2 from our homes, workplaces, and ground transport from 2018. Manchester will reduce our direct CO2 emissions by at least 50% between 2020-25. In line with this budget Manchester will emit:</p> <ul style="list-style-type: none"> <li>• A maximum of 6.9 million tonnes during 2018-22</li> <li>• A maximum of 3.6 million tonnes during 2023-2711.</li> </ul>             |
| <b>Climate Adaption and Resilience Objective</b>    | <p>This objective seeks to ensure that Manchester adapts the city's buildings, infrastructure, and natural environment to the changing climate and to increase the climate resilience of our residents and organisations taking the following actions:</p> <ol style="list-style-type: none"> <li>1) Act on the existing evidence and research on climate change impacts and risks to target available adaptation and resilience effort and resources. This means focusing on infrastructure, communities, and businesses at risk from flooding in particular.</li> <li>2) Increase the amount of urban green infrastructure cover, aiming for a 10% increase by 2038 from 2018 levels, in line with the Greater Manchester aim20.</li> </ol> |
| <b>Health and Wellbeing</b>                         | The Health and Wellbeing objective seeks to improve the health and wellbeing of everyone in Manchester through actions that also contribute to our objectives for CO2 reduction and adaption and resilience, with particular focus on those most in need.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Inclusive, Zero Carbon and Resilient Economy</b> | This objective seeks to ensure that Manchester establishes an inclusive, zero carbon and climate resilient economy where everyone can benefit from playing an active role in decarbonising and adapting the city to the changing climate.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Headline Areas for Urgent Action</b>             | This objective concludes the above objectives and sets out areas for urgent action. The following relevant headlines for this Energy Statement are:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

| Objective Title | Summary of Objective                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                 | <p>1) Existing buildings - There are currently extremely low levels of domestic and non-domestic retrofitting taking place in the city. Addressing this requires significant new interventions. The aim being to get our existing buildings as close to zero carbon as possible by significantly increasing their energy efficiency and generating renewable energy on-site.</p> <p>New buildings - We need to ensure that we build and operated new buildings to zero carbon standards as soon as possible. In order to do this the ideal way would be through the UK Government establishing a national zero carbon definition and methodology, and for Manchester City Council to implement this standard.</p> <p>2) 100% Renewable Energy – Manchester needs to significantly increase the amount of electricity generated from solar photovoltaic (PV) panels.</p> <p>Gas – The UK is pushing to stop using Natural Gas. Either replacing systems with electric systems or biogas and/ or hydrogen.</p> <p>3) Transport and flying – Designs should encourage people to walk and/ or use public transport and/ or cycle.</p> <p>4) Food – Seasonal produce and less waste should be encouraged</p> <p>5) The things we buy and throw away – People should be encouraged to buy less, buy better, repair and recycle</p> <p>6) Green Infrastructure and nature-based solutions- Parks, gardens, woodlands, and street trees should be encouraged.</p> |

**VALIDATION REQUIREMENTS**

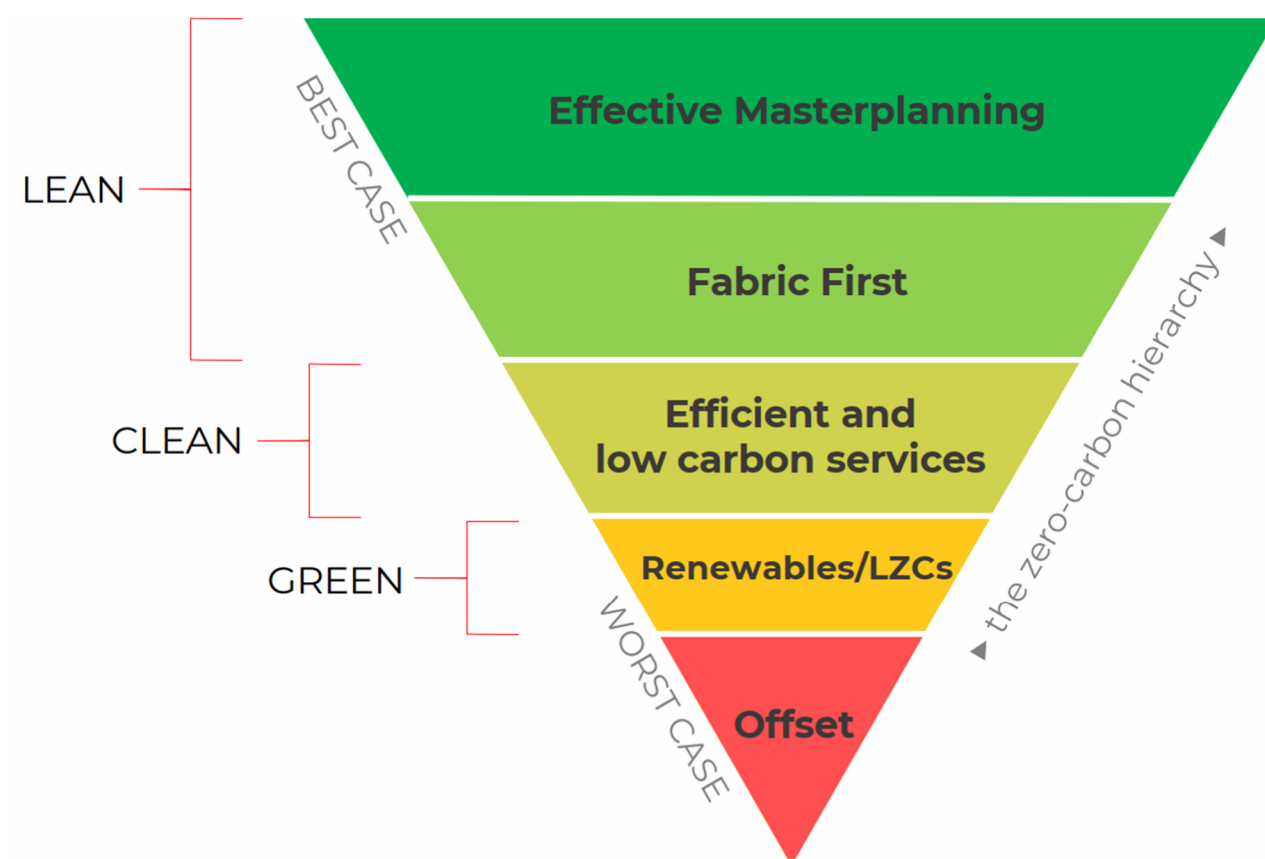
Manchester City Council’s Validation Checklist (2018) requires applications for major new development to be accompanied by an Environmental Standards Statement to address the sustainability of the development proposals and demonstrate a 20% carbon reduction.

### 3 ENERGY AND CARBON

#### ENERGY HIERARCHY APPROACH

To reduce energy consumption and promote sustainability, a comprehensive study was conducted to identify opportunities to enhance the building envelopes and services. The study applied the three-tier energy hierarchy approach—*Be Lean, Be Clean, Be Green*—to explore and implement solutions that lower carbon emissions across all levels of building design and operation. This structured approach ensures that energy efficiency is prioritised from the earliest stages of design through to the building's operation, setting the foundation for a sustainable and energy-efficient development.

Figure 3-1 - Energy hierarchy approach



#### BE LEAN

Energy demand is minimised by employing a highly efficient building fabric, with U-values exceeding regulatory standards. Insulation, low U-value windows, and air-tight construction reduce heating and cooling needs. Efficient lighting and appliances further decrease energy consumption. Passive design measures, including optimised natural ventilation and shading, reduce overheating risks while promoting year-round comfort.

#### Daisy Parametric Analysis

Parametric analysis has been conducted using WSP's DAISY tool, to assess and optimise key performance factors such as daylighting, thermal comfort, heating demand, and embodied carbon emissions. The initial analysis, provided design recommendations aimed at minimising façade embodied carbon, reducing heating energy demand, and enhancing spatial daylight autonomy. These insights will inform future design decisions and contribute to overall energy efficiency.

#### Building Fabric

The building fabric has been carefully developed to respond effectively to the environmental context, ensuring that energy consumption is minimised through passive design strategies. Special attention has been given to optimising the fabric to reduce heat loss during winter and minimise heat gains in summer, thus lowering the energy required for heating and cooling.

The building fabric will be designed to exceed the limiting fabric requirements of Part L (2021) of the Building Regulations as applicable. Being a new building, there is scope to reduce the energy consumption as far as possible through passive means.

Table 3-1 - Non-residential areas

| Building Fabric                      | Current Planned Performance               | Part L limiting fabric parameters         |
|--------------------------------------|-------------------------------------------|-------------------------------------------|
| Floor U-value (W/m <sup>2</sup> K)   | 0.15                                      | 0.18                                      |
| Roof U-value (W/m <sup>2</sup> K)    | 0.15-0.17                                 | 0.18                                      |
| Wall U-value (W/m <sup>2</sup> K)    | 0.18                                      | 0.26                                      |
| Door (W/m <sup>2</sup> K)            | 1.2-1.5                                   | 1.60                                      |
| Glazing U-value (W/m <sup>2</sup> K) | 1.2                                       | 1.60                                      |
| Glazing g-value                      | 0.4                                       | 0.48                                      |
| Air permeability                     | 3 m <sup>3</sup> /hr.m <sup>2</sup> @50pa | 8 m <sup>3</sup> /hr.m <sup>2</sup> @50pa |

Table 3-2 - Residential areas

| Building Fabric                    | Current Planned Performance | Part L limiting fabric parameters |
|------------------------------------|-----------------------------|-----------------------------------|
| Floor U-value (W/m <sup>2</sup> K) | 0.15                        | 0.18                              |
| Roof U-value (W/m <sup>2</sup> K)  | 0.15                        | 0.16                              |
| Wall U-value (W/m <sup>2</sup> K)  | 0.18                        | 0.26                              |

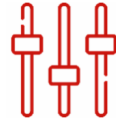
|                                                                   |                 |                 |
|-------------------------------------------------------------------|-----------------|-----------------|
| Door (W/m²K)                                                      | 1.2-1.5         | 1.60            |
| Glazing U-value (all glazing areas excluding purge vents) (W/m²K) | 0.9             | 1.60            |
| Glazing g-value                                                   | 0.40            | N/A             |
| Air permeability                                                  | 3 m³/hr.m²@50pa | 8 m³/hr.m²@50pa |

### Building Services

Implementing advanced HVAC systems, energy-efficient lighting, and smart controls is essential to reduce the building's operational energy consumption. The proposed HVAC strategy can be summarised as follows within the residential apartments:

**Table 3-3 - Building Services System Specifications**

| Building Services System                                                            |                                               | Potential Specification                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------|-----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <b>Space Heating</b>                          | The apartment heating will be provided by electric panel heaters. All heaters will be complete with 7-day timers and temperature control and fed from the consumer unit located within the utility cupboard. Within the residential bathrooms, electric towel radiators shall be provided and fitted with temperature control complete with a 7-day timer. |
|                                                                                     |                                               | Landlord heating/ cooling shall either be by VRF systems or local electric heaters.                                                                                                                                                                                                                                                                        |
|  | <b>Space Cooling (subject to overheating)</b> | "Peak Lopping" units will be integrated into the MVHR system to help reduce the risk of overheating. These units work by lowering the temperature of incoming fresh air but are not designed to provide full comfort cooling.                                                                                                                              |
|  | <b>Hot water</b>                              | Domestic hot water shall be generated within each residential apartment via dedicated Localised ASHP hot water heaters. DHW shall be produced by direct or storage electric heater with a seasonal efficiency of 3.5                                                                                                                                       |
|                                                                                     |                                               | Any common residential areas shall be provided with local electric hot water heaters.                                                                                                                                                                                                                                                                      |
|  | <b>Ventilation</b>                            | Each apartment will be provided with a Mechanical Ventilation Heat Recovery (MVHR) unit. Due to external noise constraints all the apartments have "peak lopping" to mitigate overheating. This provides free cooling via the ASHP within the Domestic Hot Water (DHW)                                                                                     |

| Building Services System                                                             |                 | Potential Specification                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                      |                 | system which avoids the use of openable windows to control overheating.<br><br>Where appropriate, MVHR systems will incorporate heat recovery systems. These transfer waste heat from the exhaust air stream to the supply air stream via a run around coil. The MVHR's will incorporate thermal wheels with a minimum heat recovery efficiency of 79%.<br><br>Landlord areas will be provided with local fans or heat recovery units as appropriate to control ventilation with low SFPs |
|   | <b>Lighting</b> | High efficiency lighting provided throughout to significantly exceed the minimum requirements of the Domestic and Non-Domestic Building Services Compliance Guides. This would include the use of LED luminaries with a minimum 110 lumens per circuit Watt. Lighting has been assumed with automatic on-off controls in offices/ reception/ toilets and lifts and stores are assumed to have lighting controls manual on- auto off.                                                      |
|  | <b>Controls</b> | A Building Management System (BMS) will be provided. This system will have the capability to operate, control, manage energy, and monitor the plant. Additional features, such as environmental quality monitoring, occupancy sensing, and wayfinding, are also under consideration.                                                                                                                                                                                                      |

### BE CLEAN

The development opts for an all-electric energy supply to avoid fossil fuel reliance. While no centralised heat network exists, efficient VRF systems and ASHP technology provide reliable and low-carbon heating and cooling solutions. Rooftop solar panels complement the energy strategy, while infrastructure for potential future connections to decentralised networks ensures adaptability.

### District Heat Networks

The Manchester Civic Quarter Heat Network (CQHN) is a £20 million system that supplies energy to several iconic Manchester buildings through a 2 km district heating system powered by a 3.3 MWe Combined Heat and Power (CHP) engine and two 12 MW gas boilers.

Given the decarbonisation of grid electricity, the use of mains gas for provision of heating is becoming less favourable from a sustainability perspective, as well as for air quality. Furthermore, as the grid decarbonises and electricity is utilised for heat generation the relative impact of in-use energy consumption upon whole life carbon decreases.

As the construction of heat networks is a carbon intensive process, it is not favourable from a whole life carbon perspective as well as an energy use perspective to utilise such an approach.

Decentralised solutions with the decreased infrastructure requirement and lower embodied carbon may be more environmentally sound.

Furthermore, the current network is not planned to come as far as the Mayfield Phase 1B development and currently over a mile away from the proposed development.

It is therefore not considered viable to connect into the local district heat network and in the following steps a 0% reduction is shown.

## BE GREEN

The "Be Green" strategy involves the use of low or zero carbon (LZC) technologies to generate energy on-site or off-site, thereby reducing reliance on fossil fuels and lowering carbon emissions. This final tier of the energy hierarchy supports the overall sustainability of the development by integrating renewable energy sources.

In accordance with the project potential requirements and feasibility, a number of LZC technologies have been evaluated and the conclusions have been presented.

**Table 3-4 - Preliminary Appraisal of Low or Zero Carbon Technologies.**

| Technology                                                                          |                        | Feasibility comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |          |
|-------------------------------------------------------------------------------------|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
|   | <b>Wind Power</b>      | The Proposed Development is located within an urban environment with near-by buildings providing turbulent wind conditions unsuitable for wind power generation. In addition, it is not considered appropriate in townscape, architectural and aviation safeguarding terms to provide wind turbines on top of buildings.<br><br><b>Wind power is not considered feasible for the Proposed Development.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <b>X</b> |
|  | <b>Biomass Heating</b> | Biomass heating has embodied environmental impacts from transport and fuel combustion which makes it less desirable in Air Quality Management Areas (AQMA's), such as where the Site of the Proposed Development is located. The AEA Energy & Environment assessment indicates that potentially increasing the contribution from small-scale wood fuelled biomass combustion may lead to a substantial increase in nitrogen dioxide and particulate matter concentrations. Further to this, solid biomass relies on a reliable fuel supply which must be delivered and stored on site. The Site therefore requires good access routes and space for fuel storage and plant, which could not feasibly be incorporated within the Proposed Development. It also has relatively high maintenance requirements and fuel costs.<br><br><b>Biomass heating is not considered feasible for the Proposed Development.</b> | <b>X</b> |

| Technology                                                                            |                                       | Feasibility comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |          |
|---------------------------------------------------------------------------------------|---------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
|    | <b>Air Source Heat Pump (ASHP)</b>    | Heat pumps constitute the preferred solution to provide both heating and cooling to building which are aspiring to be net-zero. This is because of to their comparative high efficiency, low-carbon and zero on-site emission and potential to share/recover energy from the system. Air source heat pumps can typically achieve the equivalent of 250-400% efficiency during normal operating conditions. Furthermore, the combination of ASHP together with other forms of local energy generation system is proved efficient in reducing the operational costs and related carbon emissions.<br><br><b>ASHPs are considered to be a viable option for the proposed site.</b> | <b>✓</b> |
|   | <b>Ground Source Heat Pump (GSHP)</b> | Ground source heating and/or cooling may be incorporated to make use of the thermal storage and ground temperature to provide heating and/or cooling to a building. Ground source heating is an effective renewable energy source when used to provide space heating via low grade heating system such as underfloor heating. However, as there is insufficient space for the heating coils or bore holes required.<br><br><b>GSHPs are not considered feasible for the Proposed Development.</b>                                                                                                                                                                               | <b>X</b> |
|  | <b>Water Source Heat Pump</b>         | Bodies of water can be used to extract or reject heat as long as there is an adequate water flow. WSHPs have a significantly higher coefficient of performance (COP) than ASHPs due to the higher temperature of the heat source which is constant throughout the year. However, due to the lack of nearby water sources, WSHPs are not proposed for the primary loop in the Proposed Development.<br><br><b>WSHPs are not considered feasible for the Proposed Development.</b>                                                                                                                                                                                                | <b>X</b> |
|  | <b>Photovoltaics (PV)</b>             | Although PV systems are technically feasible for this project, they are not currently included in the design due to cost considerations.<br><br><b>The viability of PVs will continue to be explored as the design progresses.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>?</b> |

| Technology                                                                        |                                                 | Feasibility comment                                                                                                                                                                                                                                                                                                                                                                                                                                                |   |
|-----------------------------------------------------------------------------------|-------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
|  | <b>Solar Thermal Collectors (Water Heating)</b> | <p>Solar thermal hot water (STHW) generation involves capturing solar radiant heat to preheat or heat domestic hot water. Correctly located and orientated, solar thermal systems can meet a proportion of a building's domestic hot water dependent on the expected demand profile and available space for locating STHW panels.</p> <p><b>Due to the limited amount of available roof space, a STHW system is not proposed for the Proposed Development.</b></p> | X |
|                                                                                   |                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |   |

source heat pumps (ASHPs) for residential domestic hot water and cooling as well as non-residential area, whilst utilising a fully electric strategy to reduce carbon emissions.

Compliance with Part L 2021, which delivers a 27% improvement over Part L 2010, surpasses Policy EN 6's requirement for a 15% uplift on Part L 2010. The proposed development goes beyond this benchmark, achieving a 71% reduction in site-wide carbon emissions relative to the Part L 2021 baseline.

This performance highlights the project's commitment to sustainability and its ability to exceed both regulatory expectations and policy requirements.

See the Energy Statement [0199-MAY-WSP-K0X-XX-RP-YE-500101] for further details.

## RESULTS: CARBON EMISSIONS

The preliminary energy modelling results confirm that all apartments are compliant with SAP 10.2 requirements. All residential apartments achieve an EPC rating of B.

All non-residential areas meet the Part L 2021 requirements using BRUKL calculations.

### SITEWIDE

The project achieves a total sitewide reduction in regulated carbon emissions of 71%.

Retail units have not been considered within this as are subject to their own assessment during fit out.

**Table 3-5 - Carbon Emissions – Site Wide**

|                  |                    | Regulated Emissions (Tonnes CO <sub>2</sub> per annum) | % Reduction in regulated carbon emissions |
|------------------|--------------------|--------------------------------------------------------|-------------------------------------------|
| Sitewide Results | Baseline emissions | 808.8                                                  | -                                         |
|                  | Be Lean            | 770.9                                                  | 5%                                        |
|                  | Be Clean           | 770.9                                                  | 0%                                        |
|                  | Be Green           | 238.5                                                  | 66%                                       |
| Total Savings    |                    | 570.3                                                  | 71%                                       |

## RESULTS SUMMARY

The Proposed Development aligns with the required policies, including National and Local Planning Policy and the Building Regulations Part L.

A fabric-first approach has been prioritised during design development, ensuring that the building fabric responds effectively to its environment. This approach minimises energy consumption through passive measures, which are further supported by the integration of highly efficient heating systems, such as air

## 4 WATER AND FLOOD RISK

### SUSTAINABLE DRAINAGE SYSTEMS (SUDS)

The project's sustainable drainage strategy incorporates permeable paving, blue roofs, cascading rain gardens, and sub-catchment-based underground attenuation systems. Designed in alignment with CIRIA C753 guidelines, the SuDS approach integrates seamlessly with Mayfield Park's existing drainage infrastructure. By mimicking natural hydrological processes, these features minimise flood risks, improve water quality, enhance biodiversity, and deliver climate resilience while providing ecological and aesthetic benefits for the community.

See the Flood Risk Assessment and Drainage Strategy and Water Resources and Flood Risk EIA Chapter for further details.

### SURFACE WATER RUN-OFF

Surface water run-off is managed to greenfield rates using SuDS components, including blue roofs, rain gardens, and permeable paving. These elements work together to attenuate run-off close to its source, distribute storage across the site, and discharge excess water into the River Medlock in line with the National Planning Policy Framework drainage hierarchy. This strategy reduces strain on the local drainage network, protects downstream water bodies, and aligns with best practices for sustainable urban drainage.

See the Flood Risk Assessment and Drainage Strategy and Water Resources and Flood Risk EIA Chapter for further details.

### FLOOD RISK MITIGATION

The nearest watercourse is the River Medlock, approximately 20-60 metres to the north of the EIA Site. The Flood Zone mapping produced by the EA shows that the majority of the Proposed Development area lies within Flood Zone 1, however, the northwest side of the EIA Site falls within Flood Zone 2 and Flood Zone 3. Finished floor levels are designed to sit above the 1-in-100-year flood level, with a 45% climate change allowance. SuDS features such as blue roofs, permeable paving, and detention basins manage surface water run-off effectively, reducing risks of localised flooding. These measures integrate with the site-wide flood risk management plan and ensure long-term resilience to extreme weather events.

See the Flood Risk Assessment and Drainage Strategy and Water Resources and Flood Risk EIA Chapter for further details.

### WATER POLLUTION

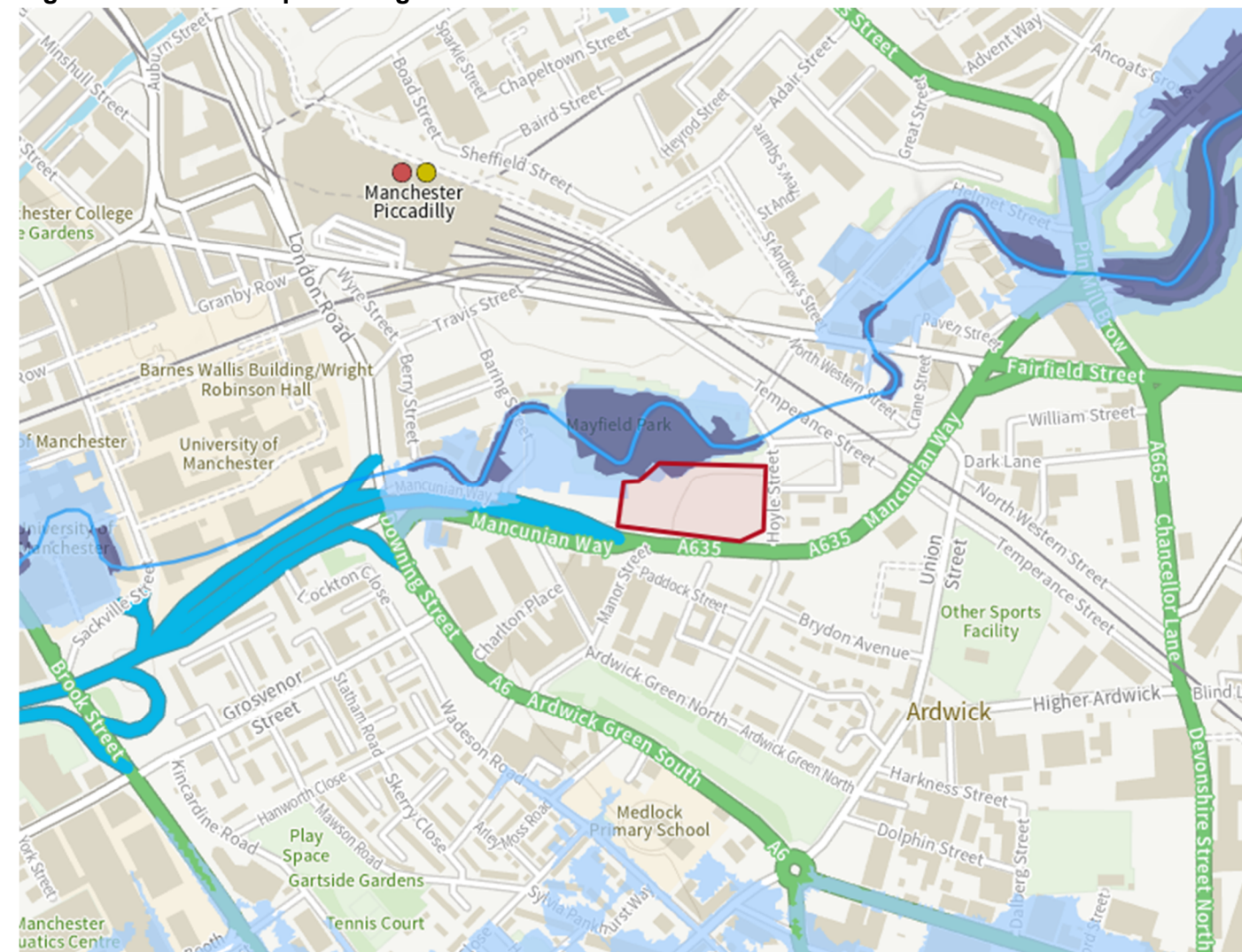
The drainage strategy utilises rain gardens, permeable pavements, and sediment filtration layers to intercept and treat pollutants, including suspended solids, metals, and hydrocarbons, in surface water run-off. Treatment trains are tailored to the pollution hazard levels of each sub-catchment, ensuring compliance with CIRIA C753 standards. During construction, sediment control measures will prevent contamination of nearby water bodies, while long-term SuDS maintenance safeguards water quality throughout the site.

See the Flood Risk Assessment and Drainage Strategy and Water Resources and Flood Risk EIA Chapter for further details.

## WATER CONSUMPTION

Water efficiency measures include low-flow fixtures and fittings targeting a consumption rate of 110 litres per person per day. Landscaping incorporates drought-resistant plant species, reducing irrigation demand. These strategies collectively support efficient water use during construction and operation, ensuring sustainable water management across the development.

**Figure 4-1 - Flood map showing the flood zone**



## 5 TRANSPORT

### PUBLIC TRANSPORT

The site's proximity to Manchester Piccadilly Station supports sustainable travel for residents and visitors. Access to rail, tram and bus networks, combined with pedestrian-friendly pathways, encourages shifts from car use to public transport, reducing emissions and promoting accessibility.

Nearby public transport nodes include:

#### Bus

- Mancunian Way Bus Stop – 350m walk
- Manchester Piccadilly Bus Stop A – 450m walk
- London Road (near Travis Street) Bus Stop – 600m walk
- Sheffield Street Bus Stop – 600m walk
- Manchester Piccadilly Bus Stop C – 650m walk

#### Train

- Manchester Piccadilly Station – 400m walk

#### Tram

- Manchester Piccadilly Station – 400m walk

See the Transport Assessment, Travel Plan Framework, and Traffic and Transport EIA Chapter for further details.

### WALKING AND CYCLING

The design prioritises active travel, featuring landscaped pedestrian routes that connect to Mayfield Park and the wider city network. Secure cycle storage facilities encourage cycling as a primary mode of transport. Public pathways integrate seamlessly with Mayfield Park's infrastructure, promoting walkability and active lifestyles.

The residential cycle stores are accessible via the Estate Road and are located on the upper ground and mezzanine levels of Plots J and K. In Plot J, the cycle store is accessed externally with a platform lift to the mezzanine level. In Plot K, cycle stores can be accessed externally and via the main entrance and internal streets. A platform lift is proposed to link the two levels, and access from the cycle stores connects directly to the residential cores.

Short-stay cycle spaces are provided throughout the landscape and can be accessed from the Southern Walkway and Estate Road. The allocation of spaces is as follows:

- 21 spaces for Plot K (20 Sheffield stands and 1 accessible space)
- 21 spaces for Plot J (20 Sheffield stands and 1 accessible space)

For further details, please refer to the Design and Access Statement.

### ELECTRIC VEHICLE INFRASTRUCTURE

The development integrates electric vehicle (EV) charging infrastructure, aligning with Manchester's commitment to low-carbon travel.

All parking spaces are equipped with EV charging points, complying with current accessibility standards. This provision supports the transition to cleaner transport modes and reduces emissions from private vehicles.

The site's design includes future-proofing for increased EV uptake, ensuring adaptability to evolving energy demands. The integration of charging stations within accessible parking bays supports inclusive and sustainable mobility, enhancing the development's environmental and social benefits.

For further details, please refer to the Design and Access Statement.

## 6 BIODIVERSITY AND LAND USE

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### BIODIVERSITY NET GAIN

The project achieves 123.48% biodiversity net gain through diverse planting schemes, including herbaceous plants, ornamental grasses, and semi-mature trees. Rain gardens support pollinators and enhance local ecosystems, creating links to nearby green spaces like Mayfield Park. Habitat creation is supported by soil depth optimisation and rain garden aggregate layers, ensuring resilience and ecological sustainability. These measures demonstrate a commitment to enhancing the urban natural environment.

See the Ecology ES Chapter Assessment and BREEAM Ecology with BNG Technical Note for further details.

### GREEN SPACE INTEGRATION

The development seamlessly integrates green spaces, connecting with Mayfield Park to provide ecological continuity and recreational opportunities. Landscaped pedestrian routes, tree-lined walkways, and public seating enhance usability and accessibility. Rain gardens and planting schemes contribute to both biodiversity and urban cooling, ensuring the green infrastructure serves multiple functions. The design prioritises public interaction while maintaining environmental and aesthetic value, creating a vibrant and sustainable urban realm.

A diverse mix of planting tailored to various microclimates creates a rich tapestry of habitats across the site. This includes trees, shrubs, herbaceous perennials, ornamental grasses, and wildflower meadows, combining native and non-native species to enhance biodiversity.

See the Ecology ES Chapter Assessment and BREEAM Ecology with BNG Technical Note for further details.

### LONG-TERM MANAGEMENT

Mayfield has an existing over-arching Landscape and Ecological Management Plan (LEMP) already in place following the completion of Mayfield Park which will cover aspects of Phase 1b. In addition the site is subject to a 30 year Habitat Management and Monitoring Plan (HMMP) to accompany the proposals set out under BNG. This is required as part of a legal agreement to ensure habitats are created, enhanced and managed to achieve a net gain in the long term.

See the Ecology ES Chapter Assessment and BREEAM Ecology with BNG Technical Note for further details.

### LAND USE

The project repurposes a brownfield site, minimising the impact on greenfield areas and reducing land use pressures. By incorporating sustainable urban design and addressing existing challenges, such as flood risk and air quality, the development maximises the potential of its urban location. The integration of residential, commercial, and public spaces ensures efficient land use, promoting community accessibility and ecological balance. This approach supports sustainable urban regeneration and aligns with Manchester's development goals.

For further details, please refer to the Design and Access Statement.

## CONTAMINATION

The site has undergone a contamination assessment to address historical industrial use. Mitigation measures, implemented as part of the Remediation Method Statement and the contractor's Construction and Environment Management Plan will ensure appropriate design and construction during development. These efforts ensure a safe environment for future residents while aligning with regulatory standards and sustainable development goals.

See the Ground Conditions ES Chapter and Civic Remediation Method Statement for further details.

## 7 CONSTRUCTION, MATERIALS AND RESOURCE MANAGEMENT

### EMBODIED CARBON

The project targets low embodied carbon through material efficiency and reclaimed elements, such as steel from previous structures. Life-cycle assessments guide material selection, prioritising those with lower carbon footprints. Local sourcing reduces transportation emissions, and renewable energy systems further mitigate carbon impacts, aligning with Manchester's carbon reduction targets. Key measures include:

- Workshops with project engineers to reduce embodied carbon.
- Studies and WLC assessments to guide design actions.
- Prioritising low carbon and recycled materials.
- Ensuring structural elements are efficient and highly utilised.

### CIRCULAR ECONOMY

The Proposed Development has embedded circular economy principles to ensure sustainability and resource efficiency throughout the building's lifecycle. These include:

- **Reuse of Existing Materials:** Utilises previously occupied land and reclaimed materials to minimise new construction needs.
- **Multi-Use Spaces:** Areas like the glasshouse designed for various functions to maximise space utilisation.
- **Durability and Maintenance:** Prioritises durable materials and standardised layouts for longevity and easy maintenance.
- **Accessibility:** Features exposed soffits and accessible panels for easy access to MEP equipment, reducing emissions and simplifying upgrades.
- **Versatility:** Incorporates unobstructed residential layouts and modular utility pods for flexible space use.
- **Adaptable:** Ventilation systems designed to accommodate future needs and climatic changes.
- **Optimised Structural Design:** Prioritises residential use, balancing structural adaptability with upfront carbon.
- **Refurbishment Potential:** Uses durable façade elements and demountable lower floors to enhance refurbishment potential and future reuse.
- **Standardisation:** Standardises structural elements and window types to enhance efficiency and facilitate future reuse.

### CONSTRUCTION SITE ENVIRONMENTAL MANAGEMENT

A comprehensive Construction Environmental Management Plan (CEMP), aligned with the appointed Principal Contractor's Environmental Management System, will be developed to address and monitor:

- Compliance with relevant environmental legislation.
- Pollution prevention measures for air, water, and soil.
- Management of nuisance, including noise, vibration, dust emissions, and light pollution.
- Public relations strategies to communicate effectively with the local community.

### CONSTRUCTION WASTE MANAGEMENT

A formal waste management plan ensures segregation and recycling of demolition waste, supporting Greater Manchester's waste hierarchy. These measures reduce landfill use and promote resource efficiency, contributing to the project's sustainability goals.

The project aligns with the Greater Manchester Joint Waste Development Plan by integrating sustainable waste transport methods and minimising construction waste. On-site measures include material reuse, recycling facilities, and efficient logistics to reduce environmental impacts. The development complies with the waste hierarchy principles, prioritising prevention, reuse, and recycling over disposal, ensuring alignment with regional sustainability objectives.

In line with the Site Waste Management Plan Regulations (2008), a detailed Site Waste Management Plan (SWMP) will be prepared and agreed upon with Manchester City Council. The plan will establish targets for waste minimisation, landfill diversion, and recycling. Aiming for a recycling rate of 90%, the SWMP will include:

- Waste segregation for effective recycling at transfer stations.
- Reduction or elimination of packaging waste, particularly plastics.
- Use of the WRAP template to record waste volumes and tonnage, highlighting methods to reduce waste.
- Early engagement with the contractor's supply chain to identify waste reduction opportunities during procurement and pre-construction stages.

See the Waste Management and Servicing Strategy and Construction Management Plan for further details.

### OPERATIONAL WASTE

The design includes dedicated waste storage and recycling facilities for effective waste management. Residential and commercial spaces have clear waste segregation systems to encourage recycling.

Residential Waste:

- Refuse chutes for convenient disposal.
- Dedicated storage for bulky items.
- Refuse rooms meet MCC volume requirements with additional bins for continuous management.

Commercial Waste:

- Managed separately with dedicated refuse stores.
- Waste streams include recycling, food waste, and residual waste in specific bin sizes (1100L for recycling and residual waste, 240L for food waste).

Public Spaces:

- Accessible bins to maintain cleanliness and support sustainable disposal.

These provisions ensure efficient, sustainable, and compliant waste management, aligning with the development's sustainability principles. See the Operational Waste Management Strategy for further details.

## 8 HEALTH, WELLBEING AND PLACE-MAKING

### LOCAL CHARACTER

The development embraces Manchester's industrial heritage by incorporating reclaimed materials and design elements that align with Mayfield Park's character. Gabion walls, green infrastructure, and concrete finishes contribute to a locally inspired and cohesive aesthetic, enriching the urban fabric.

The public realm draws on the natural beauty of the Peak District, featuring a winding rock garden inspired by the region's boulders and gradients. Landscaping reflects the high-quality materiality and detailing of Mayfield Park, ensuring continuity and local relevance.

See the Design and Access Statement for further details.

### PUBLIC REALM

Public realm improvements include landscaped seating areas, rain gardens, and pedestrian routes. These spaces connect with Mayfield Park, offering recreational and ecological value. Carefully selected materials and finishes provide durability and visual appeal, creating a welcoming and vibrant environment. The public realm will be maintained by the estate team and a maintenance plan will be prepared.

The proposed landscape extends Mayfield Park, continuing its design language, materials, furniture, and planting into the southern areas to create a cohesive, expanded park. Sustainable elements such as rain gardens, permeable paving, and repurposed depot structures reinforce the sustainability of Phase 1B, building on the principles established in Mayfield Park.

The railway depot structure is repurposed in line with Mayfield's principles of reusing artefacts within the park. This reused structure will serve as a central arrival sculpture, symbolising gathering and marking the entrance to the development from the Estate Road.

Recreation needs are met through spill out spaces, winding paths, courtyards and podium gardens encouraging active engagement, informal play and accessibility and usability for various activities. Ecologically, the planting responds to microclimates, enhancing biodiversity through varying planting characters that include a mix of trees, shrubs, herbaceous perennials, wildflowers etc. The whole public realm has aesthetic value through the use of viewing corridors for pedestrians to pause the look towards Mayfield Park, whilst including materials that tie into the wider Mayfield network.

The design has been developed with input from an inclusive design consultant to address the needs of all user groups. It meets accessibility standards through features such as sloped access, seating placed at regular intervals (every 50m), and accessible cycle parking bays. Connectivity is enhanced by sloped paths, steps, and pavements that link Mayfield Park with the Mancunian Way.

To manage water and reduce flood risk, the public realm incorporates blue roofs, rain gardens, and permeable paving. Sustainable design principles and inclusive features ensure the space is resilient, accessible, and connected to its surroundings.

See the Public Realm Strategy and Landscape Plans for further details.

### LOCAL AMMENITIES

Residents benefit from proximity to Mayfield Park, providing green space and recreational opportunities. The location offers access to cultural venues, retail spaces, and transport links, ensuring convenience and reducing the need for private vehicle use.

### ADAPTATION TO CLIMATE CHANGE

Climate change risks to the Proposed Development have been identified using the C40 Cities Climate Change Risk Assessment Guidance. Mitigation measures have been identified for risks where required, and an adaptive management approach has been recommended.

Adaptation and mitigation measures include sustainable drainage systems, drought-resistant landscaping, and energy-efficient building designs to reduce overheating risks. Tree planting and green roofs mitigate urban heat island effects, ensuring resilience to climate change impacts while enhancing biodiversity.

The proposed development will be built in line with current building regulations, and is therefore expected to be capable of withstanding severe wind and storm conditions.

An overheating analysis has been undertaken for the residential units, aligning with Approved Document Part O and CIBSE TM59 requirements. Parametric analysis informed the design, optimising massing to reduce embodied carbon while managing overheating risks. Passive cooling strategies, including optimised orientation, window design, and shading from surrounding buildings, have been incorporated to minimise reliance on mechanical cooling. Dynamic thermal modelling using IES VE 2022 confirms compliance with TM59 criteria for both daytime and nighttime comfort in all assessed units.

Active measures, such as MVHR systems with "peak lopping" free-cooling units, provide fresh air without requiring open windows in noise-sensitive areas, ensuring compliance with CIBSE TM52/TM59 and Part O. These strategies collectively enhance occupant comfort while maintaining resilience to future climate conditions.

See the Climate Change and GHG Emissions ES Chapter and Ventilation Strategy for further details.

### SAFETY AND SECURITY

The design incorporates a range of safety and security measures to promote a secure, accessible, and user-friendly environment. Key features include:

- **Clear Sightlines:** Thoughtful placement of structures and landscaping elements ensures clear sightlines across public areas, allowing for natural surveillance and reducing areas that could be secluded or prone to anti-social behaviour.
- **Well-Lit Pathways:** Pathways are designed with appropriate lighting to enhance visibility and promote a sense of safety, particularly during evening hours. Lighting is carefully positioned to avoid dark spots and shadows while enhancing pedestrian comfort and security.
- **Secure Cycle Storage:** Safe and accessible cycle storage facilities are integrated into the design, providing a secure location for users to store their bikes.
- **Public Spaces:** Common areas and other shared spaces are designed with seating, greenery, and durable finishes that invite social interaction while remaining easy to maintain and resilient to wear.
- **Durable Finishes:** The use of materials that are robust and long-lasting, yet aesthetically pleasing, ensures that the space remains well-maintained and resistant to wear over time.

- **Secured by Design:** Compliance with the “Secured by Design” principles is embedded within the design strategy, focusing on crime prevention through environmental design. This includes measures such as reinforced doors, anti-vandal features, secure entry points, and perimeter fencing that are designed to deter criminal activity while promoting community cohesion.

See the Design and Access Statement for further details.

## AIR QUALITY

The site is located within the Greater Manchester AQMA, where Manchester City Council (MCC) monitors air quality using continuous monitors and passive diffusion tubes. Data indicates that NO2 concentrations from nearby roadside locations are likely to exceed the annual mean NO2 objective.

As such, the project takes a comprehensive approach to managing air quality by incorporating several key measures aimed at minimising the impact of traffic emissions and promoting cleaner air. Sealed façades and mechanical ventilation systems are integrated into areas of the development that are most exposed to traffic-related pollution, such as those facing major roads. These measures will help prevent the infiltration of pollutants, ensuring that indoor air quality remains safe and comfortable for residents and occupants.

In addition, the development supports the transition to cleaner forms of transport by including electric vehicle (EV) charging infrastructure, which encourages the use of low-emission vehicles. This not only reduces the overall environmental impact of the site but also contributes to improving air quality in the surrounding area. The project is designed with easy access to public transport, providing residents and users with viable alternatives to private car usage. This reduces the reliance on polluting vehicles, helping to alleviate traffic congestion and lower emissions, ultimately supporting the broader objective of cleaner air for the local community.

See the Air Quality ES Chapter for further details.

## NOISE POLLUTION

An environmental noise survey was conducted to assess background sound levels and the potential influence of amplified music from nearby venues, in line with Manchester City Council's (MCC) Planning & Noise Technical Guidance (October 2022). The façade sound insulation is being carefully designed to mitigate noise break-in, particularly from low-frequency sounds generated by local entertainment venues such as Mayfield Depot and Freight Island. A detailed noise assessment will follow to set acceptable limits for building services. The design incorporates robust soundproofing measures to minimise noise transfer between residential and commercial spaces, with a focus on low-frequency sound control to maintain comfort and reduce disturbances within the mixed-use development.

See the Noise and Vibration ES Chapter for further details.

## LIGHT IMPACTS

Lighting is designed to minimise spill into surrounding areas, reducing light pollution and ensuring comfort for nearby residents. Low-intensity, directional lighting enhances safety while protecting biodiversity by avoiding disruption to nocturnal species.

## CERTIFICATIONS

The project is committed to achieving Home Quality Mark (HQM) certification, with a targeted minimum rating of 3 stars. HQM is a robust and comprehensive standard that measures the quality of new homes across a range of sustainability and performance criteria, including design, energy efficiency, health and well-being, and environmental impact. By aiming for HQM certification, the project underscores its commitment to delivering high-quality homes that not only meet the needs of residents but also promote long-term sustainability.

See the HQM Pre-Assessment for further details.

## 9 SUMMARY OF POLICY RESPONSES

This document has set out the specific measures and strategies that Mayfield 1B will apply and how these meet and exceed Manchester Council's requirements detailed in the Manchester Core Strategy (2021-2027) and Places for Everyone Joint Development Plan (2022-2039).

WSP have compiled and led this document with input from the wider design team. The only section directly authored by WSP is the Energy and Carbon section. The other sections are summaries from various EIA chapters and other planning reports from other companies, which are signposted within the report.

The table below summarises how the measures described meet and exceed the key policy areas in the local plan.

**Table 9-1 - Design Response to Sustainability Related Policies**

| Policy                             | Design Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>National Planning Policy</b>    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Building Regulations Part L</b> | The development meets or exceeds the requirements of Building Regulations Part L (2021) by integrating high-performance building fabric and air-tightness measures. U-values for floors, walls, roofs, and glazing surpass the notional values, minimising heat loss and optimising energy efficiency. Enhanced thermal bridging details reduce unnecessary energy loss, while the project targets an EPC rating of B or higher. This ensures compliance with regulations and maximises operational energy performance.                            |
| <b>Building Regulations Part O</b> | The design applies parametric analysis to optimise massing, reduce embodied carbon, and manage overheating risks. Passive cooling strategies, such as shading devices and optimised window placement, reduce overheating risks. Complementary active solutions, like MVHR systems with "peak lopping" cooling units, provide fresh air without the need to open windows in noise-sensitive areas. These features meet CIBSE TM52/TM59 overheating standards and ensure compliance with Part O, maintaining occupant comfort in a changing climate. |
| <b>Local Planning Policy</b>       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Policy CC 5 Transport</b>       | The site's location just 400m from Manchester Piccadilly Station ensures direct access to rail, tram, and bus networks, reducing reliance on private vehicles. Key pedestrian connections, including a landscaped route between Plots J and K and Mayfield Park, prioritise walkability. Traffic-calming measures, integrated seating, and wayfinding enhance safety and accessibility for pedestrians. The proximity to Mayfield Park supports seamless access to green spaces, encouraging active lifestyles and improving overall connectivity. |

|                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Policy T1 Sustainable Transport</b>                                                         | Active and public transport are prioritised through infrastructure supporting low-carbon travel. Secure cycle storage for residents and visitors encourages cycling, while pathways are designed for safety and integration with the surrounding cityscape. The adjacent Mayfield Park provides links to wider walking networks, promoting sustainable mobility. Traffic-calming features, such as shared surfaces and restricted car access, reduce vehicle dominance and improve the pedestrian experience.                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Policy EN 4 Reducing CO2 emissions by enabling low and zero Carbon Development</b>          | The project aligns with the energy hierarchy approach: <i>Be Lean, Be Clean, Be Green</i> . The project incorporates passive design strategies, including high-performance insulation and airtight building envelopes, which minimise heating and cooling demands. The design achieves U-values better than Part L (2021) requirements, ensuring significant operational CO <sub>2</sub> reductions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Policy EN 6 Target Framework for CO2 reductions from low or zero carbon energy supplies</b> | Compliance with Part L 2021, which delivers a 27% improvement over Part L 2010, surpasses Policy EN 6's requirement for a 15% uplift on Part L 2010. The proposed development goes beyond this benchmark, achieving an impressive 71% reduction in site-wide carbon emissions relative to the Part L 2021 baseline. This performance highlights the project's commitment to sustainability and its ability to exceed both regulatory expectations and policy requirements. This achievement has been realised through a fabric-first approach during design development, ensuring that the building fabric responds effectively to its environment. This approach minimises energy consumption through passive measures, which are further supported by the integration of highly efficient heating systems, such as air source heat pumps (ASHPs), to reduce carbon emissions. See the Energy Strategy for details. |
| <b>Policy EN7 Energy Infrastructure opportunities</b>                                          | While connection to the Civic Quarter Heat Network is impractical due to location and embodied carbon considerations, the site incorporates decentralised energy solutions. These systems provide efficient, low-carbon energy generation and heating. Smart controls and a Building Management System (BMS) further enhance operational energy management, ensuring adaptability to future low-carbon technologies.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Policy EN 8 Adaptation to Climate Change</b>                                                | SuDS features, including rain gardens and permeable paving, manage surface water and mitigate flood risks. Green roofs reduce urban heat island effects, while semi-mature tree planting improves shading and cooling. The plots have used parametric design to optimise between thermal comfort, daylighting and carbon. CIBSE TM52 and TM59 overheating studies have been conducted to confirm that the buildings meet the thermal comfort criteria. These measures align with Mayfield Park's broader flood and drainage strategy, demonstrating resilience to climate change.                                                                                                                                                                                                                                                                                                                                    |
| <b>Policy EN 9 Green Infrastructure</b>                                                        | The development integrates green infrastructure through tree-lined pedestrian pathways, landscaped public spaces, and rain gardens. Connections to Mayfield Park enhance ecological networks and                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

|                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                  | recreational opportunities. Planting schemes incorporate herbaceous species and pollinator-friendly vegetation to support biodiversity, while carefully selected materials and finishes create a cohesive urban aesthetic. The public realm will be maintained by the estate team and a maintenance plan will be prepared.                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Policy EN 14<br/>Flood Risk</b>                               | The project mitigates flood risks by elevating floor levels above the 1-in-100-year flood level, accounting for climate change projections. SuDS features, such as permeable paving and underground attenuation tanks, manage surface water run-off effectively. These measures ensure compliance with flood risk policies while safeguarding residential and public spaces from potential flooding.                                                                                                                                                                                                                                                                                                                                         |
| <b>Policy EN 15<br/>Biodiversity and Geological Conservation</b> | The project achieves biodiversity net gain by integrating dense planting schemes, rain gardens, and habitat creation features. Semi-mature trees support diverse ecosystems. Impacts on biodiversity are mitigated through compensation measures, while geological features are preserved wherever possible.                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Policy EN 1<br/>Air Quality</b>                               | The project adopts a proactive approach to air quality management, incorporating sealed façades and MVHR systems to protect occupants from road traffic emissions. These systems are enhanced with "peak lopping" units to ensure indoor air quality remains unaffected by external pollutants. Green infrastructure, such as semi-mature tree planting and landscaped public spaces, filters airborne particles, improving the surrounding air quality. Dust suppression measures during construction, such as water sprays and coverings for materials, minimise on-site emissions. Additionally, EV charging infrastructure supports the transition to low-emission transport, reducing long-term air pollution impacts from vehicle use. |
| <b>Policy EN 17<br/>Water Quality</b>                            | The surface water management strategy utilises SuDS, including permeable paving, attenuation tanks, and rain gardens, to manage run-off and direct it to the de-culverted River Medlock. These features reduce pollutants and improve water quality by filtering run-off through vegetative layers. During construction, pollution control measures, such as sediment traps and spill prevention protocols, safeguard water bodies from contamination. Additionally, landscaped drainage systems enhance ecological balance, supporting both water quality and biodiversity across the site.                                                                                                                                                 |
| <b>Policy EN 19<br/>Waste</b>                                    | Circular economy principles guide the project's waste strategy, reusing materials like reclaimed steel from Mayfield Depot. A formal waste management plan aligns with the Greater Manchester Joint Waste Development Plan, ensuring minimal construction waste and efficient resource use.                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Policy DM 1</b>                                               | The development integrates with its urban context, incorporating sustainable design features such as energy-efficient systems, noise                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

|                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Development Management</b>                                | mitigation measures, and landscaped green spaces. Careful consideration is given to air quality, with sealed façades and green infrastructure minimising pollution exposure. Light pollution is managed through directional lighting, while traffic impacts are reduced by prioritising pedestrian and cycling infrastructure. Safety and accessibility are enhanced through well-lit pathways, clear wayfinding, and secure cycle storage, ensuring a welcoming and functional environment for all users. |
| <b>Policy JP-S1<br/>Sustainable Development</b>              | The project maximises resource efficiency through sustainable materials, reduced embodied carbon, and circular economy principles. It repurposes brownfield land and integrates remediation measures to address contamination, ensuring minimal environmental impact and long-term adaptability.                                                                                                                                                                                                           |
| <b>Policy JP-S2<br/>Carbon and Energy</b>                    | The project aims for low carbon emissions through energy-efficient systems and lifecycle carbon assessments. An energy statement demonstrates compliance with Manchester's net-zero goals, ensuring sustainability across design, construction, and operation.                                                                                                                                                                                                                                             |
| <b>Policy JP-S3<br/>Heat and Energy Network</b>              | The site employs decentralised energy solutions, such as ASHPs and VRF systems, ensuring efficient and low-carbon energy provision.                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Policy JP-S4<br/>Flood Risk and the Water Environment</b> | Water-saving fixtures and fittings are incorporated throughout the development, targeting minimum consumption levels of 110 litres per person per day. Landscaping uses drought-resistant plants to reduce irrigation demands. SuDS features, including rain gardens and permeable paving, achieve greenfield run-off rates and reduce flood risks. Landscaping and drainage measures protect the River Medlock and surrounding areas, maintaining ecological balance and water conservation.              |
| <b>Policy JP-S5<br/>Clean Air</b>                            | The development prioritises walkable spaces, EV charging infrastructure, and mechanical ventilation to reduce air pollution impacts. Green infrastructure supports air quality improvement, while dust control measures ensure minimal construction-phase emissions.                                                                                                                                                                                                                                       |
| <b>Policy JP-S6<br/>Resource Efficiency</b>                  | The project embeds circular economy strategies to maximise material efficiency and minimise waste. Reclaimed steel from Mayfield Depot is reused, and construction processes are designed to minimise waste generation. On-site waste segregation and recycling further reduce landfill dependency, aligning with sustainable design principles.                                                                                                                                                           |
| <b>Policy JP-G1<br/>Landscape Character</b>                  | The landscape design respects and enhances local character by integrating reclaimed materials, rain gardens, and walkways, reflecting the aesthetic and ecological principles of Mayfield Park. Polished concrete finishes and soft landscaping contribute to a cohesive and visually appealing urban realm that harmonises with its surroundings.                                                                                                                                                         |

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|                                                                                  | <p>The proposed landscape extends Mayfield Park’s design language, incorporating its materials, furniture, and planting into southern areas to create an expanded, connected park. Sustainable features, including rain gardens, permeable paving, and repurposed depot structures, reinforce Phase 1B’s commitment to sustainability. The railway depot structure is transformed into a central arrival sculpture, marking the entrance from the Estate Road.</p> <p>Diverse planting tailored to microclimates enhances biodiversity, with trees, shrubs, herbaceous perennials, grasses, and wildflowers forming varied habitats. This mix of native and ornamental species enriches the ecological value while creating a vibrant and inclusive public realm.</p>                                                                                                                                                                                                                                                                                                             |
| <b>Policy JP-G6</b><br><b>Urban Green Space</b>                                  | <p>Urban green space is maximised with carefully planned landscaping, including rain gardens, herbaceous planting, and walkways, offering recreational and ecological value. Spill-out spaces, courtyards, and podium gardens encourage active engagement, informal play, and accessibility for all users.</p> <p>Planting is tailored to microclimates, enhancing biodiversity with a mix of trees, shrubs, herbaceous perennials, and wildflowers. Viewing corridors create visual connections to Mayfield Park, while materials tie seamlessly into the wider Mayfield network, adding aesthetic value.</p> <p>The design incorporates accessibility guidance, developed in collaboration with an inclusive design consultant. Features include sloped access, seating within 50m intervals, and accessible cycle parking. Public spaces are user-friendly and inviting for diverse activities.</p> <p>The park will be managed and maintained by the Mayfield Estate, with a comprehensive maintenance and management plan to ensure its long-term quality and usability.</p> |
| <b>Policy JP-G7</b><br><b>Trees and Woodland</b>                                 | <p>Tree planting involves semi-mature trees with robust underground rooting systems, achieving target soil volumes of 20m³ per tree. The plan emphasises diversity in tree girths to ensure habitat variety and long-term resilience.</p> <p>Although there are currently no trees on site, the 2019 ecology baseline assessment noted the presence of broadleaf woodland. Despite achieving a Biodiversity Net Gain (BNG) of 123.48%, there is a trading rule deficit. Therefore, credits will be purchased within Manchester to compensate for the offsite loss of the broadleaf woodland habitat.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Policy JP-G8</b><br><b>A Net Enhancement of Biodiversity and Geodiversity</b> | <p>The landscape delivers a 123.48% net biodiversity gain by integrating dense planting schemes and rain gardens that support ecological diversity. Careful selection of herbaceous and ornamental plants promotes pollinator habitats, while soil depth and drainage considerations enhance habitat quality. The design supports long-term biodiversity and geodiversity goals.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

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| <b>Policy JP-P1</b><br><b>Sustainable Places</b>                        | <p>Adaptive measures for climate resilience in the development include drought-tolerant planting schemes and high-performance building materials that mitigate the risks of extreme weather events. The public realm incorporates blue roofs, rain gardens, and permeable paving to manage water and reduce flood risk.</p> <p>The use of brownfield land demonstrates a commitment to reducing environmental impacts, while the integration of public realm improvements addresses the social and economic needs of the community. The design incorporates green infrastructure, such as rain gardens and walkways, which enhance ecological value and provide aesthetic and recreational benefits.</p> <p>The development reflects the local character by integrating reclaimed materials, polished finishes, and a cohesive landscaping strategy consistent with Mayfield Park. Green spaces are complemented by potential public art installations and high-quality landscaping that fosters interaction and inclusivity. These features create visually appealing spaces that are adaptable to environmental challenges, promoting connectivity and resilience while enhancing community well-being.</p> <p>The design reflects Mayfield Park's local character and the wider Peak District, incorporating a winding rock garden inspired by the region's boulders and rocky gradients. The landscaping is of high-quality, using the same materiality and details used in Mayfield Park.</p> <p>An inclusive design consultant has ensured accessibility standards are integrated throughout the site. Connectivity is achieved with sloped paths, steps, and pavements, linking the existing Mayfield Park to the Mancunian Way.</p> |
| <b>Policy JP-C1</b><br><b>An Integrated Network</b>                     | <p>The development prioritises walking and cycling by incorporating safe, accessible routes that connect seamlessly with Mayfield Park and the wider city network. Key pedestrian pathways between the plots enhance movement across the site, promoting active travel. Proximity to Manchester Piccadilly Station strengthens public transport access, further reducing reliance on private vehicles.</p> <p>Public realm improvements, including landscaped areas and clear wayfinding, encourage sustainable travel and ease of navigation. The integration of these features with surrounding green spaces and transit hubs supports the development of a cohesive, low-carbon urban network. This focus on walkability and connectivity reduces travel demand, aligns with local transport policies, and contributes to Manchester’s sustainable urban vision.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Policy JP-C8</b><br><b>Transport Requirements of New Development</b> | <p>The development incorporates pedestrian-friendly routes that provide direct connections to Mayfield Park and surrounding infrastructure. These routes are designed to prioritise safety, with features such as traffic-calming measures, lighting, and clear signage. Cycling infrastructure, including secure storage, encourages low-carbon</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

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|  | <p>commuting, while landscaped walkways improve accessibility and usability for all residents and visitors.</p> <p>The design integrates public realm amenities and green spaces, supporting community interaction and reducing the need for external travel. A transport assessment addresses potential traffic and air quality impacts, ensuring that the development aligns with sustainable mobility goals. These strategies demonstrate a commitment to creating a development that prioritises active travel, accessibility, and environmental sustainability.</p> |
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# Appendix A

## HQM PRE-ASSESSMENT



Project Mayfield Phase 1b Residential  
Scheme HQM v6  
Target level Level 3.5  
Stage Pre-Assessment stage  
Date 18-Dec-24  
Revision Pre-Assessment

| Cumulative Score |           |           | Requirements for |         |
|------------------|-----------|-----------|------------------|---------|
| Targeted         | Potential | High Risk | 3.5 Stars        | 4 Stars |
| 210              | 289       | 289       | 190              | 240     |
| 42.00%           | 57.80%    | 57.80%    | 38%              | 48%     |
| 3.5 Star         | 4 Star    | 4 Star    | 3.5 Stars        | 4 Stars |

|                                        |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Indicators |              |              | Pre-assessment    |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                  |
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| HQM v6 criteria                        | Criteria | HQM v6 criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | My cost    | My wellbeing | My footprint | Credits Available | Targeted Credits | Potential Credits | High Risk Credits | Indicative timeframe for Consideration | Assessor's Comments (based on BREEAM meeting; subject to confirmation)                                                                                                                                                                                                                                                                                                                                                       | Indicative Resp.                                                                                                                                 |
| OUR SURROUNDINGS                       |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                  |
| 1 Transport and Movement               |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                  |
| 1.1 Public Transport Availability      |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                  |
| 1.1.1 Accessibility Index              | 1-3      | Up to 12 credits available<br>Crit 1 - Homes are awarded credits based on the accessibility to public transport nodes. Credits are awarded based on the Public Transport Accessibility Index (AI) as shown in Table 2.<br>Crit 2 - The Accessibility Index is determined by entering the following information into the HQM Transport calculator:<br>crit 2.a: The distance (m) from the homes main entrance to each compliant public transport node via Safe pedestrian routes. In cases where the site boundary crosses a pedestrian route of an existing network and is not controlled by the developer, guidance should be sought from the local authority to apply the appropriate measures.<br>crit 2.b: The public transport types serving the Compliant public transport nodes, such as bus or rail.<br>crit 2.c: The average number of services stopping per hour at each compliant node during peak times.<br>crit 2.d: Home information is provided for local transport networks or nodes.<br>Crit 3 - During off-peak hours for a weekday (09:30–16:00 and 19:00–06:30) and off-peak hours at the weekend (between 06:30–19:00), the average number of services stopping per hour should not reduce to less than a quarter of the weekday on-peak service (06:30–09:30 and 16:00–19:00) serving all Compliant public transport nodes. For rural locations services between midnight and 5am are exempt from this requirement.. | 0.5        | 0.5          | 0.5          | 12                | 12               |                   |                   |                                        | 240529_SEW: Only blue badge parking provided + parking at MSCP in phase 1A- client to confirm if car sharing space is to be provided in phase 1B.<br><br>Twelve credits targeted.                                                                                                                                                                                                                                            | Transport Consultant - Leah Stuart (Civic engineers)                                                                                             |
| 1.1.2 Improved local service           | 4-5      | 3 credits<br>Crit 4 - Transport companies have been contacted and an increase in the local service provision for the development has been negotiated, which results in an increase in the existing AI score of at least 1.0.<br>Crit 5 - Contracts are in place to ensure that the increased service provision will be in place for a minimum of 5 years following occupation of all homes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0.5        | 0.5          | 0.5          | 3                 | 0                | 0                 | 0                 |                                        | Additional work and costs implied.<br>LS to comment further - email sent.<br><br>Credits not targeted.                                                                                                                                                                                                                                                                                                                       | Transport Consultant - Leah Stuart (Civic engineers)                                                                                             |
|                                        |          | Total credits available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |            |              |              | 15                | 12               | 0                 | 0                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                  |
| 1.2 Sustainable Transport Options      |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                  |
| 1.2.1 home information                 | 1        | Prerequisite<br>Crit 1 - home information needs to be provided as part of or all of the criteria in this issue. Please see 11.2 home information.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 0          | 0            | 0            | Pre Requisite     | Pre Requisite    |                   |                   |                                        | It is anticipated that sustainable transport options can added to the home information guide as set out in item 11.2 home information.<br><br>Pre-requisite targeted.                                                                                                                                                                                                                                                        | FM                                                                                                                                               |
| 1.2.2 Cycle storage                    | 2-4      | Up to 6 credits available<br>Crit 2 - Where cycle storage is provided for individual homes or in a communal setting, credits can be awarded based upon the size of the home and the number of cycle spaces provided, as detailed in Table 3.<br>Crit 3 - Compliant cycle storage is associated with the home or within <u>close proximity</u> to the homes entrance (communal entrance of the building for an apartment block).<br>Crit 4 - There are <u>safe pedestrian routes</u> from the cycle storage to the entrance of the homes (communal entrance of the building for an apartment block).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0.5        | 0.75         | 0.5          | 6                 |                  |                   |                   |                                        | Architects commented that number of cycle storage racks is inadequate.<br><br>240529_SEW: current cycle provision is 1 space/2 homes (50%) - does not meet requirements to achieve this credit.<br><br>240620_SKM: agree with SEW comment that cycle provision does not satisfy the criteria.<br><br>HMMI to confirm cycle storage numbers.<br><br>Credits not targeted. Subjected to change in further design review.       | Architect - Plot J-Helen MacNeil (Shedden) & Plot K-Mariam Iqbal (Studio Egret West)                                                             |
| 1.2.3 Cycle networks                   | 5-7      | 4 credits<br>Crit 5 - During preparation of the brief, the design team consult with the local authority on the state of the local cycling network and identifies improvements the development could make.<br>Crit 6 - The design team has agreed to and will implement one improvement chosen with the local authority. The improvement chosen is additional to existing local plans.<br>Crit 7 - The home is connected to a safe cycle route via a safe pedestrian route.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0.5        | 0.75         | 0.5          | 4                 | 0                | 0                 |                   | RIBA 1                                 | Dec 2024<br>S278 for Phase 1 indicates walking and cycle route network upgrade for phase 1a application. Unclear if this can be used in relation to Phase 1b. Evidence from Ph 1A (TRM) shared re: highways works, S278 boundary in case credit can be sought later.<br>RIBA 3 action: explore further cycle network improvements with a view to potentially targeting these as additional credits.<br>Credits not targeted. | Transport Consultant - Leah Stuart (Civic engineers)<br><br>Architect - Plot J-Helen MacNeil (Shedden) & Plot K-Mariam Iqbal (Studio Egret West) |
| 1.2.4 Electric vehicle charging points | 8-9      | Up to 4 credits<br>Crit 8 - Up to 4 credits can be awarded where electric vehicle charging points (EVCPs) are provided for private parking or there is charging infrastructure in place in communal parking spaces. Credits are awarded in accordance with Table 4 and Table 5 from the manual, depending on whether the parking provision is private or communal. Where a home has access to both private and communal parking, the private parking must be assessed for this criterion. Where the home has no access to private parking, they must follow the communal route.<br><br>Crit 9 - Where electric vehicle charging points (EVCPs) are provided in communal spaces, these must be clearly marked as designated spaces for electric vehicles. A management system must be in place to ensure fair use is enforced.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 0.5        | 0.25         | 0.5          | 4                 |                  |                   |                   |                                        | 240529_SEW: Electric charging could be provided externally for blue badge parking - Transport/MEP /Landscape architect to confirm.<br><br>Credits not targeted. Subjected to change.                                                                                                                                                                                                                                         | Transport Consultant - Leah Stuart (Civic engineers)<br><br>Client - Nick Porzig (Landsec U&I)                                                   |
| 1.2.5 Car clubs                        | 10-11    | Up to 3 credits<br>Crit 10 - Two credits can be awarded where a compliant Car Club is within 650m of the home via a safe pedestrian route.<br>Crit 11 - Where crit 10 is met one further credit can be awarded where at least 60% of the vehicles available from the compliant Car Club are electric vehicles.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 0.5        | 0.25         | 0.5          | 3                 |                  |                   |                   |                                        | Action - email sent to LS and NP for comment.<br><br>Credits not targeted. Subjected to change.                                                                                                                                                                                                                                                                                                                              | Transport Consultant - Leah Stuart (Civic engineers)<br><br>Client - Nick Porzig (Landsec U&I)                                                   |

| HQM v6 criteria                                                         | Criteria | HQM v6 criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | My cost | My wellbeing | My footprint | Credits Available | Targeted Credits | Potential Credits | High Risk Credits | Indicative timeframe for Consideration | Assessor's Comments (based on BREEAM meeting; subject to confirmation)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Indicative Resp.                                                                              |
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|                                                                         |          | Total credits available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |         |              |              | 17                | 0                | 0                 | 0                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                               |
| 1.3 Local Amenities                                                     |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                               |
| 1.3.1 Key local amenities                                               | 1        | 11 credits<br>Crit 1 - Three or more of the amenities listed in bold below are located within walking distance (650m - urban) of the home via safe pedestrian routes: post office, 24hour access to cash (such as ATM), Bank, Public sector GP surgery or general medical centre, pharmacy, supermarket/grocery store.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 0.75    | 0.5          | 0.5          | 11                | 11               |                   |                   |                                        | Based on the central location of the development it is anticipated that three or more key local amenities will be located within 650m of the site. access to local amenities credits targeted.<br>A new general store proposed within the building.<br>Piccadilly station close to the project. So, all amenities should be available.<br><br>Eleven credits targeted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Architect - Plot J- Helen MacNeil (Shedkm) & Plot K- Mariam Iqbal (Studio Egret West)         |
| 1.3.2 Beneficial local amenities                                        | 2-3      | 5 credits<br>Crit 2 - crit 1 has been achieved<br><br>Crit 3 - Two or more of the amenities listed in bold below are located within 1.5 miles of the home via safe pedestrian routes or 30 minutes public transport journey: purpose built recreation or leisure facility for fitness or sports, childcare facility or school, large scale retail, community facilities (internal spaces which are inclusive to the majority of users who will occupy the home or development. The facility will serve to facilitate community activities.)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 0.75    | 0.5          | 0.5          | 5                 | 5                |                   |                   |                                        | Based on the central location of the development it is anticipated that two or more local amenities will be located within 2400m of the site access to local amenities credits targeted.<br>Gym and swimming pool proposed within the building. There are schools as well as community facilities nearby.<br><br>Five credits targeted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Architect - Plot J- Helen MacNeil (Shedkm) & Plot K- Mariam Iqbal (Studio Egret West)         |
|                                                                         |          | Total credits available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |         |              |              | 16                | 16               | 0                 | 0                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                               |
|                                                                         |          | Total credits for Transport and Movement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |         |              |              | 48                | 28               | 0                 | 0                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                               |
| 2 Outdoors                                                              |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                               |
| 2.1 Identifying Ecological Risks and Opportunities                      |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                               |
| 2.1.1 Assessment route selection                                        | 1-2      | Prerequisite<br>Crit 1 - An Assessment Route (There are two routes that can be used to achieve credits in HQM's ecology issues; the Foundation route or the Comprehensive route, which are referred to as route 1 and route 2, respectively, in relevant Guidance Notes) for the project has been determined using Guidance Note 34: BREEAM and HQM Ecology Risk Evaluation Checklist.<br>Crit 2 - The client or contractor confirms compliance is, or will be, monitored against all relevant UK and EU or International legislation relating to the ecology of the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 0       | 0            | 0            | Pre Requisite     | Pre Requisite    |                   |                   |                                        | An ecologist is appointed, section 2 will follow the comprehensive route. It is anticipated that the ecologist can complete GN34 to confirm this, and that the client or contractor can later monitor ecological compliance against all relevant legislation.<br><br>Note: it is recommended that GN34 is completed as many credits within this section require it as a pre-requisite.<br><br>MLS,BH 240501: Pre-requisite: has been met, we have started liaising with the landscape team and had a couple of calls to go through the baseline and other landscaping requirements.<br><br>Pre-requisite targeted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Ecologist - Colin Byrne (BuroHappold)<br><br>Contractor                                       |
| 2.1.2 Survey and evaluation                                             | 3-6      | 02A Foundation route - Project team member<br>Prerequisite for foundation route<br>Crit 2 - Completion of the GN 34 indicates assessment Route 1 can be used                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0       | 0            | 0            | Pre Requisite     |                  | Pre Requisite     | Pre Requisite     |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                               |
|                                                                         |          | 02A Foundation route - Project team member Prerequisite for foundation route pre-requisite for foundation route<br>crit 3 - Completion of the BREEAM and HQM Ecology Risk Evaluation Checklist (GN34) Indicates assessment Route 1 can be used<br>02B Comprehensive route - Suitably qualified ecologist<br>3 credits<br>Crit 4 - A suitably qualified ecologist is appointed sufficiently early in the project stage to ensure involvement with site configuration and, where necessary, influence over strategic planning decisions.<br>Crit 5 - Before the design brief (typically RIBA Stage 1 or equivalent), a suitably qualified ecologist has carried out an appropriate level of survey and evaluation for the entire site and its zone of influence to determine the ecological baseline including:<br>a) Current and potential ecological value, and condition of the site and related areas within the zone of influence.<br>b) Direct and indirect risks to current ecological value.<br>c) Capacity and feasibility to enhance the ecological value of the site and, where relevant, areas within the zone of influence.<br>Crit 6 - Information and data are collated and shared with the project team to inform the site preparation, design or construction works. | 0       | 0.5          | 1            | 3                 | 3                |                   |                   | RIBA 1                                 | Criterion 4 - Pre-requisite: has been met, Buro Happold has been appointed at RIBA 1/2 as the SQE, sufficiently early in the project stage to ensure involvement with site configuration, and carry out an appropriate level of survey and evaluation for the site to determine the ecological baseline.<br>MLS (Buro) started liaising with the landscape team and had a couple of calls to go through the baseline and other landscaping requirements (May 2024)<br>Criterion 5 Survey and evaluation: May 2024 Monica Lozano Subiranas undertook a site walkover this month and a summary of the findings to be provided, to include her CV to meet the SQE requirement.<br>Ref: RE: Mayfield Phase 1b Resi   BREEAM NC v6 Shell Only   Retail Plot J & K   Draft tracker<br>Criterion 6 - Final Stage 2 Ecology report (Buro) to confirm if there is tree clearance, and the current vegetation status.<br><br>Three credits targeted.                                                                                                                                                                                                                                 | Ecologist - Colin Byrne (BuroHappold)<br><br>PM - Nick Porzig (Landsec U&I)                   |
| 2.1.3 Determining ecological outcomes                                   | 7-10     | 2 or 3 credits dependant on route<br>2 credits - 03A Foundation route - Project team member<br>Crit 7 - Crit 3 has been achieved<br>Crit 8 - During early design stages (typically RIBA Stage 2), the project team liaise and collaborate with representative stakeholders to identify, appraise and agree actions for the project that will achieve optimal ecological outcomes in line with the first two points of the mitigation hierarchy: avoidance and protection.<br><br>3 credits - 03B Comprehensive route - Suitably qualified ecologist<br>Crit 9 - crit 4 and crit 6 have been achieved<br>Crit 10 - During early design stages (typically RIBA stage 2), the project team liaise and collaborate with representative stakeholders to identify, appraise and agree actions for the project that will achieve the optimal ecological outcomes, in line with the mitigation hierarchy of action: a) Avoidance b) Protection c) Reduction or limitation of negative impacts d) On-site compensation e) Enhancement considering the capacity and feasibility within the site, or where this is not viable, off-site.                                                                                                                                                       | 0       | 0.5          | 1            | 3                 | 3                |                   |                   | RIBA 2                                 | +Pre-requisite: completing and meeting the above (2.1.2 criteria)<br>+Planning, liaison, implementation and data and Managing negative impacts of the project: these will be covered in the Ecological Impact Assessment/ES Chapter report, Biodiversity Net Gain calculations and assessment (to be included in the BREEAM report). Continuous liaison and sharing results and recommendations with landscaping, design team and other stakeholders has been undertaken.<br>Determining the ecological outcomes from the site: MLS,BH noted that findings from the survey and liaison with landscaping (meetings/workshops held) will be shred with the wider teams. EIA scoping report.<br>Dec 2024 MLS (Buro) noted the Stage 2 Ecology report will be issued during December 2024.<br>Three credits targeted.                                                                                                                                                                                                                                                                                                                                                          | Ecologist - Colin Byrne (BuroHappold)<br><br>PM - Nick Porzig (Landsec U&I)                   |
| 2.1.4 Comprehensive route - Wider site sustainability                   | 11-12    | 1 credit<br>Crit 11 - crit 9 and crit 10 have been achieved<br>Crit 12 - When determining the optimal ecological outcome for the site, in addition to the points outlined in crit 10, consider the wider site sustainability-related activities and the potential for ecosystem service related benefits. These could include but are not limited to landscaping; health and wellbeing - recreational space; mitigation and control measures relating to water quality, noise, air quality and light pollution; resilience - climate change mitigation management of surface water run off, flood risk management, climate-sensitive urban design; infrastructure in terms of maximising the benefits of green infrastructure and optimising alignment with existing infrastructure on the site and the zone of influence; community and end-user engagement and involvement; life cycle costing and service life planning (where targeted under Life cycle costing issue).                                                                                                                                                                                                                                                                                                         | 0       | 0.5          | 1            | 1                 | 1                |                   |                   |                                        | In addition to the above, when determining ecological outcomes discuss the wider site sustainability-related activities and the potential for ecosystem service related benefits.<br><br>Stage 2 report suggests some sustainability around health and wellbeing and flood mitigation, but would need to demonstrate discussion with SQE. Also, confirmation required on Optimal Ecological Outcome with the project ecologist, per criteria 10 above/<br><br>Action: Email sent to CB for comments on compliance.<br><br>One credit targeted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Ecologist - Colin Byrne (BuroHappold)<br><br>PM - Nick Porzig (Landsec U&I)                   |
|                                                                         |          | Total credits available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |         |              |              | 7                 | 7                | 0                 | 0                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                               |
| 2.2 Managing Impacts on Ecology                                         |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                               |
| 2.2.1 Ecological risks and opportunities for the project                | 1-2      | Pre requisite<br>Crit 1 - The 02 Survey and Evaluation and 03 Determining Ecological Outcomes criteria within the 2.1 Identifying Ecological Risks and Opportunities issue have been achieved via either the foundation or comprehensive routes.<br>Crit 2 - The client or contractor has confirmed that compliance is, or will be, monitored against all relevant UK, EU, and International legislative requirements relating to the ecology of the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 0       | 0            | 0            | Pre Requisite     | Pre Requisite    |                   |                   |                                        | MLS (Buro) noted that the pre-requisite criteria will be met, and proof of this will be in the Buro Stage 2 report.<br><br>Pre-requisite targeted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Ecologist - Colin Byrne (BuroHappold)<br><br>Contractor                                       |
| 2.2.2 Liaison, implementation and data                                  | 3-5      | 3 credits<br>Crit 3 - Roles and responsibilities have been clearly defined, allocated and implemented to successfully deliver the actions for achieving optimal ecological outcomes agreed in issue 2.1 Identifying Ecological Risks and Opportunities and early enough to influence the concept design and design brief (typically by RIBA Stage 2).<br>Crit 4 - Site preparation and construction works have been planned for and implemented early enough to deliver the actions for achieving optimal ecological outcomes agreed in issue 2.1 Identifying Ecological Risks and Opportunities.<br>Crit 5 - The project team have liaised and collaborated with representative stakeholders, taking into consideration data collated and shared, and have implemented actions (see issue 2.1) during site preparation and construction works.                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0       | 0.5          | 1            | 3                 | 3                |                   |                   | RIBA 2                                 | Requires roles and responsibilities in achieving ecological outcomes have been clearly defined, allocated and implemented early enough to influence the concept design and design brief (at RIBA Stage 2). Collaboration with stakeholders has been implemented, and site preparation and construction works to be considered.<br>MLS (Buro) noted:<br>+Liaison, implementation and data collation : recommendations to enhance the ecology of the site will be made by the SQE to support the development in achieving a net gain for biodiversity. Enhancements will be proposed based on the survey and previous data of the site. Biodiversity Net Gain assessment of the site will be carried out. All this will be included in the Ecological Impact Assessment/ES Chapter report, Biodiversity Net Gain calculations and assessment. Continuous liaison with landscaping and design team through the design process.<br>+Enhancement of ecology: Biodiversity Net Gain assessment using DEFRA's Statutory Metric, in compliance with GN36.<br>Dec 2024 MLS (Buro) noted the Stage 2 Ecology report will be issued during December 2024.<br>Three credits targeteld. | Ecologist - Colin Byrne (BuroHappold)<br><br>PM - Nick Porzig (Landsec U&I)<br><br>Contractor |
| 2.2.3 Routes of rigour - Managing negative impacts                      | 6-9      | Up to 6 credits available dependant on route taken<br>3 credits - 03A Foundation route, Project team member<br>Crit 6 - Negative impacts from site preparation and construction works have been managed to minimise their effect and ensure that no net impact has resulted.<br>Up to 6 credits - 03B Comprehensive route, Suitably qualified ecologist<br>Crit 7 - Negative impacts from site preparation and construction works have been managed according to the mitigation hierarchy and either:<br>Crit 8 - No overall loss of ecological value has occurred (6 credits)<br>OR<br>Crit 9 - The loss of ecological value has been limited as far as possible (3 credits) i.e. Where it is not possible for avoidance, protection, limitation or control of the negative impacts on features of ecological value on site, compensation has taken place to ensure the existing ecological value is maintained during and after the project.                                                                                                                                                                                                                                                                                                                                      | 0       | 0.5          | 1            | 6                 | 6                |                   | 0                 |                                        | From the stage 2 report it is anticipated that negative impacts from site preparation and construction works can be managed according to the mitigation hierarchy to achieve no overall loss of ecological value.<br><br>Overlap with BREEAM, so would recommend appointment covers both.<br><br>Action: Email sent to CB for comment on compliance.<br><br>6 credits targeted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Ecologist - Colin Byrne (BuroHappold)                                                         |
|                                                                         |          | Total credits available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |         |              |              | 9                 | 9                | 0                 | 0                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                               |
| 2.3 Ecological Change and Enhancement                                   |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                               |
| 2.3.1 Previously occupied land                                          | 1        | 2 credits<br>Crit 1 - At least 75% of the proposed development's footprint is on an area of land which has previously been occupied (For the purposes of this issue HQM defines previously occupied land as that which is, or was, occupied by a permanent structure, including any associated fixed surface infrastructure)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0       | 0            | 1            | 2                 |                  | 2                 |                   |                                        | Comment for Plot J&K:<br>Site is cleared and demolition have already taken place. Only a retaining wall remains existing from previous development.<br><br>Action: Email sent to CB for comments on compliance.<br><br>Two credits potential.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Architect - Plot J- Helen MacNeil (Shedkm) & Plot K- Mariam Iqbal (Studio Egret West)         |
| 2.3.2 Ecological risks and opportunities for the project                | 2-3      | Pre requisite<br>Crit 2 - The 02 Survey and Evaluation and 03 Determining Ecological Outcomes criteria within the 2.1 Identifying Ecological Risks and Opportunities issue have been achieved via either the foundation or comprehensive routes.<br>Crit 3 - The client or contractor has confirmed that compliance has, or will be, monitored against all relevant UK, EU and International legislative requirements relating to the ecology of the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 0       | 0            | 0            | Pre Requisite     | Pre Requisite    |                   |                   |                                        | As per 2.2.1.<br><br>Action: Email sent to CB for comments on compliance.<br><br>Pre-requisite targeted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Ecologist - Colin Byrne (BuroHappold)<br><br>Contractor                                       |
| 2.3.3 Routes of rigour: Liaison, implementation and data                | 4-7      | 2 credits for either route selected<br>02A Foundation route, Project team member<br>Crit 4 - The project team liaise and collaborate with representative stakeholders (see 2.1 issue), taking into consideration data collated and shared, to determine and implement actions that enhance the ecological value of the site.<br>Crit 5 - The recommendations in crit 4 are based on recognised local ecological expertise, specialist input and guidance to inform the adoption of locally relevant ecological actions which enhance the ecological value of the site.<br>03B Comprehensive route, Suitably qualified ecologist<br>Crit 6 - The project team liaise and collaborate with representative stakeholders (see 2.1 issue), taking into consideration data collated and shared, to determine and implement actions that enhance the ecological value of the site, or where this is not feasible, off-site within the zone of influence.<br>Crit 7 - Data collated are provided to the local environmental records centres nearest to or relevant for the site.                                                                                                                                                                                                            | 0       | 0.5          | 1            | 2                 | 2                |                   |                   |                                        | Requires the project team liaise and collaborate with representative stakeholders (issue 2.1), to determine and implement actions that enhance the ecological value of the site, or where this is not feasible, off-site within the zone of influence.<br>Data must then be collated are provided to the local environmental records centres nearest to or relevant for the site.<br><br>Overlap with BREEAM, so would recommend appointment covers both.<br><br>Action: Email sent to CB for comments on compliance.<br><br>Two credits targeted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Ecologist - Colin Byrne (BuroHappold)<br><br>PM - Nick Porzig (Landsec U&I)                   |
| 2.3.4 Comprehensive route: Measuring the change in ecological value     | 8        | Up to 8 credits available<br>Crit 8 - Credits are awarded depending on the change in ecological value that occurs as a result of the project:<br>2 credits - minimising loss of ecology<br>4 credits - no net loss of ecology<br>6 credits - net gain of ecology<br>8 credits - exceeds net gain                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 0       | 0.5          | 1            | 8                 | 4                | 2                 |                   |                                        | Action: Email sent to CB for comments on compliance.<br><br>Four credits targeted, two potential credits.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Ecologist - Colin Byrne (BuroHappold)                                                         |
|                                                                         |          | Total credits available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |         |              |              | 12                | 6                | 4                 | 0                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                               |
| 2.4 Long Term Ecological Management and Maintenance                     |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                               |
| 2.4.1 Roles and responsibilities, implementation, statutory obligations | 1-2      | Pre requisite<br>Crit 1 - The client or contractor has confirmed that compliance is, or will be, monitored against all relevant UK, EU and International legislative requirements relating to the ecology of the site.<br><br>Crit 2 - Either of the following criteria from 2.3 Ecological Change and Enhancement issue have been achieved:<br>crit 2a - If the foundation route has been followed, crit 4 and crit 5 from 2.3<br>crit 2b - If the comprehensive route has been followed, crit 6 and crit 7 from 2.3 and 2 credits for crit 8 (minimising loss of ecology)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 0       | 0            | 0            | Pre Requisite     | Pre Requisite    |                   |                   |                                        | As per 2.2.1, and also requires credits to be scored in section 2.3.<br><br>Action: Email sent to CB &DW for comments on compliance.<br><br>Pre-requisite targeted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Ecologist - Colin Byrne (BuroHappold)<br><br>Contractor                                       |

| HQM v6 criteria                                     | Criteria  | HQM v6 criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | My cost | My wellbeing | My footprint | Credits Available | Targeted Credits | Potential Credits | High Risk Credits | Indicative timeframe for Consideration | Assessor's Comments (based on BREEAM meeting; subject to confirmation)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Indicative Resp.                                                                                  |
|-----------------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--------------|--------------|-------------------|------------------|-------------------|-------------------|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|
| 2.4.2 home information                              | 3         | <b>Pre requisite</b><br>Crit 3 - Information is provided to the home occupier detailing the long term ecological management actions and requirements part of 11.2 home information.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 0       | 0            | 0            | Pre Requisite     | Pre Requisite    |                   |                   |                                        | It is anticipated that ecological management actions can added to the home information guide as set out in item 11.2 home information.<br><br><b>24/05/05 Nick:</b> we could refer to the existing park management protocol. Danny Williams is responsible for managing the park, so he might be able to assist.<br><br><b>Action:</b> Email sent to CB & DW for comments on compliance. emailed Danny Williams, Landsec re: Mayfield Park management. Emailed CB, Buro sec re: Communal Gardens management.<br><br><b>Pre-requisite targeted.</b>                                                                                                                             | FM<br><br>Client - Nick Porzig & Danny Williams (Landsec U&I)<br>Danny.Williams@landsec-uaudi.com |
| 2.4.3 Liaison, review and management                | 4         | <b>Pre requisite</b><br>Crit 4 - The project team liaise and collaborate with representative stakeholders, taking into consideration data collated and shared, to determine and implement the actions made and structures required for <b>04 Landscape and ecology management plan</b> and <b>05 Monitoring and update</b> criteria, where pursued.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 0       | 0            | 0            | Pre Requisite     | Pre Requisite    |                   |                   |                                        | For credits below to be awarded, the project team must liaise and collaborate with stakeholders when meeting the requirements.<br><br><b>Action:</b> Email sent to CB & DW for comments on compliance on landscape management and stakeholder input.<br><br><b>Pre-requisite targeted.</b>                                                                                                                                                                                                                                                                                                                                                                                     | Ecologist - Colin Byrne (BuroHappold)<br><br>Client - Nick Porzig & Danny Williams (Landsec U&I)  |
| 2.4.4 Landscape and ecology management plan         | 5         | <b>4 credits</b><br>Crit 5 - A <b>management plan</b> is in place for the landscape and ecology accessible to the assessed home that meets the following:<br>a) Is appropriate for the type of home and site being assessed (in line with the Methodology)<br>b) Builds on the actions carried out for protecting and enhancing ecology, to ensure that commitments and efforts made during the development to achieve optimal ecological outcomes, are retained and continued during handover and as far as possible, in-use.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0       | 0.5          | 1            | 4                 |                  | 4                 |                   |                                        | Requires a management plan for landscaping and ecology to be in place, building on section 2.1 to ensure actions to achieve ecological outcomes identified at design are continued after handover.<br><br>Overlap with BREEAM, so would recommend appointment covers both.<br><br><b>Action:</b> Email sent to CB & DW for comments on compliance.<br><br><b>Four potential credits.</b>                                                                                                                                                                                                                                                                                       | Ecologist - Colin Byrne (BuroHappold)<br><br>Contractor                                           |
| 2.4.5 Monitoring and update                         | 6-8       | <b>4 credits</b><br>Crit 6 - <b>crit 3 and crit 5 have been met.</b><br>Crit 7 - To help ensure the continued relevance of actions over the period of the Landscape and ecology management plan, <b>formal commitments</b> are in place, as appropriate, for the following to be carried out:<br>a) Monitoring and reporting of the actions implemented during the project for protecting and enhancing ecology and the outcomes from these actions.<br>b) Arrangements for the ongoing management of landscape and ecology connected to the project on and, where relevant, off-site.<br>c) Maintaining the ecological value of the site and its relationship or connection to its zone of influence.<br>d) Maintaining the site in line with any sustainability linked activities, for example ecosystem benefits (see 2.1 Identifying Ecological Risks and Opportunities).<br>e) Remedial or other management actions are carried out which relate to those identified in 2.1 Identifying Ecological Risks and Opportunities, 2.2 Managing Impacts on Ecology, and 2.3 Ecological Change and Enhancement.<br>Crit 8 - The landscape and management plan or similar is updated as appropriate to support maintenance of the ecological value of the site.                                                                                                                                                                                           | 0       | 0.5          | 1            | 4                 | 4                |                   |                   |                                        | As above, but in addition requires formal commitments to be in place for the monitoring, management and maintenance of the site ecology.<br><br>Overlap with BREEAM, so would recommend appointment covers both.<br><br><b>Action:</b> Email sent to CB & DW for comments on compliance.<br><br><b>Four credits targeted.</b>                                                                                                                                                                                                                                                                                                                                                  | Client - Nick Porzig & Danny Williams (Landsec U&I)<br><br>FM                                     |
|                                                     |           | Total credits available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |         |              |              | 8                 | 4                | 4                 | 0                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                   |
| <b>2.5 Recreational Space</b>                       |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                   |
| 2.5.1 home information                              | 1         | <b>Pre requisite</b><br>Crit 1 - home information needs to be provided as part of or all of the criteria in this issue. Please see 11.2 home information                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 0       | 0            | 0            | Pre Requisite     | Pre Requisite    |                   |                   |                                        | It is anticipated that details on recreational space can added to the home information guide as set out in item 11.2 home information.<br><br><b>Pre-requisite targeted.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | FM                                                                                                |
| 2.5.2 Accessible recreational space                 | 2         | <b>4 credits</b><br>Crit 2 - The home is within walking distance of recreational spaces:<br>- The following can be included where they are over <b>1 hectare</b> in size and <b>within 1km</b> of the home via a safe pedestrian route: Green park spaces, Woodland, Nature reserves or SSSI.<br><b>OR</b><br>- The following where they are <b>within 650m</b> of the home: Play park, Sports field, Tennis courts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 0.5     | 0.75         | 0.5          | 4                 | 4                |                   |                   |                                        | <b>Four credits targeted.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Architect - Plot J- Helen MacNeil (Shedkm) & Plot K- Mariam Iqbal (Studio Egret West)             |
| 2.5.3 Private space                                 | 3         | <b>Up to 6 credits</b><br>Crit 3 - Private external space is provided that is clearly associated with the home. Where balconies or roof terraces are being specified these should be minimum 1.5m in depth. Credits are awarded for private external space based on the areas detailed in Table 9.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 0.5     | 0.75         | 0.5          | 6                 |                  |                   |                   |                                        | HMN & MI commented that there is not adequate private space to achieve these credits.<br><br><b>Credit not targeted.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Architect - Plot J- Helen MacNeil (Shedkm) & Plot K- Mariam Iqbal (Studio Egret West)             |
| 2.5.4 Communal space                                | 4-5       | <b>Up to 7 credits</b><br>Crit 4 - The home is within close proximity to communal space. Credits are awarded for communal space based on the areas detailed in Table 10.<br>Crit 5 - Suitable management and maintenance arrangements are in place for communal space before practical completion of the project (this can form part of the Ecology Management Strategy)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 0.5     | 0.75         | 0.5          | 7                 | 7                | 0                 |                   |                                        | <b>24/05/29 SEW:</b><br>Communal Space is provided.<br>Plot K Podium Garden (1005.02sqm) accounts for 6% of the GDA (16345.96sqm assumed to be same as area within red line boundary), achieving 4 credits. This could potentially increase to 7 credits including plot J communal space. ShedKM to confirm.<br>Is the external landscape also included as part of this calculation?<br><br><b>24/06/20 SKM:</b> Plot J communal space<br>Roof Terrace on both towers = 460m2<br>Level 01 terrace = 300m2 TBC<br>UG Level Yard = 650m2 TBC<br>= 1,410m2 (8.6% of the GDA)<br><br><b>Action:</b> HMN and MI to provide comment on how to comply<br><br><b>7 credit targeted</b> | Architect - Plot J- Helen MacNeil (Shedkm) & Plot K- Mariam Iqbal (Studio Egret West)             |
| 2.5.5 Growing space                                 | 6-9       | <b>Up to 3 credits available</b><br>Crit 6 - Up to 3 credits can be awarded where growing space is provided in close proximity to the home. Credits are awarded in accordance with Table 11 and Table 12, depending on whether the growing space is private or communal. This space must be in addition to any space used to achieve credits in the 'Private space' or 'Communal space' criteria.<br>Crit 7 - Where growing space is provided in a communal area, suitable management and maintenance arrangements are in place.<br>Crit 8 - The local authority and local growing initiatives or groups (where present) have been consulted to determine the demand for, and suitable types of, growing space.<br>Crit 9 - The outputs of the consultation feed into the provision of growing space.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0.5     | 0.75         | 0.5          | 3                 |                  | 0                 | 0                 |                                        | Note: growing space cannot also be counted as communal space (and vice versa) to avoid double counting.<br><br><b>24/05/05 Nick:</b> we are unlikely to provide growing space<br><br><b>24/05/29 SEW:</b> Growing Space is not currently provided, though there is a potential for it - landscape architect TH to confirm.<br><br><b>24.6/20 SKM:</b> Growing Space not included in proposals as per Plot K<br><br><b>Credit subjected to change based on comments from architects</b>                                                                                                                                                                                         | Architect - Plot J- Helen MacNeil (Shedkm) & Plot K- Mariam Iqbal (Studio Egret West)             |
| 2.5.6 Expert input                                  | 10-12     | <b>2 credits</b><br>Crit 10 - <b>crit 6-crit 9</b> have been achieved and growing space is being provided.<br>Crit 11 - Expert input is sought at the design stage to inform the design of the growing space, and their advice feeds into the provision of growing space.<br>Crit 12 - Growing space is planted with low maintenance species in part of the area, in accordance with the expert input.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 0.5     | 0.75         | 0.5          | 2                 | 0                | 0                 | 0                 |                                        | As above, but also requires expert input on the growing space and species.<br><br><b>Credit subjected to change based on comments from architects</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Client - Nick Porzig (Landsec U&I)                                                                |
|                                                     |           | Total credits available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |         |              |              | 22                | 11               | 0                 | 0                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                   |
|                                                     |           | Total credits for Outdoors                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |         |              |              | 58                | 37               | 8                 | 0                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 0                                                                                                 |
| <b>3 Safety and Resilience</b>                      |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                   |
| <b>3.1 Flood Risk - 01 is a Minimum requirement</b> |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                   |
| 3.1.1 Flood Risk                                    | 1-2 / 3-4 | <b>Minimum Requirement</b><br>Crit 1 - A site specific flood risk assessment (FRA) is undertaken (for England and Scotland), for Wales a flood consequence assessment (FCA) must be undertaken (as crit 3 and crit 4) in accordance with current best practice national planning guidance. The flood risk assessment must take all current and future sources of flooding into consideration.<br>Crit 2 - The flood risk of the new home is communicated to the purchaser of the home before they make a decision on whether to buy the home.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 0       | 0            | 0            | Min Req.          | Min Req.         |                   |                   |                                        | The flood risk of new homes must also be communicated to purchasers <u>before</u> they make a decision on whether to buy the home.<br><br><b>This is a minimum requirement to achieve any HQM rating.</b><br><br><b>24/05/05 Nick:</b> this development will be a rental scheme, not a for sale product. What does this mean for flood risk 3.1.1? However, a flood risk assessment will be produced for the planning application and all residential parts of the buildings will be set above the 1:100 flood level.<br><br><b>Minimum requirement targeted.</b>                                                                                                              | Civil Engineer - Chris Kendrick (Civc)<br><br>Client - Nick Porzig (Landsec U&I)<br><br>FM        |
| 3.1.2 Flood risk                                    | 6         | <b>02b Medium or high risk - 17 credits</b><br>Pre requisite:<br>Crit 6 - home information needs to be provided as part of 02B Medium or High risk. Please see 11.2 home information issue.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 0       | 0            | 0            | Pre Requisite     | Pre Requisite    |                   |                   |                                        | It is anticipated that details on flood risk can added to the home information guide as set out in item 11.2 home information.<br><br><b>Pre-requisite targeted.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | FM                                                                                                |
|                                                     | 5, 7, 8   | <b>Up to 19 credits</b><br><b>02A - Low risk 19 credits</b><br>Crit 5 - Where a site-specific flood risk assessment or flood consequence assessment confirms the development site is situated in a flood zone that is defined an having a low annual probability of flooding from all sources of flooding (in accordance with current best practice national planning guidance). The flood risk assessment must take all current and future sources of flooding into consideration.<br><b>02b Medium or high risk - 17 credits</b><br>Crit 7 - Where a site-specific flood risk assessment confirms the development site is situated in a flood zone by country that is defined an having a medium or high annual probability of flooding and is not in a functional flood plain. The floor risk assessment must take all current and future sources of flooding into consideration.<br>Crit 8 - To increase the resilience and resistance of the development to flooding, one of the following must be achieved:<br>8.a) the ground level of all habitable parts of the home and access to both the site and homes, are designed so that they are at least 600mm threshold above the design flood level of the flood zone by country in which the development site is located.<br>8.b) The design of the building and the wider site reflects the recommendations made by an appropriately qualified professional in accordance with BS 85500: 2015. | 1       | 0.75         | 1            | 19                | 17               |                   |                   |                                        | Overlap with BREEAM, so would recommend appointment covers both.<br><br><b>Action:</b> contact Chris Kendrick/Harry Morton (Civc Engineers) verify if change in site levels could change flood status of park with drainage designer. [chris.kendrick@civcengineers.com]<br><br><b>It is assumed the site will be located in Flood Zone 2 and that suitable measures to increase the resistance and resilience of all property are provided to secure compliance for 17 credits.</b><br><br><b>17 credits targeted</b>                                                                                                                                                         | Civil Engineer - Chris Kendrick (Civc)                                                            |

| HQM v6 criteria                                                  | Criteria | HQM v6 criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | My cost | My wellbeing | My footprint | Credits Available | Targeted Credits | Potential Credits | High Risk Credits | Indicative timeframe for Consideration | Assessor's Comments (based on BREEAM meeting; subject to confirmation)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Indicative Resp.                                                                                                          |
|------------------------------------------------------------------|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--------------|--------------|-------------------|------------------|-------------------|-------------------|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
|                                                                  |          | Total credits available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |         |              |              | 19                | 17               | 0                 | 0                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                           |
| 3.2 Managing Rainfall Impacts                                    |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                           |
| 3.2.1 home information                                           | 1        | <b>Pre requisite</b><br>Crit 1 - home information needs to be provided as part of or all of the criteria in this issue. Please see 11.2 home information.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0       | 0            | 0            | Pre Requisite     | Pre Requisite    |                   |                   |                                        | It is anticipated that details on managing rainfall impacts can added to the home information guide as set out in item 11.2 home information.<br><br><b>Pre-requisite targeted.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | FM                                                                                                                        |
| 3.2.2 Routes of rigour - Managing the rate and volume of run-off | 2-5      | <b>Up to 14 credits available</b><br><i>up to 3 credits - 02A Foundation route</i><br>Crit 2 - The reduction in impermeable area of the development site is calculated in accordance with the methodology section and achieves the following:<br><b>up to 14 credits total - 02B Comprehensive route</b><br>Crit 3 - An appropriately qualified professional is appointed to carry out, demonstrate or confirm the development site's compliance with crit4-crit5<br>Crit 4 (up to 5 credits) - Drainage measures are specified to ensure that the peak rate run-off from the site to the watercourses (natural or municipal) is no greater for the developed site than it was for either: a) The pre-developed site (3 credits) or b) An equivalent greenfield site run-off rate (5 credits)<br>Crit 5 (up to 9 credits) - Drainage design measures are specified to ensure that the post development volume of run-off, for the 100-year 6-hour storm event is no greater than it was for either: a) The pre-developed site (6 credits) or b) Greenfield site volume of run-off (9 credits) | 0.25    | 0.25         | 1            | 14                | 6                | 3                 |                   |                                        | Credits are then awarded for comparing the peak rate and volume runoff of the development to both the pre-development site, and a greenfield site. Qualified professional will have to demonstrate how many credits can be achieved based on calculations.<br><br>Overlap with BREEAM, so would recommend appointment covers both.<br><br><b>Six credits targeted, three potential credits.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Civil Engineer - Chris Kendrick/ Harry Morton (Civc engg.)                                                                |
| 3.2.3 Water quality                                              | 6-8      | <b>3 credits</b><br>Crit 6 - The water quality credits are only available where at least 3 credits are sought in the comprehensive route.<br>Crit 7 - As appropriately qualified professional is appointed to carry out, demonstrate or confirm the development site's compliance with crit 8.<br>Crit 8 - To protect the water quality of receiving surface waters and ground water, appropriate pollution prevention and treatment measures are designed and installed in surface water drainage systems in accordance with C753 The SuDS Manual.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 0.25    | 0.25         | 1            | 3                 | 0                | 0                 | 0                 |                                        | <b>Action: CK to comment on any opportunity to comply with the criteria opposite.</b><br><br><b>Credit subject to change based on Civil engineer's response.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Civil Engineer - Chris Kendrick/ Harry Morton (Civc engg.)                                                                |
| 3.2.4 Designing for maintenance and operation                    | 9        | <b>2 credits</b><br>Crit 9 - Agreements put in place for the ownership, long term operation and maintenance of all SuDS for the design life of the development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 0.25    | 0.25         | 1            | 2                 | 0                | 2                 |                   |                                        | Requires agreements to be put in place for the ownership, long term operation, and maintenance of all SuDS for the design life of the development.<br><br><i>240505 Nick:</i> Suds management procedures will be issued by the main contractor as part of the building operations & maintenance protocols.<br><br><b>Action: NP to comment on SuDs ownership agreement for long term operation.</b><br><br><b>Two potential credits.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Client - Nick Porzig (Landsec U&I)                                                                                        |
|                                                                  |          | Total credits available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |         |              |              | 19                | 6                | 5                 | 0                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                           |
| 3.3 Security - 02 minimum requirement                            |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                           |
| 3.3.1 home information                                           | 1-2      | <b>Pre requisite</b><br>Crit 1 - home information needs to be provided as part of or all of the criteria in this issue. Please see 11.2 home information.<br><b>For Northern Ireland:</b> Minimum requirement<br>02 Approved Document Q compliance<br>crit 2 Approved Document Q (England) must be complied with.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 0       | 0            | 0            | Pre Requisite     | Pre Requisite    |                   |                   |                                        | It is anticipated that details on the security measures can added to the home information guide as set out in item 11.2 home information.<br><br><b>Pre-requisite targeted.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | FM                                                                                                                        |
| 3.3.3 Security needs assessment                                  | 3        | <b>Pre requisite</b><br>Crit 3 - A Suitably Qualified Security Specialist (SQSS) conducts an evidence-based Security Needs Assessment (SNA) during or prior to early design stages (typically RIBA Stage 2 or equivalent).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 0       | 0            | 0            | Pre Requisite     | Pre Requisite    |                   |                   | <b>RIBA 2</b>                          | Requires a suitably qualified security specialist to develop a set of recommendations or solutions during or prior to early design stages (typically RIBA Stage 2).<br><br>Overlap with BREEAM, so would recommend appointment covers both.<br><br><i>EB comment:</i> - The security consultant are developing a Threat, Vulnerability and Risk Assessment for which includes and meets all the requirements. To meet the credit, issue the TVRA report as a 'Security Needs Assessment' with an additional appendix showing the CV of the SQSS will be provided.<br><i>240410 EB for HQM:</i> The SQSS has produced one TVRA for the entirety of the plot, including the residential areas and retail areas.<br><br><b>Dec 24:</b> WSP SQSS has produced a Security Needs Assessment. This shows that more than 50% of recommendations are achievable. All mitigations should be achievable also.<br><br><b>Pre-requisite targeted.</b> | PM - Nick Porzig (Landsec U&I)<br><br>SQSS - Ella Balkin (WSP)                                                            |
| 3.3.4 Security features                                          | 4-5      | <b>Up to 9 credits available</b><br>Crit 4 - The SQSS develops a set of recommendations or solutions during or prior to early design stage (typically <i>RIBA Stage 2</i> ). These recommendations or solutions aim to ensure that the homes, and external areas within the site's boundary are designed and specified to address the issues identified in the preceding SNA.<br>Crit 5 - The recommendations or solutions proposed by the SQSS are implemented as per table 15.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 1       | 1            | 0.25         | 9                 | 4                |                   |                   | <b>RIBA 2</b>                          | Credits are awarded based on the percentage of the security specialists recommendations that are implemented. It is anticipated that at least half of them could be incorporated, and potentially all of them.<br><br><i>240529 SEW:</i> Consultation with a SQSS ie. Designing out Crime officer to be completed.<br><i>240620 SKM:</i> Plot J - Agree with SEW comment - consultation in process.<br><br><b>Dec 24:</b> WSP SQSS has produced a Security Needs Assessment. This shows that more than 50% of recommendations are achievable. All mitigations should be achievable also.<br><br><b>Four credits targeted.</b>                                                                                                                                                                                                                                                                                                            | Architect - Plot J- Helen MacNeil (Shedkm) & Plot K- Mariam Iqbal (Studio Egret West)                                     |
|                                                                  |          | Total credits available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |         |              |              | 9                 | 4                | 0                 | 0                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                           |
|                                                                  |          | Total credits for Safety and Resilience                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |         |              |              | 47                | 27               | 5                 | 0                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                           |
|                                                                  |          | TOTAL CREDITS FOR OUR SURROUNDINGS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |         |              |              | 153               | 92               | 13                | 0                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                           |
| MY HOME                                                          |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                           |
| 4 Comfort                                                        |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                           |
| 4.1 Indoor Pollutants                                            |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                           |
| 4.1.1 home information                                           | 1        | <b>Pre requisite</b><br>Crit 1 - home information needs to be provided as part of or all of the criteria in this issue. Please see 11.2 home information.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0       | 0            | 0            | Pre Requisite     | Pre Requisite    |                   |                   |                                        | It is anticipated that details on indoor pollutants can added to the home information guide as set out in item 11.2 home information.<br><br><b>Pre-requisite targeted.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | FM                                                                                                                        |
| 4.1.2 Minimising emissions from space and water heating          | 2        | <b>Pre requisite</b><br>Crit 2 - All combustion appliances within a home must have flues that discharge outdoors.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 0       | 0            | 0            | Pre Requisite     | Pre Requisite    |                   |                   |                                        | It is anticipated that all combustion appliances within homes can have flues that discharge outdoors.<br><br><b>Pre-requisite targeted.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | MEP - Alistair Lambert (WSP)<br><br>Architect - Plot J- Helen MacNeil (Shedkm) & Plot K- Mariam Iqbal (Studio Egret West) |
| 4.1.3 Minimising the effects of cooking                          | 3-6      | <b>Up to 2 credits available</b><br>Cooker hood - 1 credit<br><i>Naturally ventilated homes</i><br>crit 3 - In each kitchen, a cooked hood is provided that is extractive (discharge outdoors).<br><i>Mechanically ventilated</i><br>Crit 4 - In each kitchen, a cooker hood is provided that is re-circulating.<br>Crit 5 - home information needs to be provided as part of this criteria (Please see 11.2 issue).<br>Cooking fuel - 1 credit<br>Crit 6 - Only cooking appliances with zero emissions from the fuel are specified (for example electric appliances).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0.25    | 1            | 0            | 2                 | 2                |                   | 0                 |                                        | Requires cooker hoods to be re-circulating for the first credit, and then zero emission cooking appliances to be specified (e.g. electric) for the second.<br><br>Design team commented that the space is naturally ventilated and Recirc hoods are provided.<br><i>240620 SKM:</i> WSP to confirm if a capped gas connection can be provided in F&B units as requested by BGP ground floor retail strategists. Otherwise all electric.<br><br><b>Action:</b> AL, HMN & MI to further give comments.<br><br><b>2 credit targeted</b>                                                                                                                                                                                                                                                                                                                                                                                                     | MEP - Alistair Lambert (WSP)<br><br>Architect - Plot J- Helen MacNeil (Shedkm) & Plot K- Mariam Iqbal (Studio Egret West) |
| 4.1.4 Minimising emissions from building product types           | 7        | <b>Up to 4 credits available</b><br>Crit 7 - Credits are awarded where building product types meets the emission limits, testing requirements and additional requirements listed in Table 17. The quantity of credits awarded is based upon how many product types meet these requirements (see Table 16). Where <i>wood-based products</i> are not one of the selected product types for 1 or 2 credits, all wood-based products used for internal fixtures and fittings must be tested and classified as formaldehyde E1 class as a minimum.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 0.25    | 1            | 0            | 4                 | 4                |                   | 0                 |                                        | Requires product types (e.g. wood based products) to be specified to meet VOC emission limits, testing requirements and additional requirements. It is anticipated that at least one of these groups can meet the requirements, and possibly more (max 5).<br><br><i>240529 SEW:</i> performance requirements noted for next stage<br><i>240620 SKM:</i> Plot J as per SEW Plot K - Specification to be produced to achieve BREEAM Criteria<br><br><b>Action:</b> HMN and MI to note compliance is required/set out in any architectural performance requirements at RIBA 2.<br><br><b>4 credit targeted.</b>                                                                                                                                                                                                                                                                                                                            | Architect - Plot J- Helen MacNeil (Shedkm) & Plot K- Mariam Iqbal (Studio Egret West)<br><br>Contractor                   |
| 4.1.5 Minimising airborne formaldehyde from all sources          | 8-9      | <b>3 credits</b><br>Crit 8 - The <i>formaldehyde</i> concentration in indoor air is measured post construction (but pre-occupancy) and does not exceed 0.1mg/m3 (100ug/m3), averaged over 30 minutes.<br>Crit 9 - Where levels are found to exceed these limits, measures must be undertaken to reduce the formaldehyde levels to within the above limits.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 0.25    | 1            | 0            | 3                 |                  | 3                 |                   |                                        | Requires formaldehyde concentrations to be measured post construction, and remediated where they exceed the specified limit. Will require specific appointment.<br><br><i>240529 SEW:</i> performance requirements noted for next stage<br><i>240620 SKM:</i> Plot J as per SEW Plot K - Specification to be produced to achieve BREEAM Criteria<br><br><b>Action:</b> HMN and MI to note compliance is required/set out in any architectural performance requirements at RIBA 2.<br><br><b>Three potential credits.</b>                                                                                                                                                                                                                                                                                                                                                                                                                 | Architect - Plot J- Helen MacNeil (Shedkm) & Plot K- Mariam Iqbal (Studio Egret West)<br><br>Contractor                   |
| 4.1.6 Minimising airborne TVOCs from all sources                 | 10-11    | <b>3 credits</b><br>Crit 10 - The <i>TVOC</i> concentration in indoor air is measured post construction (but pre-occupancy) and does not exceed 0.3mg/m3 (300ug/m3), averaged over 8 hours.<br>Crit 11 - Where levels are found to exceed these limits, measures must be undertaken to reduce the TVOC levels to within the above limits.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0.25    | 1            | 0            | 3                 |                  | 3                 |                   |                                        | Requires TVOC concentrations to be measured post construction, and remediated where they exceed the specified limit. Will require specific appointment.<br><br><b>Action:</b> Architect to note compliance is required/set out in any architectural performance requirements at RIBA 2.<br><br><b>Three potential credits.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | PM - Nick Porzig (Landsec U&I)<br><br>Contractor                                                                          |
|                                                                  |          | Total credits available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |         |              |              | 12                | 6                | 6                 | 0                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                           |
| 4.2 Daylight                                                     |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                           |
| 4.2.1 Average daylight factor (kitchens)                         | 1        | <b>5 credits</b><br>Crit 1 - All kitchens achieve a minimum average daylight factor of at least 2%.<br><br>Ellis - ADF spatial daylight autonomy tested. Typically there is a range of DF, especially lower levels may have 2%, below.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0.75    | 1            | 0.75         | 5                 |                  |                   | 0                 |                                        | For these credit to be achieved, all kitchens would need a minimum average daylight factor of 2%.<br><br>Ellis Smith: daylight modelling for BREEAM is currently not within our scope, so we would need to run this by the client first. Also, decision to be taken based upon more details such as drawings, models and visualisations available to be sent by Shed KM and SEW. I am however aware that these are still currently in flux.<br><br><b>Credits uncertain</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Ellis Smith (Gla UK)<br>Daylight expert<br>Architect                                                                      |
| 4.2.2 Average daylight factor (living spaces)                    | 2        | <b>Up to 5 credits available</b><br>Crit 2 - Credits will be awarded based upon the minimum average daylight factor achieved for all living rooms, dining rooms and studies as Table 19.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 0.75    | 1            | 0.75         | 5                 |                  |                   | 0                 |                                        | For these credit to be achieved, all living and dining rooms and studies would need a minimum average daylight factor of 1.5% for one credit, increasing to five credits for 2%.<br><br>Ellis Smith: daylight modelling for BREEAM is currently not within our scope, so we would need to run this by the client first. Also, decision to be taken based upon more details such as drawings, models and visualisations available to be sent by Shed KM and SEW. I am however aware that these are still currently in flux.<br><br><b>Credits uncertain</b>                                                                                                                                                                                                                                                                                                                                                                               | Ellis Smith (Gla UK)<br>Daylight expert<br>Architect                                                                      |

| HQM v6 criteria                | Criteria | HQM v6 criteria                                                                                                                                                                                                                                                           | My cost | My wellbeing | My footprint | Credits Available | Targeted Credits | Potential Credits | High Risk Credits | Indicative timeframe for Consideration | Assessor's Comments (based on BREEAM meeting; subject to confirmation)                                                                                                                                                                                                                                                                                                                                                                                                                                    | Indicative Resp.                                     |
|--------------------------------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--------------|--------------|-------------------|------------------|-------------------|-------------------|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|
| 4.2.3<br>View of sky           | 3        | 3 credits<br>Crit 3 - 80% of the working plane in each kitchen, living room, dining room and study received direct light from the sky.                                                                                                                                    | 0       | 1            | 0            | 3                 | 0                | 0                 | 0                 |                                        | Requires 80% of the working planes of each kitchen, living room, dining room and study to received direct light from the sky.<br><br>Ellis Smith: daylight modelling for BREEAM is currently not within our scope, so we would need to run this by the client first. Also, decision to be taken based upon more details such as drawings, models and visualisations available to be sent by Shed KM and SEW. I am however aware that these are still currently in flux.<br><br>Credits uncertain          | Ellis Smith (Gia UK)<br>Daylight expert<br>Architect |
|                                |          | Total credits available                                                                                                                                                                                                                                                   |         |              |              | 13                | 0                | 0                 | 0                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                      |
| 4.3 Noise Sources              |          |                                                                                                                                                                                                                                                                           |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                      |
| 4.3.1<br>Internal noise levels | 1-2      | 2 credits<br>Crit 1 - A Suitably Qualified Acoustician (SQA) is appointed.<br>Crit 2 - The home has been designed and built to meet the internal noise requirements outlined in Table 20 in accordance with the methodology section and this has been confirmed by a SQA. | 0       | 1            | 0            | 2                 | 2                |                   |                   |                                        | Requires an acoustician to be appointed. They must then demonstrate that the home is designed and built to meet the internal noise requirements across. Team to confirm if such an appointment is likely.<br><br>Overlap with BREEAM, so would recommend appointment covers both.<br><br>240501_Una: Internal noise levels with apartments. The HQM criteria are in line with the requirements of Manchester City Council, 2 credits are achievable.<br><br>Two credits targeted.                         | Acoustician - Una Brown (WSP)                        |
| 4.3.2<br>External noise levels | 3-4      | Up to 2 credits available<br>Crit 3 - crit 1 has been met.<br>Crit 4 - The noise levels of external functional spaces do not exceed the requirements in Table 21 in accordance with the methodology section and this has been confirmed by a SQA.                         | 0       | 1            | 0            | 2                 |                  | 1                 | 0                 |                                        | As above, but the acoustician is also required to confirm the noise levels of external functional spaces (e.g. balconies) do not exceed the levels specified across. The noise level corresponds to the number of credits achieved.<br><br>240501_Una: The external noise levels on functional spaces cannot be achieved as the current design proposals show balconies/ terraces to the Mancunian Road side where noise levels are higher than the criterion of <55 dB LAeq.<br><br>One credit potential | Acoustician - Una Brown (WSP)                        |

| HQM v6 criteria                                             | Criteria | HQM v6 criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | My cost | My wellbeing | My footprint | Credits Available | Targeted Credits | Potential Credits | High Risk Credits | Indicative timeframe for Consideration | Assessor's Comments (based on BREEAM meeting; subject to confirmation)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Indicative Resp.                                                                                                                      |
|-------------------------------------------------------------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--------------|--------------|-------------------|------------------|-------------------|-------------------|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
|                                                             |          | Total credits available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |         |              |              | 4                 | 2                | 1                 | 0                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                       |
| 4.4 Sound Insulation                                        |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                       |
| 4.4.1 Sound insulation between homes                        | 1        | <p>Up to 5 credits available</p> <p><b>Crit 1</b> - It must be demonstrated that the home achieves the targets set out in Table 22 for airborne sound insulation and impact sound insulation taking account both separating walls and floors between homes either through a programme of pre-completion testing by a compliant test body in accordance with the methodology.</p> <p><b>Crit 3</b> - The SQA must pass on critical information to relevant construction professionals outlining key issues that have the potential to reduce sound insulation during the construction process, including as a minimum:</p> <p>a) Information on the means to ensure that sockets, switches, down lights and other services or other perforations maintain the acoustic performance where otherwise it may be compromised.</p> <p>b) Guidance relating to appropriate junction details at the head, foot and perimeter of the partition or floor.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 0       | 1            | 0            | 5                 | 1                | 2                 | 0                 |                                        | <p>Requires each home to achieve the targets for airborne sound insulation and impact sound insulation, taking account both separating walls and floors between homes. This may be done either through testing, or confirming if relevant building elements have been registered with Robust Details Limited, to calculate the sound insulation minimum values. Will likely require additional appointment.</p> <p>240501_Una: the design is currently being progressed on 5dB improvement over ADE 2003 so 3 credits are available. Pre-completion testing is required to demonstrate compliance to Building Control, so the results can also be used to satisfy HQM.</p> <p><b>Action:</b> UB to comment if compliance can be met for the target/potential credits?</p> <p><b>One credit targeted; 2 potential credits.</b></p> | Acoustician - Una Brown (WSP)                                                                                                         |
| 4.4.2 Sound insulation levels for internal walls and floors | 2-3      | <p>Up to 4 credit</p> <p><b>Crit 2</b> - The targets set out in Table 23 for airborne sound insulation are met, and this is demonstrated through testing within an acoustics laboratory in accordance with the methodology section.</p> <p><b>Crit 3</b> - The SQA must pass on critical information to relevant construction professionals outlining key issues that have the potential to reduce sound insulation during the construction process, including as a minimum:</p> <p>a) Information on the means to ensure that sockets, switches, down lights and other services or other perforations maintain the acoustic performance where otherwise it may be compromised.</p> <p>b) Guidance relating to appropriate junction details at the head, foot and perimeter of the partition or floor.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 0       | 1            | 0            | 4                 | 2                | 1                 | 0                 |                                        | <p>Requires each home to achieve the targets for airborne sound insulation, taking account both internal walls and floors. The SQA must then must pass on critical information to relevant construction professionals outlining key issues that have the potential to reduce sound insulation during the construction process.</p> <p>240501_Una: As with 4.4.1 the design is being progressed based on a 5 dB improvement and so 3 credits are available. Testing isn't required to demonstrate compliance but laboratory test data for the systems will be available.</p> <p><b>Action:</b> UB to comment if compliance can be met for the target/potential credits?</p> <p><b>2 credits targeted, 1 potential credit.</b></p>                                                                                                  | Acoustician - Una Brown (WSP)                                                                                                         |
|                                                             |          | Total credits available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |         |              |              | 9                 | 3                | 3                 | 0                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                       |
| 4.5 Temperature - 02 minimum requirement                    |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                       |
| 4.5.1 home information                                      | 1        | <p><b>Pre requisite</b></p> <p><b>Crit 1</b> - home information needs to be provided as part of or all of the criteria in this issue. Please see 11.2 home information.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 0       | 0            | 0            | Pre Requisite     | Pre Requisite    |                   |                   |                                        | <p>It is anticipated that details on temperature analysis can be added to the home information guide as set out in item 11.2 home information.</p> <p><b>Pre-requisite targeted.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | FM                                                                                                                                    |
| 4.5.2 Temperature analysis                                  | 2        | <p><b>Minimum Requirement</b></p> <p><b>Crit 2</b> - Thermal analysis has been carried out using either of the methodologies referred to in the foundation or comprehensive routes for this issue. A summary of the thermal analysis results and recommendations on the control of internal temperatures is provided for the use of the home occupant in line with requirements in the home information issue.</p> <p>NOTE: Credits for this issue do not need to be met for the purposes of complying with this minimum requirement.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 0       | 0            | 0            | Min Req.          | Min Req.         |                   |                   |                                        | <p>Requires thermal analysis to be carried out using either of the foundation (SAP output) or comprehensive (full dynamic simulation modelling) routes for this issue.</p> <p>Alistair commented that TM 59 is being done.</p> <p><b>For RIBA 314: Action:</b> Thermal analysis required to meet compliance.</p> <p><b>This is a minimum requirement to achieve any HQM rating.</b></p> <p><b>Minimum requirement targeted.</b></p>                                                                                                                                                                                                                                                                                                                                                                                               | <p>MEP - Alistair Lambert (WSP)</p> <p>Client - Nick Porzig (Landsec U&amp;I)</p> <p>FM</p>                                           |
| 4.5.3 Routes of rigour - Temperature analysis               | 3-10     | <p>Up to 17 credits available</p> <p><b>for 6 credits - 03A Foundation route - HQM temperature tool</b></p> <p><b>For Wales, Scotland, and Northern Ireland:</b></p> <p><b>For England (when using the simplified method in Approved Document O):</b></p> <p><b>Crit 3</b> - Six credits are awarded for homes at low risk of overheating according to the HQM temperature tool.</p> <p><b>Crit 4</b> - Where a home is at high risk of overheating according to the HQM temperature tool, the project team demonstrates how the building has been adapted using passive design solutions to limit the risk of overheating.</p> <p><b>for up to 17 credits - 03B Comprehensive route - Dynamic thermal modelling</b></p> <p><b>For Wales, Scotland, and Northern Ireland:</b></p> <p>Current conditions = 11 credits</p> <p><b>Crit 5</b> - Thermal modelling has been carried out using software in accordance with CIBSE TM59 Building Performance Modelling.</p> <p><b>Crit 6</b> - The software used to carry out the simulation at the detailed design stage provides full dynamic thermal analysis.</p> <p><b>Crit 7</b> - The modelling demonstrates that:</p> <p>a) For air-conditioned buildings: Summer operative temperature ranges in the home are in accordance with the criteria set out in CIBSE Guide A Environmental design, Table 1.5.</p> <p>b) For homes that are predominantly naturally ventilated or free running: The home is designed to limit the risk of overheating, in accordance with the adaptive comfort methodology referred to in Section 4.2 of CIBSE TM59 Design methodology for the assessment of overheating risk in homes.</p> <p>c) For homes that are predominantly mechanically ventilated: The home is designed to limit the risk of overheating, in accordance with Section 4.3 of CIBSE TM59.</p> <p>Predicted climate change environment</p> <p><b>For Wales, Scotland, and Northern Ireland: 6 credits</b></p> <p><b>For England (when using thermal modelling): 17 credits</b></p> <p><b>Crit 8</b> - crit 5 - crit 7 are achieved.</p> <p><b>Crit 9</b> - The thermal modelling demonstrates that the relevant requirements set out in crit 7 are achieved for a projected climate change environment.</p> <p><b>Crit 10</b> - Where thermal comfort criteria are not met for the projected climate change environment, the project team demonstrates how the building has been adapted using passive design solutions in order to subsequently meet the requirements under crit 9.</p> | 1       | 1            | 1            | 17                | 11               | 6                 |                   |                                        | <p>The comprehensive route has overlap with BREEAM, so would recommend appointment covers both. If this approach is taken, 11 credits are available for conducted modelling based on current conditions, and an additional 6 are available for incorporating predicted climate change.</p> <p>Alistair commented that TM 59 is being done and there will be mechanical ventilation.</p> <p><b>For RIBA 314: Action:</b> Thermal modelling &amp; supporting documents required to meet compliance.</p> <p><b>Eleven credits targeted, six potential credits.</b></p>                                                                                                                                                                                                                                                               | <p>MEP - Alistair Lambert (WSP)</p> <p>Architect - Plot J- Helen MacNeill (Shedkm) &amp; Plot K- Mariam Iqbal (Studio Egret West)</p> |
|                                                             |          | Total credits available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |         |              |              | 17                | 11               | 6                 | 0                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                       |
| 4.6 Ventilation - 01, 03 and 04 minimum requirements        |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                       |
| 4.6.1 Information Signage                                   | 1        | <p><b>Minimum Requirement</b></p> <p><b>Crit 1</b> - An information sign (written in plain English) is securely fixed to the rear of a boiler, meter or airing cupboard door (or another door of similar permanence) covering the following:</p> <p>a) Location of all components of the ventilation system and the controls and their design intent</p> <p>b) How to operate the system, including any automatic or manual control functions and guidance relating to how systems should be operated during summer and winter</p> <p>c) How to maintain good IAQ in the home through background ventilation (e.g. never leaving trickle vents completely shut, not shutting off a MVHR system) and what happens if good IAQ is not maintained within the home, i.e. the impact on people's health</p> <p>d) The purpose of boost ventilation</p> <p>e) Details for the occupant on planned maintenance requirements for mechanical systems (e.g. filter replacement and intervals). If maintenance activities are to be carried out by the occupant, provide clear step by step instructions. Provide contact details for the maintenance and any potential servicing providers.</p> <p>f) 'Do not remove' must be printed on the sign.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 0       | 0            | 0            | Min Req.          | Min Req.         |                   |                   |                                        | <p>Requires an information sign covering all relevant ventilation requirements to be securely fixed to the rear of a boiler, meter or airing cupboard door (or another door of similar permanence).</p> <p><b>Alistair (11.4.24):</b> minimum requirements confirmed to be achieved.</p> <p><b>This is a minimum requirement to achieve any HQM rating.</b></p> <p><b>Minimum requirement targeted.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                       | Client/PM - Nick Porzig (Landsec U&I)                                                                                                 |
| 4.6.2 Ventilation intakes                                   | 2-3      | <p><b>4 credits</b></p> <p><b>Crit 2</b> - crit 1 has been achieved.</p> <p><b>Crit 3</b> - The home's ventilation air intakes should avoid drawing in pollution in accordance with CIBSE TM21.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 0.25    | 1            | 0            | 4                 |                  | 4                 |                   |                                        | <p>Requires ventilation air intakes to avoid drawing in pollution in accordance with CIBSE TM21.</p> <p>Overlap with BREEAM, so would recommend appointment covers both.</p> <p><b>Action:</b> AL to give comments.</p> <p><b>Four credits targeted.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | MEP - Alistair Lambert (WSP)                                                                                                          |
| 4.6.3 Ventilation rates - Minimum Requirement               | 4        | <p><b>Minimum Requirement</b></p> <p><b>Crit 4</b> - The relevant requirements in Table 25 Ventilation rate criteria are met. (table too large to inset here)</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0       | 0            | 0            | Min Req.          | Min Req.         |                   |                   |                                        | <p><b>Alistair (11.4.24):</b> minimum requirements confirmed to be achieved.</p> <p><b>This is a minimum requirement to achieve any HQM rating.</b></p> <p><b>Minimum requirement targeted.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | MEP - Alistair Lambert (WSP)                                                                                                          |
| 4.6.3 Ventilation rates                                     | 5-7      | <p>5 credits</p> <p><b>Crit 5</b> - crit 1 - crit 3 have been achieved.</p> <p><b>Crit 6</b> - The relevant requirements as set out in Table 25 (table 26 and Table 27) are met for England and Wales; For systems 3 and 4.</p> <p><b>For continuous mechanical extract ventilation and mechanical ventilation with heat recovery (England and Wales) / mechanical systems (Scotland) / systems 3 and 4 (Northern Ireland):</b></p> <p><b>Crit 7</b> - The ventilation system achieves an internal noise level or 35dB(A) or less in all non-bedroom spaces within the home and 30dB(A) or less in all bedrooms within the home in line with the methodology in ANC Guidelines Part 1 2011, operating at the minimum rate* for continuous extract ventilation systems and for intermittent extract ventilation system; it should not be running.</p> <p>*for ventilation rates the rates achieved in 14 Ventilation: 03 Ventilation rates must be used</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 0.5     | 1            | 0.5          | 5                 |                  |                   |                   |                                        | <p>Requires ventilation rates to be met for both minimum and boost ventilation. MEP/Acoustician would then also need to confirm whether the ventilation system achieves an internal noise level or 35dB(A) or less in all non-bedroom spaces within the home and 30dB(A) or less in all bedrooms within the dwellings.</p> <p><b>Action:</b> AL &amp; UB to give comments.</p> <p><b>Credits subjected to response from acoustician/MEP</b></p>                                                                                                                                                                                                                                                                                                                                                                                   | <p>MEP - Alistair Lambert (WSP)</p> <p>Acoustician - Una Brown (WSP)</p>                                                              |
| 4.6.4 Maintenance and controls                              | 8        | <p><b>Minimum Requirement</b></p> <p><b>Crit 8</b> - The relevant requirements in Table 28 are met. For systems 3 and 4 these are:</p> <p>A ventilation system that has the ability to be manually boosted in wet rooms by the home occupant when required, i.e. increase in humidity levels in the bathroom due to showering or bathing activities taking place, and an information sign explaining when to activate and deactivate the boost function. OR</p> <p>A ventilation system that has the ability to automatically activate boost mode when there are increased humidity levels in wet rooms due to activities such as showering or bathing taking place. The system should prevent activation as a result of abnormally high levels of naturally occurring background humidity (such as can occur on a humid summer's evening).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 0       | 0            | 0            | Min Req.          | Min Req.         |                   |                   |                                        | <p>Requires the ventilation system to either automatically boost when there is increased humidity in wet rooms, or to be able to be manually boosted in wet rooms when required.</p> <p>Design team commented that Humidity sensors can be put up in bathrooms potentially. TBC</p> <p>Carmen Macri comment - Continuous ventilation in paptrments provided</p> <p><b>Alistair (11.4.24):</b> minimum requirements confirmed to be achieved.</p> <p><b>This is a minimum requirement to achieve any HQM rating.</b></p> <p><b>Minimum requirement targeted.</b></p>                                                                                                                                                                                                                                                               | MEP - Alistair Lambert (WSP)                                                                                                          |
|                                                             | 9-12     | <p><b>4 Credits</b></p> <p><b>Crit 9</b> - crit 1 - crit 8 are achieved.</p> <p><b>Crit 10</b> - Any maintenance activity intended to be carried out by the occupant (e.g. changing filters) can be carried out safely by the occupant (see Safe and accessible maintenance of systems).</p> <p><b>Crit 11</b> - Any maintenance activity intended to be carried out by a building services engineer can be carried out safely by the building services engineer.</p> <p><b>Crit 12</b> - For mechanical continuous ventilation systems (e.g. MVHR, MEV), controls are provided that enable sufficient control of the background continuous ventilation rate to meet varying occupancy levels without having to enable 'boost' mode.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0.75    | 1            | 0.75         | 4                 |                  | 4                 |                   |                                        | <p>Requires maintenance of the ventilation system to be carried out safely, and for MVHR systems controls to be provided so background ventilation rates can be altered without having to enable boost mode. Confirmation required as to criteria 12.</p> <p>Design team commented that Humidity sensors can be put up in bathrooms potentially. TBC</p> <p>Carmen Macri comment - Continuous ventilation in paptrments provided</p> <p>240611_Alistair confirmed compliance can be met as a potential option.</p> <p><b>Action:</b> Review opportunity at RIBA 3.</p> <p><b>Four credits potential.</b></p>                                                                                                                                                                                                                      | MEP - Alistair Lambert (WSP)                                                                                                          |

| HQM v6 criteria                                                | Criteria | HQM v6 criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | My cost | My wellbeing | My footprint | Credits Available | Targeted Credits | Potential Credits | High Risk Credits | Indicative timeframe for Consideration | Assessor's Comments (based on BREEAM meeting; subject to confirmation)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Indicative Resp.                                                                                                                                                                                  |
|----------------------------------------------------------------|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--------------|--------------|-------------------|------------------|-------------------|-------------------|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                |          | Total credits available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |         |              |              | 13                | 0                | 8                 | 0                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                   |
|                                                                |          | Total credits for Comfort                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |         |              |              | 68                | 22               | 24                | 0                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                   |
| 5 Energy                                                       |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                   |
| 5.1 Energy and Carbon Performance                              |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                   |
| 5.1.1 home information                                         | 1        | Pre requisite<br>Crit 1 - home information needs to be provided as part of or all of the criteria in this issue. Please see 11.2 home information.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 0       | 0            | 0            | Pre Requisite     | Pre Requisite    |                   |                   |                                        | It is anticipated that details on energy and cost of the development can be added to the home information guide as set out in item 11.2 home information.<br><br>Action: Hamad/Josh to comment/ compliance can be met?<br><br>Pre-requisite targeted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | FM                                                                                                                                                                                                |
| 5.1.2 Energy performance                                       | 2        | Up to 52 credits available<br>Crit 2 - Credits are awarded according to the <b>home energy performance ration (HEPR)</b> generated in the online assessment tool in line with Table 29                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 1       | 0.75         | 1            | 52                | 19               |                   |                   |                                        | An early draft (RIBA 2) copy of the HQM energy reporting metric (HEPR) was provided to show the projected home energy performance ratio. This is calculated based on SAP / BRUKL outputs.<br>Yi Liu as energy specialist confirmed the spread 19-52 forecast credits are considered achievable.<br>As a worst case, pro tem, 19no credits are targeted with the intent to review at RIBA 4 for the final As designed HQM energy performance.<br><b>19 credits targeted.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Yi Liu (WSP)<br>Energy Assessor                                                                                                                                                                   |
| 5.1.3 Beyond zero net regulated carbon                         | 3-4      | Up to 8 credits available<br>crit 3 The home achieves a HEPR ≥ 0.9 and zero net regulated CO <sub>2</sub> -eq emissions.<br>crit 4 Credits are awarded according to the percentage of the home unregulated operational energy consumption that is generated by low or zero-carbon technologies on-site or near site sources, in line with Table 30.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 1       | 0.75         | 1            | 8                 | 0                | 0                 | 0                 |                                        | Requires the home to achieve a HEPR >0.9 and zero net regulated CO2 emissions (i.e. all 40 credits above) to be achievable.<br><br>Credits uncertain                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                   |
|                                                                |          | Total credits available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |         |              |              | 60                | 19               | 0                 | 0                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                   |
| 5.2 Decentralised Energy                                       |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                   |
| 5.2.1 home information                                         | 1        | Pre requisite<br>Crit 1 - home information needs to be provided as part of or all of the criteria in this issue. Please see 11.2 home information.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 0       | 0            | 0            | Pre Requisite     | Pre Requisite    |                   |                   |                                        | It is anticipated that details on any decentralised energy in the development can be added to the home information guide as set out in item 11.2 home information.<br><br>Pre-requisite targeted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | FM                                                                                                                                                                                                |
| 5.2.2 Feasibility study                                        | 2        | Pre requisite<br>Crit 2 - An independent assessment prepared by an appropriately qualified professional (AQP) is carried out to establish the most feasible recognised local (on-site LZCT or near-site LZCT) low or zero carbon (LZC) energy sources for the home or development, as well as any suitable infrastructure for future retrofit (see methodology and Table 32 which is too large to insert here.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 0       | 0            | 0            | Pre Requisite     | Pre Requisite    |                   |                   |                                        | An Energy Strategy was produced for the development, using the GLA Energy Hierarchy: Be Lean, Be Clean, Be Green, Offset. An assessment summary is set out in Section 1.5 Method & Results - the carbon emissions for the residential elements of the Proposed Development were calculated utilising Accredited Design Standard Assessment Procedure (SAP) 10 software, Elmhurst Design.<br>The feasibility study referred addresses the HQM 5.2 crit 2 covering the following:<br>1. Energy generated from LZC technologies per year. This assessment and the design of the scheme follows the energy hierarchy, all tables present the % reduction in regulated carbon emissions for each step to show individual impact. The relevant step for LZC is noted be green: maximise opportunities for renewable energy by producing, storing and using renewable energy on-site<br>2. Carbon dioxide savings from LZC technologies per year. Table 12 - Carbon Emissions After Following Energy Hierarchy – Residential (Plot K and J). For Plot K this is 74% and for Plot K this is 72%.<br>3. Life cycle cost of the potential specification, accounting for payback. See Energy Strategy page, Section ____<br>4. Local planning criteria, including land use and noise. Space considerations are taken into account on GSHC, and this technology is discarded on this basis.<br>5. Feasibility of exporting heat or electricity from the system. See Energy Strategy page, Section ____<br>6. Take into account any available green tariffs (Feed-in Tariff and Renewable Heat Incentive) and other grants. See Energy Strategy page, Section ____<br>7. All technologies appropriate to the site and energy demand of the | Yi Liu (WSP)<br>Energy Assessor                                                                                                                                                                   |
| 5.2.3 Implementation of feasibility study findings             | 3-4      | Up to 8 credits available<br>For 4 credits - <b>03A Infrastructure</b><br>Crit 3 - Where the feasibility study confirms the installation of LZCT's is not currently a viable option, appropriate infrastructure is installed to allow the future retrofit of at least one LZCT, in accordance with the feasibility study recommendations outlined in Table 32 (which is too large to be inserted here: PV, Solar thermal, Heat thermal, LZC)<br>For 8 credits - <b>03B Installation</b><br>Crit 4 - Where LZCT's are designed in line with the feasibility study findings in crit 2 and met the following:<br>a) There is a direct supply of energy produced to the home under assessment<br>b) Complies with the relevant requirements outlined in Table 33.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 1       | 0.25         | 1            | 8                 | 8                |                   |                   |                                        | The proposed solution expected to be installed in line with the feasibility study (Energy strategy) produced will ensure both a direct supply of energy produced to the home, and comply with the relevant requirements outlined in Table 34. RIBA 3/4: Contractor duty required - to ensure using MCS (or equivalent) certified products installed by MCS (or equivalent) certified installers. Selected technologies:<br><b>Eight credits potential.</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Yi Liu (WSP)<br>Energy Assessor                                                                                                                                                                   |
|                                                                |          | Total credits available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |         |              |              | 8                 | 8                | 0                 | 0                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                   |
| 5.3 Impact on Local Air Quality                                |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                   |
| 5.3.1 Impact on local air quality                              | 1-2      | Up to 15 credits available<br>For 15 credits<br>Crit 1 - Where all heating and hot water within a home is supplied by non-combustion appliances, such as appliances powered by electricity.<br>For up to 10 credits<br>Crit 2 - All installed plant must meet the following emission levels (Table 34 and Table 35- too large to be inserted here). The measurements must be provided by manufacturers, following the labelling requirements of the European directive 2009/125/EC (for local space heaters, solid fuel local space heaters, boilers and combination heaters and solid fuel boilers).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 0       | 1            | 1            | 15                | 15               |                   |                   |                                        | Carmen comment - No gas, only electric appliance will be installed.<br><br>Action: MEP will note in their MEP performance spec reflects compliance required as set out in 5.3.1 credit criteria in relation to non-combustion appliances.<br><br>15 credits targeted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | MEP - Alistair Lambert (WSP)                                                                                                                                                                      |
|                                                                |          | Total credits available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |         |              |              | 15                | 15               | 0                 | 0                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                   |
|                                                                |          | Total credits for Energy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |         |              |              | 83                | 42               | 0                 | 0                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 0                                                                                                                                                                                                 |
| 6 Materials                                                    |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                   |
| 6.1 Responsible Sourcing                                       |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                   |
| 6.1.1 Legally harvested and traded timber                      | 1        | Pre requisite<br>Crit 1 - All timber and timber-based products used in the buildings meet the definition of legally harvested and traded timber.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0       | 0            | 0            | Pre Requisite     | Pre Requisite    |                   |                   |                                        | It is anticipated that the contractor can ensure that all timber and timber-based products used in the buildings meet the definition of legally harvested and traded timber.<br><br>240620 SKM: Plot J Specification to be produced to achieve BREEAM Criteria<br><br>Action: Timber sourcing requirements to be incorporated into contractor requirements, once appointed.<br><br>Pre-requisite targeted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Client/PM - Nick Porzig (Landsec U&I)<br>Contractor                                                                                                                                               |
| 6.1.2 Product procurement policy                               | 2        | 2 credits<br>Crit 2 - By the end of early design stage (typically RIBA Stage 2), the client or developer has a documented policy and procedure that:<br>a) Sets out procurement requirements for all suppliers and trades to adhere to relating to the responsible sourcing of construction products.<br>b) Is disseminated to all relevant internal and external personnel.<br>c) Is included within the construction contract to ensure that they are enforceable on the assessed project.<br>d) Encourages the specification of products with responsible sourcing certification over similar products without certification.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0       | 0            | 1            | 2                 | 2                |                   |                   | RIBA 2                                 | Requires a compliant product procurement policy to be developed before the end of stage 2, which is then disseminated and included in the construction contract.<br>This can be a client document (at organisational level), so team to confirm likelihood of targeting.<br><br>Overlap with BREEAM, so would recommend any appointment covers both.<br><br>240605 Nick: Product procurement policy – Landsec prohibited materials list shared. The policy is in line with 4 aspects of sustainable sourcing of materials.<br><br>RIBA 3/4 Action: Responsible sourcing requirements to be incorporated into contractor requirements, once appointed.<br><br>Two credits targeted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Client/PM - Nick Porzig (Landsec U&I)                                                                                                                                                             |
| 6.1.3 Responsible sourcing of construction products assessment | 3        | Up to 23 credits available<br>Crit 3 - The home has been assessed to either the foundation route (certification only), comprehensive route (including quantities) or a combination of the two routes in accordance with the methodology. Credits are awarded according to Table 36.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 0       | 0            | 1            | 23                | 9                | 2                 |                   |                                        | Requires assessing the responsible sourcing of construction products. Comprehensive route requires quantities to be known rather than just certification.<br>Team will need to discuss the number of credits they consider achievable, however 11 credits corresponds to 20% of points being achieved, which roughly matches the normal BREEAM target.<br><br>Overlap with BREEAM, so would recommend any appointment covers both.<br><br>Nine credits targeted, 2 credits potential.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Architect - Plot J- Helen MacNeill (Shedkm) & Plot K- Mariam Iqbal (Studio Egret West)<br><br>Contractor                                                                                          |
|                                                                |          | Total credits available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |         |              |              | 25                | 11               | 2                 | 0                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                   |
| 6.2 Environmental Impact of Materials                          |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                   |
| 6.2.1 Product procurement policy                               | 1        | 2 credits<br>Crit 1 - By the end of early design stage (typically RIBA Stage 2), the client or developer has a documented product procurement policy and procedure that:<br>a) Sets out procurement requirements for all suppliers and trades to adhere to relating to the sourcing of construction products with lower environmental impact<br>b) Is disseminated to all relevant internal and external personnel<br>c) Is included within the construction contract to ensure that they are enforceable on the assessed project<br>d) Encourages specification of products with an Environmental Product Declaration (EPD) over similar products without EPDs                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 0       | 0            | 1            | 2                 | 2                | 0                 |                   | RIBA 2                                 | As above, but these credits also require the procurement policy to relate to the sourcing of construction products with lower environmental impacts, and encourage specification of products with EPDs.<br>Team to confirm if viable, as this often requires going beyond BREEAM scope.<br><br>Action: Email sent to NP for comments.<br><br>Two credits targeted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Client/PM - Nick Porzig (Landsec U&I)                                                                                                                                                             |
| 6.2.2 Product environmental information                        | 2        | Up to 4 credits available<br>Crit 2 - Where a range of products specified at the Design Stage (DS) and installed by the Post Construction Stage (PCS) are covered by verified EPD, Credits are awarded according to Table 39. Only two EPDs per material type can be counted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0       | 0            | 1            | 4                 | 1                | 1                 | 0                 |                                        | Credits are awarded based on the number of products with EPDs specified. As above, team to confirm if viable, as this often requires going beyond BREEAM scope.<br><br>One credit targeted, one potential credit.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Architect - Plot J- Helen MacNeill (Shedkm) & Plot K- Mariam Iqbal (Studio Egret West)                                                                                                            |
| 6.2.3 Routes of rigour - Building life cycle                   | 3-4      | Up to 19 credits available<br>Up to 7 credit - <b>03A Foundation Route</b><br>Crit 3 - The home is assessed using the HQM Environmental Impact of Construction products tool in accordance with the methodology. This route is suitable for the assessment of standard, simple homes or buildings. Credits are awarded based on the home's impact benchmark achieved according to Table 40.<br>Up to 19 credits - <b>03B Comprehensive Route</b><br>crit 4 - The home has been assessed using an IMPACT compliant tool in accordance with the methodology. Credits are awarded based on the home's impact benchmark achieved according to Table 40.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 0       | 0            | 1            | 19                | 0                | 0                 | 0                 |                                        | Comments for Plot J&K:<br>Credit compliance TBC<br><br>Action: Email sent to HV/JS to comment if compliance can be met?<br><br>Credits uncertain.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Hamad Younus (WSP) and Josh Sykes - Sustainability modelling.<br><br>Architect - Plot J- Helen MacNeill (Shedkm) & Plot K- Mariam Iqbal (Studio Egret West)<br><br>PM - Nick Porzig (Landsec U&I) |
|                                                                |          | Total credits available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |         |              |              | 25                | 3                | 1                 | 0                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                   |
| 6.3 Life Cycle Costing                                         |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                   |
| 6.3.1 Occupant's life cycle cost report                        | 1-3      | 6 credits<br>Crit 1 - At the end of early design (typically RIBA Stage 2), a life cycle cost (LCC) analysis (to PD 156865: 2008) is produced by a suitably qualified cost consultant (SQCC) at a level of detail suitable to inform the occupant of key maintenance and operational costs (see Assumptions, exclusions and contingencies). The scope is as defined in assessment scope (i.e. Maintenance costs - major replacement costs, minor replacement, repairs and maintenance costs; Operation costs - cleaning costs, utilities costs). It is kept updated up to the end of detailed design (typically RIBA Stage 4).<br>Crit 2 - An occupant's report, based on the most up-to-date LCC analysis (see crit 1), is available to potential occupants prior to a commitment to purchase. The report includes a summary which requires no expert knowledge to understand and, as a minimum, includes:<br>a) Costs (current prices) broken down according to the items listed in assessment scope, reported at intervals of 1 year, up to year 60 (see Period of analysis).<br>b) A summary highlighting the most significant findings of the LCC analysis, including significant planned maintenance, as determined by the cost consultant.<br>Crit 3 - A final version of the occupant's report (see crit 2) is included within the home information'. It must be updated based on the final LCC analysis at the end of detailed design (typically RIBA Stage 4) (see crit 1). | 1       | 0.25         | 1            | 6                 | 6                |                   |                   | RIBA 2                                 | Requires a life cycle cost analysis to be conducted at a level of detail suitable to inform the occupant of key maintenance and operational costs. This needs to be produced at stage 2, and updated at stage 4.<br>The report must also be made available to occupants prior to a commitment to purchase, and be included in the home information pack (see item 11.2).<br>This is often not within the scope of a Cost Consultant's works, so may require further appointment.<br><br>Action: Email sent to LM & NP for comments<br>22.11.24 SS briefed with Naomi Hughes (Arcadis) on the requirements for this. Naomi /Arcadis will send a scope proposal to complete the LCC and decide if it's to be one or potentially two LCCs to cover plots J and K.<br><br>Six credits potential.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | PM - Nick Porzig (Landsec U&I)<br><br>Cost consultant - Naomi Hughes (Arcadis)                                                                                                                    |

| HQM v6 criteria                                        | Criteria | HQM v6 criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | My cost | My wellbeing | My footprint | Credits Available | Targeted Credits | Potential Credits | High Risk Credits | Indicative timeframe for Consideration | Assessor's Comments (based on BREEAM meeting; subject to confirmation)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Indicative Resp.                                                                                                                   |
|--------------------------------------------------------|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--------------|--------------|-------------------|------------------|-------------------|-------------------|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| 6.3.2 Component level life cycle cost optimisation     | 4        | 6 credits<br>Crit 4 - By the end of detailed design (typically RIBA Stage 4), a component level LCC appraisal (to PD 156865: 2008) is carried out by a SQCC. Appropriate examples are provided by the design team to demonstrate how the component level LCC optimisation has been used to influence building and systems design or specification to reduce the overall maintenance and operational costs to the occupant. The analysis is provided as a report to the client.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1       | 0.25         | 1            | 6                 |                  | 6                 |                   | RIBA 4                                 | Requires a component level LCC appraisal to be carried out, and then it to be demonstrated how this has influenced building and systems design or specification to reduce the overall maintenance and operational costs to the occupant. This is often not within the scope of a Cost Consultant's works, so may require further appointment.<br><br>Overlap with BREEAM, so would recommend any appointment covers both.<br><br><b>Action: Email sent to LM &amp; NP for comments</b><br><br>Six credits potential.                                                                                                                           | PM - Nick Porzig (Landsec U&I)<br><br>Cost consultant - Lee Mellor (Arcadis)                                                       |
|                                                        |          | Total credits available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |         |              |              | 12                | 6                | 6                 | 0                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                    |
| 6.4 Durability                                         |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                    |
| 6.4.1 Integral elements                                | 1        | 5 credits<br>Crit 1 - Appropriate measures to limit degradation have been incorporated into the design and specification of integral building elements at risk of severe material degradation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1       | 0.25         | 1            | 5                 | 5                |                   |                   |                                        | Requires the selection of materials to have mitigated integral building element degradation, not how the factor that causes the degradation has been reduced (such as measures that reduce humidity).<br><br>Overlap with BREEAM where the credits are targeted.<br><br>240629_SEW: performance requirements noted for next stage<br>240620_SKM: Plot J as per SEW Plot K - Specification to be produced to achieve BREEAM Criteria<br><br><b>Action: HMN and MI to note in their performance spec to reflect compliance of design for durability, required as set out in 6.4.1 and 6.4.2 credit criteria</b><br><br>Five credits targeted.    | Architect - Plot J- Helen MacNeil (Shedkm) & Plot K- Mariam Iqbal (Studio Egret West)                                              |
| 6.4.2 Finishing elements                               | 2-3      | 2 credits<br>Crit 2 - crit 1 has been achieved.<br>Crit 3 - Appropriate measures to limit degradation have been incorporated into the design and specification of surface building elements at risk of cosmetic material degradation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 1       | 0.25         | 1            | 2                 | 2                |                   |                   |                                        | Overlap with BREEAM where the credits are targeted.<br><br>240629_SEW: performance requirements noted for next stage<br>240620_SKM: Plot J as per SEW Plot K - Specification to be produced to achieve BREEAM Criteria<br><br><b>Action: architect to note in their performance spec to reflect compliance of design for durability, required as set out in 6.4.1 and 6.4.2 credit criteria</b><br><br>Two credits targeted.                                                                                                                                                                                                                   | Architect - Plot J- Helen MacNeil (Shedkm) & Plot K- Mariam Iqbal (Studio Egret West)                                              |
|                                                        |          | Total credits available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |         |              |              | 7                 | 7                | 0                 | 0                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                    |
|                                                        |          | Total credits for Materials                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |         |              |              | 69                | 27               | 9                 | 0                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                    |
| 7 Space                                                |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                    |
| 7.1 Drying Space                                       |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                    |
| 7.1.1 External drying                                  | 1        | 1 credit<br>Crit 1 - External drying facilities are provided (such as a rotary drier). The drying space is a secure space and has a minimum length that meets the requirements set out in Table 47.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 0.75    | 0.5          | 0.75         | 1                 | 0                | 0                 | 0                 |                                        | Requires secure external drying space to be provided in line with the lengths in the table opposite. These are quite large of each apartment, and communal drying space is acceptable only if such space is enclosed, is only accessible to the residents and has a secure entrance.<br><br>Lucy (SEW) - No balcony provided.<br><br>No credits targeted.                                                                                                                                                                                                                                                                                      | Architect - Plot J- Helen MacNeil (Shedkm) & Plot K- Mariam Iqbal (Studio Egret West)                                              |
| 7.1.2 Internal drying                                  | 2        | 2 credits<br>Crit 2 - A tumble drier or washer dryer, that is energy efficient and has an acceptable level of condensation, is installed prior to handover.<br>Credits are awarded according to Table 48.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 0.75    | 0.75         | 0.75         | 2                 | 2                | 0                 | 0                 |                                        | Design team to confirm if washer dryers and/or tumble dryers will be present. If so they must meet the standards across.<br>Update to EU ratings in March 2021 mean the former A rating is now the equivalent of a D rating.<br><br>Lucy (SEW) - Washing machine in utility cupboard with tumble dry technique.<br><br><b>Action: Team to ensure compliance is met.</b><br><br>2 credits targeted.                                                                                                                                                                                                                                             | Architect - Plot J- Helen MacNeil (Shedkm) & Plot K- Mariam Iqbal (Studio Egret West)<br><br>Contractor                            |
|                                                        |          | Total credits available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |         |              |              | 3                 | 2                | 0                 | 0                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                    |
| 7.2 Access and Space                                   |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                    |
| 7.2.1 home information                                 | 1        | Pre requisite<br>Crit 1 - home information needs to be provided as part of or all of the criteria in this issue. Please see 11.2 home information.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 0       | 0            | 0            | Pre Requisite     | Pre Requisite    |                   |                   |                                        | It is anticipated that details on any access considerations in the development can be added to the home information guide as set out in item 11.2 home information.<br><br>Helen & Mariam agreed on targeting compliance.<br><br>Pre-requisite targeted.                                                                                                                                                                                                                                                                                                                                                                                       | FM                                                                                                                                 |
| 7.2.2 Nationally described space standards             | 2-3      | 5 credits<br>Crit 2 - The home meets the Technical Housing Standards - Nationally Described Space Standard.<br>Crit 3 - Where the built in storage provided shows an improvement over the requirement stated in Technical Housing Standards - Nationally Described Space Standards by 0.5sqm.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0       | 1            | 0            | 5                 | 0                | 5                 |                   |                                        | Helen & Mariam agreed on targeting compliance.<br><br>240629_SEW: What are the difference in credits between Crit 2 and 3?<br>Storage space complies with NDSS but does not show +0.5sqm improvement (Crit 3 not met).<br>240620_SKM: Plot J - All apartments meet THS NDSS minimum m2 requirements for Criteria 2 and 3 with the additional 0.5m2. Buro Happold have been appointed as Access Consultants in stage 2<br><br><b>Action: HMN and MI to meet Technical Housing standards and also inline with the HQM requirements.</b><br><b>Action: Appointing access consultant and meet credit compliance.</b><br><br>Five credit potential. | Architect<br><br>Access Consultant - Colin Byrne (BuroHappold)<br><br>PM - Nick Porzig (Landsec U&I)                               |
| 7.2.3 Accessible and adaptable design                  | 4-6      | 3 credits<br>Crit 4 - The internal functional space and external space associated with the home meet the requirements of the Building Regulations in Approved Document M - Access to and use of buildings Category 2 OR Approved Document M, Category M, Category 3 - Wheelchair user dwellings, where required by the local authority.<br>Crit 5 - An Accredited Access Consultant is appointed prior to early design stages (typically RIBA Stage 2).<br>Crit 6 - The Accredited Access Consultant advises on Nationally recognised design guidance relating to accessible and inclusive design (that meet every day needs and long term demands) with regard to the internal functional space and external space aspects of the home. They: a) Conduct as assessment and provide advice on the concept AND detailed design stages (typically RIBA Stage 2 and 3). b) Communicate and agree necessary changes within the design team where the assessment shows requirements are not fulfilled. | 0.5     | 1            | 0.5          | 3                 | 3                | 0                 | 0                 | RIBA 2                                 | Additional appointment of Access consultant required.<br><br>Nick planning to hire for RIBA 2, to meet requirements above Part M as it's dedicated for Manchester rules as well.<br>240620_SKM: Plot J - Buro Happold have been appointed as Access Consultants in stage 2<br><br><b>Action: Ensure Appointing access consultant and meet credit compliance.</b><br><br>3 Credit targeted                                                                                                                                                                                                                                                      | Architect<br><br>Access Consultant - Colin Byrne (BuroHappold)<br><br>PM - Nick Porzig (Landsec U&I)                               |
| 7.2.4 Accredited access consultant confirmation        | 7        | 3 credits<br>Crit 7 - The Accredited Access Consultant confirms that the homes have been built following the advice given in crit 6 via one (or more) of the following according to the level of assurance they deem required based on the nature of the development.<br>- Confirmation from the developer that the homes have been built to the final design.<br>- Completion of a site inspection.<br>- Completion of an as-built evidence review.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 0.5     | 1            | 0.5          | 3                 | 0                | 3                 | 0                 |                                        | Additional appointment of Access consultant required.<br>240620_SKM: Plot J - Buro Happold have been appointed as Access Consultants in stage 2<br><br><b>Action: Ensure Appointing access consultant and meet credit compliance.</b><br>Action: Email sent to Colin BH to confirm credit requirements and appointment as access consultant.<br><br>3 potential credits                                                                                                                                                                                                                                                                        | Architect<br><br>Access Consultant - Colin Byrne (BuroHappold)<br><br>PM - Nick Porzig (Landsec U&I)                               |
|                                                        |          | Total credits available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |         |              |              | 11                | 3                | 8                 | 0                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                    |
| 7.3 Recyclable Waste                                   |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                    |
| 7.3.1 home information                                 | 1        | Pre requisite<br>Crit 1 - home information needs to be provided as part of or all of the criteria in this issue. Please see 11.2 home information.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 0       | 0            | 0            | Pre Requisite     | Pre Requisite    |                   |                   |                                        | It is anticipated that details on recycling in the development can be added to the home information guide as set out in item 11.2 home information.<br><br>240620_SKM: Contact Tim Good - Technical Director - Sustainable Waste Management<br>tgood@slrconsulting.com - SLR Consulting Limited<br><br>Pre-requisite targeted.                                                                                                                                                                                                                                                                                                                 | FM                                                                                                                                 |
| 7.3.2 Consultation with the waste collection authority | 2        | 2 credits<br>Crit 2 - The waste collection authority is consulted to determine the waste collection patterns, identifying the:<br>a) Number of recyclable waste streams, for example paper, plastic, glass, food waste, composting and general waste.<br>b) Type and size of waste collection containers (such as dedicated wheeled bins, boxes and communal bins).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 0       | 0            | 1            | 2                 | 2                |                   |                   |                                        | 240629_SEW: MCC have been contacted by SLR to determine waste collection patterns. SLR to add comments.<br>240620_SKM: SLR to confirm strategy<br><br><b>Action: HMN &amp; MI to confirm at later stage.</b><br><br>Two credits targeted.                                                                                                                                                                                                                                                                                                                                                                                                      | Architect - Plot J- Helen MacNeil (Shedkm) & Plot K- Mariam Iqbal (Studio Egret West)                                              |
| 7.3.3 Internal waste storage                           | 3-4      | 5 credits<br>Crit 3 - Dedicated internal space, with fixed units to store recyclable waste, is provided. The number of internal recyclable waste facilities should reflect the number of recyclable waste streams collected by the waste collection authority. Each individual bin (provided for different recycling waste streams) must be a minimum of 10 L in volume.<br>Crit 4 - The combined capacity of internal recyclable waste facilities should be a minimum of:<br>a) 30 litres for homes with 1-2 bedrooms.<br>b) 40 litres for homes with 3 or more bedrooms.<br>c) All homes are provided with dedicated internal space, with fixed units to store food waste that are a minimum of 10 litres in volume.                                                                                                                                                                                                                                                                            | 0       | 0            | 1            | 5                 | 5                |                   |                   |                                        | 240629_SEW: Crit 3 achieved-Bins for different waste streams are provided, and are above 10l in volume.<br>Crit 4- client to confirm homes provided with dedicated internal space with fixed units to store food waste.<br>240620_SKM: SLR to confirm strategy<br><br><b>Action: HMN &amp; MI to confirm at later stage.</b><br><br>Five credits targeted.                                                                                                                                                                                                                                                                                     | Architect - Plot J- Helen MacNeil (Shedkm) & Plot K- Mariam Iqbal (Studio Egret West)                                              |
| 7.3.4 Composting facilities and management             | 5        | 3 Credits<br>Crit 5 - All homes are provided with composting facilities, for garden waste, in the form of one or more of the following:<br>a) Individual home-composting facilities.<br>b) Local communal facilities within 50m from the main entrance to the home via safe pedestrian route.<br>c) Composting collection services run by the waste collection authority.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 0       | 0            | 1            | 3                 | 0                | 0                 | 0                 |                                        | 240629_SEW: Client and SLR to comment if there is potential for this credit.<br>240620_SKM: Composting has been discussed with the BTR operator but does not currently form part of the waste strategy for planning. Client to confirm brief<br><br>No credits targeted for now.                                                                                                                                                                                                                                                                                                                                                               | Client/PM - Nick Porzig (Landsec U&I)<br><br>Architect - Plot J- Helen MacNeil (Shedkm) & Plot K- Mariam Iqbal (Studio Egret West) |

| HQM v6 criteria                                                     | Criteria | HQM v6 criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | My cost | My wellbeing | My footprint | Credits Available | Targeted Credits | Potential Credits | High Risk Credits | Indicative timeframe for Consideration | Assessor's Comments (based on BREEAM meeting; subject to confirmation)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Indicative Resp.                                                                                                          |
|---------------------------------------------------------------------|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--------------|--------------|-------------------|------------------|-------------------|-------------------|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
|                                                                     |          | Total credits available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |         |              |              | 10                | 7                | 0                 | 0                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                           |
|                                                                     |          | Total credits for Space                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |         |              |              | 24                | 12               | 8                 | 0                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                           |
| 8 Water                                                             |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                           |
| 8.1 Water Efficiency                                                |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                           |
| 8.1.1 Water efficient fittings                                      | 1        | Up to 11 credits available<br>Crit 1 - The requirements in Table 49 are met:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 1       | 0.25         | 1            | 11                | 5                | 3                 |                   |                                        | It is anticipated that the development will be using water consuming components with low flush/flow rates, with water use being a consideration in the stage 2 report. Therefore it is thought at least 6 water fittings can meet the optional standard, and potentially all fittings. Overlap with BREEAM.<br><br>240629 SEW: noted- specification to target performance requirements at next stage.<br>240620 SKM: Plot J as per SEW Plot K - Specification to be produced to achieve BREEAM Criteria<br><br>RIBA 3/4 Action: HM/M to share sanitary ware specifications, to help determine likely performance and any variation among the dwellings (potential split by water type)<br><br>Five credits targeted, three potential credits. | MEP - Alistair Lambert (WSP)<br><br>Architect - Plot J- Helen MacNeil (Shedkm) & Plot K- Mariam Iqbal (Studio Egret West) |
| 8.1.2 Water recycling                                               | 2-3      | Up to 6 credits available<br>Crit 2 - crit 1 has been achieved<br>Crit 3 - Rainwater or greywater recycling systems have been specified and it is demonstrated that there is sufficient water supplied by these systems to offset the total demand for WC flushing for the home in accordance with Appendix A of Approved Document G and Table 50.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 1       | 0            | 1            | 6                 |                  |                   |                   |                                        | Carmen comment: No RW/H in place.<br>Alistair comment: It's a high risk, TBC at later stage.<br>240618 Nick: We currently have no intention of doing rainwater or greywater recycling.<br><br>No credits targeted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | MEP - Alistair Lambert (WSP)<br><br>Architect - Plot J- Helen MacNeil (Shedkm) & Plot K- Mariam Iqbal (Studio Egret West) |
|                                                                     |          | Total credits available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |         |              |              | 17                | 5                | 3                 | 0                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                           |
|                                                                     |          | Total credits for Water                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |         |              |              | 17                | 5                | 3                 | 0                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 0                                                                                                                         |
|                                                                     |          | TOTAL CREDITS FOR MY HOME                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |         |              |              | 261               | 108              | 44                | 0                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 0                                                                                                                         |
| DELIVERY                                                            |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                           |
| 9 Quality Assurance                                                 |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                           |
| 9.1 Project Preparation - 02, 03 and 04 Minimum requirements        |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                           |
| 9.1.1 Feedback from previous projects                               | 1-2      | 4 credits<br>Crit 1 - Where it is demonstrated that lessons learnt from previous projects have been incorporated into the assessed home following the process set out in the Methodology.<br>Crit 2 - During design brief (typically RIBA Stage 1) an outline delivery plan (see Outline delivery plan) has been developed which is kept up to date as the project progresses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 1       | 1            | 1            | 4                 | 0                | 0                 | 0                 | RIBA 1                                 | Requires an individual to be appointed and a detailed report to be developed specifying lessons learnt from previous projects, that are then incorporated into this one. Does not have to be HQM specific.<br>An outlined delivery plan will also need to have been developed.<br><br>Credits not targeted                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                           |
| 9.1.2 Project delivery plan                                         | 3-4      | Minimum Requirement<br>Crit 3 - Before detailed design has started (typically RIBA Stage 3) the project delivery stakeholders have met to discuss:<br>a) Project design and client requirements with regards to meeting HQM compliance.<br>b) Roles, responsibilities and the contribution of each member of the project delivery team to meet the above.<br>c) HQM performance targets to be achieved are 9.1 Project Preparation.<br>Refer to checklists, tables and illustrations section to see topics to be covered under each of the above areas.<br>Crit 4 - Before any activities (including clearance/demolition or any other construction activity) have started on site (typically RIBA Stage 4):<br>a) A set of actions to manage the construction process and build quality are established and an inspection routine and the format of the construction record have been set.<br>b) A set of actions are established for managing risks of poor performance by adapting design or introducing procedures to ensure appropriate site operatives are aware of how to manage these risks during construction and handover.<br>c) A schedule of commissioning and testing that identifies and includes a suitable time scale for commissioning of all building services and control systems and testing building fabric, in line with appropriate commissioning best practice guidance.<br>d) The principal contractor accounts for the commissioning and testing programme, responsibilities and criteria within their budget and main programme of works, allowing for the required time to complete all commissioning and testing activities prior to handover.<br>e) A target for the home's air permeability (m3/m2 at 50Pa) is agreed and a strategy for how it will be met is established, including: roles and responsibilities, how performance will be monitored and details of any testing that will be carried out.<br>f) A set of actions have been established to manage fabric commissioning and testing, fabric pre-testing and commissioning of building services and controls.<br>g) The project delivery stakeholders have discussed and agreed on the project's post - construction and handover requirements. | 0       | 0            | 0            | Min Req.          | Min Req.         |                   |                   | RIBA 2<br>RIBA 4                       | Requires stakeholders to meet before Stage 3 to discuss HQM performance targets/requirements, and roles and responsibilities towards achieving these. This goes beyond this meeting, and must cover the items listed in the 'Consultant's Comments' column.<br>In stage 4 the stakeholders must then also establish the construction requirements as listed by Criteria 4.<br><br>This is a minimum requirement to achieve any HQM rating.<br><br>Minimum requirement targeted.                                                                                                                                                                                                                                                               | PM - Nick Porzig (Landsec U&I)<br><br>Contractor                                                                          |
| 9.1.3 Product procurement and substitution policy                   | 5        | Minimum Requirement<br>Crit 5 - The client or the principal contractor has a product policy that:<br>a.i) Encourage products and specifications, to be procured according to best practise standards.<br>a.ii) Encourage specifications that lead to high build quality.<br>b) Sets out instances where substitutions will be allowed and what should be taken into account when considering substitutions (see Product substitutions).<br>c) States clearly that any substitution of products or specification will need to meet the performance requirements set out for the project. It should set out clear approval and verification procedures for the contractor to follow when substituting products. It should include a requirement for the contractor to provide details of substitutions and recorded evidence to demonstrate that substitute products meet performance requirements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 0       | 0            | 0            | Min Req.          | Min Req.         |                   |                   |                                        | Requires the client or contractor to have a product policy that encourages procurement to be in line with best practice standards, and lead to a high build quality. It must also cover substitutions and the performance standards any substitutions must meet.<br>Client to confirm if they have something along these lines, or if it should be written into contractors requirements.<br><br>Note that if producing a BREEAM contractors requirement document, it would be advisable to expand scope to also include HQM requirements.<br><br>This is a minimum requirement to achieve any HQM rating.<br><br>Minimum requirement targeted.                                                                                               | PM - Nick Porzig (Landsec U&I)<br><br>Contractor                                                                          |
| 9.1.4 Dissemination of information                                  | 6        | Minimum Requirement<br>Crit 6 - Processes are in place to ensure communication of crit 3 & crit 4 and key considerations to all relevant trades (for example via toolbox talks, briefings, meetings, BIM, graphic examples of good workmanship on-site) as appropriate for their specific involvement. Information should be communicated in an understandable way, in an appropriate language, which includes the following content as a minimum in order to:<br>a) Promote good practice of workmanship and highlight potential issues that can undermine build quality for the elements at key stages throughout construction.<br>b) Explain processes for ensuring quality on-site, including the role of the appropriately qualified person and how they can help.<br>c) Explain what the construction record is for and how site operatives need to contribute to it.<br>d) Clarify the process for making design and materials substitutions.<br>e) Highlight areas where their work could impact (positively or negatively) on performance of other elements in terms of areas such as energy performance, and health and wellbeing.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0       | 0            | 0            | Min Req.          | Min Req.         |                   |                   |                                        | Requires 9.1.2 (the project delivery plan) to be communicated to all relevant trades as appropriate for their involvement.<br>Again, could be written into a contractors requirements document.<br><br>This is a minimum requirement to achieve any HQM rating.<br><br>Minimum requirement targeted.                                                                                                                                                                                                                                                                                                                                                                                                                                          | Contractor                                                                                                                |
| 9.1.5 Site worker feedback                                          | 7-9      | 2 credits<br>Crit 7 - The client or the principal contractor has a documented policy and procedure in place to enable staff to make protected disclosures.<br>Crit 8 - The policy should clearly:<br>a) Communicate the significance that the company attaches to identifying and resolving wrongdoing.<br>b) Encourages workers to raise concerns within their organisation as soon as possible and to give them the confidence to do so.<br>c) Remind workers of the standards of behaviours expected of them.<br>d) Ensure workers know whom to approach with a concern, and enable them to bypass the person, management level or part of the organisation to which the concern relates.<br>e) Include an option to raise concerns anonymously and set out a process for it.<br>f) Outline the procedures for investigating disclosures and what steps might be taken if wrongdoing is uncovered.<br>g) Set out safeguards for those making genuine disclosures.<br>h) Communicate what will happen to those who victimise genuine disclosures or abuse the system by making malicious allegations.<br>i) Provide access to further sources of advice and guidance on making disclosures.<br>Crit 9 - The principal contractor is responsible for prominently displaying the policy and contact details on the construction site and has ensured all site workers and the client (where a policy has been put in place by the principal contractor under crit 7) have been made aware of the policy.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1       | 1            | 1            | 2                 | 0                |                   |                   |                                        | Requires the client or contractor to have a documented policy and procedure in place to enable staff to make protected disclosures, which must then be prominently displayed on site.<br>Again, could be written into a contractors requirements document.<br><br>Credit not targeted                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Contractor                                                                                                                |
|                                                                     |          | Total credits available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |         |              |              | 6                 | 0                | 0                 | 0                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                           |
| 9.2 Commissioning and Testing - 01 Minimum requirement              |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                           |
| 9.2.1 Commissioning building services and control systems           | 1-3      | Minimum Requirement<br>Crit 1 - Appropriate project team members have been appointed to conduct and manage commissioning activities.<br>Crit 2 - All building systems listed below that are present are commissioned in line with the manufacturer's guidance and appropriate commissioning best practice guidance by individuals who were not involved in the installation process:<br>a) Hot water<br>b) Heating<br>c) Ventilation<br>d) Comfort cooling<br>e) Low and zero carbon technologies<br>Crit 3 - For buildings with complex building services and systems (for example, communal systems with a centralised point), a specialist commissioning manager must be appointed to conduct and manage commissioning activities. They must be appointed during the design stage (by either the client or the principal contractor) to carry out the following responsibilities, in line with the methodology:<br>a) Undertake design reviews and give advice on suitability for ease of commissioning.<br>b) Provide commissioning management input to construction programming and during installation stages.<br>c) Management of commissioning, performance testing, handover, post-handover stages.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0       | 0            | 0            | Min Req.          | Min Req.         |                   |                   |                                        | It is anticipated that a commissioning manager will be appointed before RIBA Stage 4, and that MEP specifications will include commissioning requirements.<br>Overlap with BREEAM, so would recommend any appointment covers both.<br><br>This is a minimum requirement to achieve any HQM rating.<br><br>Minimum requirement targeted.                                                                                                                                                                                                                                                                                                                                                                                                       | Contractor<br><br>PM - Nick Porzig (Landsec U&I)                                                                          |
| 9.2.2 Fabric pre-testing                                            | 4-5      | Up to 4 credits available<br>Crit 4 - A member of an appropriate body (referred to in the 'airtightness testing' part of Table 54 (too large to add here)) has been appointed to:<br>a) Determine the appropriate inspection and pre-testing methods for the site, using their professional discretion in line with the methodology section and their professional body best practice guidance.<br>b) Provide quality assurance of the assessed home's fabric performance, including continuity of insulation, through inspection and air permeability testing, after the primary air barrier is complete and while it is still accessible.<br>c) Outline recommendations to help meet the designed fabric performance standards at post-construction.<br>d) Broaden the sample size and carry out additional pre-testing of more homes if there is evidence of potential causes for the air test targets not being met for other dwelling types, which may affect other units not tested.<br>Crit 5 - The recommendations made as part of crit 4 are carried out.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 1       | 1            | 1            | 4                 |                  | 2                 |                   |                                        | Requires fabric pre-testing to be conducted and recommendations from this to be implemented. Credits are awarded depending on the proportion of homes that are inspected and tested. Project team to decide percentage they wish to target.<br><br>Two credits potential.                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Contractor                                                                                                                |
| 9.2.3 Post-construction testing                                     | 6-7      | Up to 7 credits<br>Crit 6 - Where post-construction testing and inspection of the integrity of the assessed home's building fabric is carried out, in accordance with an appropriate standard (see Table 54). Credits are awarded, depending on the aspects that are tested, in line with Table 53.<br>Crit 7 - Any remedial work is carried out before handover, to ensure the required performance characteristics of the home are met, where this is highlighted as needed from post-construction testing and inspection.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 1       | 1            | 1            | 7                 |                  | 4                 | 0                 |                                        | Requires fabric integrity testing and inspection to be carried out post construction, and remediation work to be actioned.<br><br>Opportunity to undertaken a thermographic survey as per the BREEAM assessment, so would recommend any appointment covers both.<br><br>Action: Thermographic survey to be conducted post construction and remediation work actioned upon, requirement to be written in to contractor prelims.<br><br>Action: MEP spec to reflect requirements of air tightness testing.<br><br>4 credits potential. Subjected to change                                                                                                                                                                                      | PM - Nick Porzig (Landsec U&I)<br><br>Contractor                                                                          |
|                                                                     |          | Total credits available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |         |              |              | 11                | 0                | 6                 | 0                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                           |
| 9.3 Inspections and Completion - 01, 02 and 03 Minimum requirements |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                           |
| 9.3.1 Visual defects inspection                                     | 1-2      | Minimum Requirement<br>Crit 1 - An appropriately qualified person, who is independent from site activities (i.e. not checking their own work) has done the following, before the occupant moves in:<br>a) Carried out a visual defects inspection of all the aspects in the visual defects inspection table (see methodology), to check installation and finishes are in line with the specification.<br>b) Identified, monitored and reported on any remedial work that is needed, to the developer or client.<br>c) Ensured the home is finished and habitable, including the following:<br>c.i) Access to the home is safe and clear (for example, unobstructed by construction works), including drives and pathways to the home.<br>c.ii) There are no health and safety hazards inside the home.<br>c.iii) Electric and plumbing are all functioning.<br>c.iv) All active systems inside the home are installed, working and ready for occupant use.<br>c.v) All fixtures and fittings are installed and finished.<br>c.vi) Finishes and decoration are completed internally and externally.<br>Crit 2 - The results of the visual defects inspection and any outstanding remedial work are reported and given to occupants before they move in as part of their home information.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 0       | 0            | 0            | Min Req.          | Min Req.         |                   |                   |                                        | Requires an independent appropriately qualified to conduct visual defect inspections (snagging reports) before occupants move in.<br>The results of the visual defects inspection and any outstanding remedial work must also be reported and given to occupants before they move in as part of their home information.<br><br>This is a minimum requirement to achieve any HQM rating.<br><br>Minimum requirement targeted.                                                                                                                                                                                                                                                                                                                  | Client - Nick Porzig (Landsec U&I)                                                                                        |
| 9.3.2 Construction inspections                                      | 3        | Minimum Requirement<br>Crit 3 - Where an appropriately qualified person is based on-site and has done the following, as a main part of their role:<br>a) Outlines and agreed the strategy, roles and responsibilities for meeting the 9.3.2 Construction inspections criteria, as part of the activities in the 'project delivery plan' criteria in the 9.1 Project Preparation issue.<br>b) Carried out systematic and scheduled inspections of build quality for all assessed homes at key stages throughout construction and ensured they comply with the home's required performance characteristics, including the following as a minimum:<br>b.i) Design specifications.<br>b.ii) Warranty standards.<br>b.iii) Building Regulations, planning permissions and other local authority and statutory requirements.<br>c) Ensured any design variations or materials substitutions are appropriately managed and approved by an appropriate member of the design team or the client.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 0       | 0            | 0            | Min Req.          | Min Req.         |                   |                   |                                        | Requires an appropriately qualified person to be based on site to carry out inspections of build quality throughout the key stages of construction, and ensure they comply with required performance standards.<br><br>This is a minimum requirement to achieve any HQM rating.<br><br>Minimum requirement targeted.                                                                                                                                                                                                                                                                                                                                                                                                                          | Client - Nick Porzig (Landsec U&I)                                                                                        |

| HQM v6 criteria                                                   | Criteria | HQM v6 criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | My cost | My wellbeing | My footprint | Credits Available | Targeted Credits | Potential Credits | High Risk Credits | Indicative timeframe for Consideration | Assessor's Comments (based on BREEAM meeting; subject to confirmation)                                                                                                                                                                                                                                                                                                                                                                                                                                | Indicative Resp.                                 |
|-------------------------------------------------------------------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--------------|--------------|-------------------|------------------|-------------------|-------------------|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|
| 9.3.3 Construction record                                         | 4-5      | <b>Minimum Requirement</b><br>Crit 4 - Where an <b>appropriately qualified person</b> has been appointed to ensure a <b>construction record</b> is kept throughout the construction stage that demonstrates the quality assurance measures taken to meet the home's required performance characteristics.<br>Crit 5 - The record is available to:<br>a) Site operatives throughout the construction stage for them to directly contribute to, as appropriate.<br>b) Occupants on request, as part of any visual defects inspections and when moving in. It needs to be available for the duration of the building warranty in place (see 11.1 Aftercare: crit 1).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 0       | 0            | 0            | Min Req.          | Min Req.         |                   |                   |                                        | Requires a construction record to be kept which demonstrates the quality assurance measures taken to meet the home's required performance characteristics. Essentially the reporting of the above criteria. The record must then be available to site operatives, and occupants upon request.<br><br><b>This is a minimum requirement to achieve any HQM rating.</b><br><br>Minimum requirement targeted.                                                                                             | PM - Nick Porzig (Landsec U&I)<br><br>Contractor |
| 9.3.4 Right to inspect                                            | 6-9      | <b>2 credits</b><br>Crit 6 - <b>Potential owners of the home</b> are given the right for them, or their own independent representative (not provided or recommended by the developer), to carry out their own, non-invasive, visual inspection or snagging check. This may be carried out up to one month before committing to buy the home, or up to one month before completion of the build and purchase if the home is not built at the time of committing to buy (for example, if buying off plan). The notification of this right is prominently given within the property sales materials.<br>Crit 7 - The home's specification and <b>construction record</b> is <b>available</b> to the potential owner or their representative carrying out the inspection.<br>Crit 8 - Any snagging issues, defects or inconsistencies with the homes specification that are identified by the visual defects inspection in crit 6 are <b>resolved within 28 days</b> after completion of the property purchase.<br>Crit 9 - Any activities referred to in the occupant's right to inspect do not impact the statutory rights owed by the developer to the purchaser in any way.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1       | 1            | 1            | 2                 |                  |                   | 0                 |                                        | Requires potential home owners to have the right to inspect properties before purchase, and for this to be displayed within sales material. Any defects must then be rectified within 28 days.<br>Project team to confirm if there is the desire to allow the right to inspect.<br><br><b>Credit not targeted</b>                                                                                                                                                                                     | Client - Nick Porzig (Landsec U&I)<br><br>PM     |
| 9.3.5 Feedback dissemination                                      | 10       | <b>1 credit</b><br>Crit 10 - Where the appropriately qualified person for the Construction inspections criteria ( <b>criteria 9.3.2 - construction inspections</b> ) provides <b>feedback on any lessons learnt and examples</b> of good practice, regarding quality assurance from activities on the assessed site, to the developer, client, consultants and designers, to inform future projects via recorded meetings or an easily accessible platform.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1       | 1            | 1            | 1                 | 0                |                   |                   |                                        | It is anticipated that the individual delivery the construction inspections for section 9.3.2 can also provide feedback and lessons learnt to stakeholders.<br><br><b>Credit not targeted.</b>                                                                                                                                                                                                                                                                                                        | PM<br>Contractor                                 |
| 9.3.6 Third party verification                                    | 11       | <b>5 credits</b><br>Crit 11 - The appropriately qualified person appointed to carry out the role in the <b>9.3.2 Construction inspections</b> criteria is an Independent third party.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 1       | 1            | 1            | 5                 |                  | 0                 |                   |                                        | Requires that the individual delivery the construction inspections for section 9.3.2 to be an independent third party i.e. not involved in any other aspect of the project.<br>Can be left to see what the contractor's preferred approach would be, or could be written into contractors requirements document.<br><br><b>No credits targeted.</b>                                                                                                                                                   | Client - Nick Porzig (Landsec U&I)<br><br>PM     |
| 9.3.7 Early inspection visit                                      | 12       | <b>4 credits</b><br>Crit 12 - Where a contracted commitment is in place for a visit to be made, between four and six weeks after occupants have moved in, that includes the following:<br>a) An inspection of the active systems referred to in 11.1 Aftercare: Handover visit to check they are functioning in line with their design intent and manufacturers guidance. If needed, the following actions are taken to ensure the active systems are functioning as intended: repairs, remedial works, recommissioning, replacement or guidance given to occupants.<br>b) Rectify any problems regarding the home (such as fixtures and fittings). For example, as a result of any snagging issues or defects not previously identified or resolved.<br>c) Adapt any systems to reflect occupant usage patterns and individual preferences as appropriate.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 1       | 1            | 1            | 4                 | 0                |                   |                   |                                        | Requires that 4-6 weeks after occupants have moved in, an inspection to be conducted to check systems are functioning as designed, and rectify any issues.<br>Client to establish if desire to commit to this.<br><br><b>No credits targeted.</b>                                                                                                                                                                                                                                                     | Client - Nick Porzig (Landsec U&I)<br><br>FM     |
| 9.3.8 Seasonal inspection visit                                   | 13       | <b>4 credits</b><br>Crit 13 - Where a contracted commitment is in place for a visit to be made, between eight and twelve months after the occupant has moved in, to do the following:<br>a) Carry out the same checks referred to in the 9.3.7 Early inspection visit criteria.<br>b) Make any adjustments or provide occupants with guidance to ensure the home and its systems are performing as expected throughout the year, allowing for seasonal variation.<br>c) Offer to check heating bills and take action to investigate and ensure homes are performing in line with their design intent. For example, this may include a combination of:<br>c.i) Occupant guidance where occupant behaviours is a significant factor.<br>c.ii) Remedial measures to address any sources of unexpected heat loss, where this is identified by testing such as thermal imaging at junctions and meeting points.<br>c.iii) Systems adjustments or replacement where they are not running efficiently or are faulty.<br>d) Offer to align any inspection visits with visits required for meeting criteria for the 11.4 Post Occupancy Evaluation issue, as appropriate.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 1       | 1            | 1            | 4                 | 0                |                   |                   |                                        | As above, but conduct the inspection 8-12 months after occupants have moved in. Also requires investigation of year round performance.<br>Client to establish if desire to commit to this.<br><br><b>No credit targeted.</b>                                                                                                                                                                                                                                                                          | Client - Nick Porzig (Landsec U&I)<br><br>FM     |
|                                                                   |          | <b>Total credits available</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |         |              |              | 16                | 0                | 0                 | 0                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                  |
|                                                                   |          | <b>Total credits for Quality Assurance</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |         |              |              | 33                | 0                | 6                 | 0                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 0                                                |
| <b>10 Construction Impact</b>                                     |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                  |
| <b>10.1 Responsible Construction Practices</b>                    |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                  |
| 10.1.1 Contractor's Responsible Construction Management           | 1-5      | <b>Table 56- Risk evaluation and implementation:</b> The principal contractor evaluates the risks (on site and off site), plans and implements actions to minimise the identified risks, covering the following, where appropriate).<br><b>2 credits</b><br>Crit 1 - Achieve items required for two credits (noted with a tick) in Table 56<br><u>Vehicle movement</u><br>a) Manage the construction site entrance to minimise the impacts (e.g. safety, disruption) arising from vehicles approaching and leaving the development footprint. In particular this should consider the risks for vulnerable road users and local communities.<br><u>Pollution management</u><br>d) Minimise the risks of air, land and water pollution.<br>f) Implement practices to ensure the development footprint is safe, clean and organised at all times. This includes, but is not limited to, facilities, materials and waste storage.<br>g) Ensure clear and safe access in and around the buildings at the point of handover.<br><u>Health and wellbeing</u><br>h) Provide processes and equipment required to respond to medical emergencies.<br>j) Establish management practices and facilities encouraging equality, fair treatment and respect of all site operatives.<br><u>Training, awareness and feedback:</u> The principal contractor is responsible for ensuring:<br>o) Ongoing training is provided, and up to date, for personnel and visitors (covering items a to l, as appropriate.)<br>o) The principal contractor ensures that site operatives are trained for the tasks they are undertaking (including any site-specific considerations).<br><u>Monitoring and reporting:</u> The principal contractor ensures:<br>n) All visitor, workforce and community accidents, incidents and near misses are recorded and action is taken to reduce the likelihood of them recurring.<br><b>2 credits</b><br>Crit 2 - crit 1 is achieved<br>Crit 3 - Achieve any additional six items in Table 56 - Construction Management Items<br><b>One credit</b><br>Crit 4 - crit 1 and crit 3 are achieved.<br>Crit 5 - All remaining items in Table 56 - Construction Management Items are achieved.<br><u>Vehicle movement</u><br>b) Ensure the development footprint is accessible for delivery vehicles fitted with safety features (e.g. side under run protection) to remove or limit the need for on-street loading or unloading. Where on-street loading is unavoidable, this should be appropriately managed.<br>c) Manage access routes to the development footprint, including for heavy vehicles to minimise traffic disruption and safety risks to others.<br><u>Pollution management</u><br>e) Minimise the risks of nuisance from vibration, light and noise pollution.<br><u>Health and wellbeing</u><br>i) The principal contractor identifies and implements initiatives to promote and maintain the health and wellbeing of all site operatives within the development footprint. This can be via site facilities, site management arrangements, etc.<br>k) Provide secure, clean and organised facilities (e.g. changing and storage facilities) for site operatives within the development footprint.<br><u>Security processes</u><br>l) Minimise risks of the site becoming a focus for antisocial behaviour in the local community (e.g. robust perimeter fencing, CCTV, or avoid creating dark corners).<br><u>Training, awareness and feedback:</u> The principal contractor is responsible for ensuring:<br>m) Aspects of the construction process that might impact the community are communicated regularly, ensuring that nuisance and intrusion are minimised.<br>p) The fleet operators (see Definitions) undertake driver training and awareness to promote safety within the development footprint and off site.<br><u>Monitoring and reporting:</u> The principal contractor ensures:<br>q) The fleet operators capture and investigate any road accidents, incidents and near misses, and reports them to the principal contractor. The principal contractor analyses these items.<br>s) Processes are in place to facilitate collecting and recording feedback from the community and to address any concerns related to the development footprint. | 0       | 0.25         | 0.75         | 5                 | 2                | 2                 | 0                 |                                        | Requires the contractor to evaluate and minimise risks covering the following:<br>Vehicle movement; Pollution management; Health and wellbeing; Security processes; Training, awareness and feedback.<br>It is anticipated that the items required for 2 credits can be achieved as they align with BREEAM, and then the project team will need to decide if any further requirements want to be written into the contractors requirements.<br><br><b>Two credits targeted, two credits potential</b> | Contractor                                       |
|                                                                   |          | <b>Total credits available</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |         |              |              | 5                 | 2                | 2                 | 0                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                  |
| <b>10.2 Construction Energy Use</b>                               |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                  |
| 10.2.1 Contractor's energy efficiency checklist                   |          | <b>2 credits</b><br>Crit 1 - The contractor's energy efficiency checklist (see Table 57 Contractor's energy efficiency checklist (too large to include here)) has been completed with a full record of decisions, actions or justifications for all points. In cases where the contractor has not been appointed at the time of design stage assessment, see details within methodology.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 0       | 0            | 1            | 2                 |                  | 2                 |                   |                                        | Requires the contractor's energy efficiency checklist to be completed with a full record of decisions, actions, or justifications for all energy efficiency actions listed (e.g. specifying energy efficient plant).<br>Can be added to a contractors requirements document if there is desire to pursue.<br><br><b>Two credits potential.</b>                                                                                                                                                        | Contractor                                       |
| 10.2.2 Energy monitoring and reporting                            |          | <b>2 credits</b><br>Crit 2 - <b>Target, monitor and report data</b> on the principal contractor's metered <b>energy consumption</b> as a result of the use of construction plant, equipment (mobile and fixed) and site accommodation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 0       | 0            | 1            | 2                 | 2                |                   |                   |                                        | It is assumed that the contractor will target, monitor, and report data on the site's energy consumption during construction to comply with BREEAM requirements.<br><br><b>Two credits targeted.</b>                                                                                                                                                                                                                                                                                                  | Contractor                                       |
| 10.2.3 Weekly detailed monitoring and reporting of metered energy |          | <b>1 credit</b><br>Crit 3 - Conduct the monitoring and reporting of data in crit 10.2.2 on a <b>weekly</b> basis.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 0       | 0            | 1            | 1                 |                  | 1                 | 0                 |                                        | As above, but monitoring and reporting must be done on a weekly basis. Likely beyond scope required for BREEAM, so team to confirm if desire to pursue.<br><br><b>One potential credit</b>                                                                                                                                                                                                                                                                                                            | Contractor                                       |
|                                                                   |          | <b>Total credits available</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |         |              |              | 5                 | 2                | 3                 | 0                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                  |
| <b>10.3 Construction Water Use</b>                                |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                  |
| 10.3.1 Contractor's water efficiency checklist                    |          | <b>2 credits</b><br>Crit 1 - The contractor's water efficiency checklist (see Table 58- Contractor's water efficiency checklist. (too large to add here)) has been completed with a full record of decisions, actions or justifications for all points. In cases where the contractor has not been appointed at the time of design stage assessment, see details within methodology.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 0       | 0            | 1            | 2                 |                  | 2                 |                   |                                        | Requires the contractor's water efficiency checklist to be completed with a full record of decisions, actions, or justifications for all water efficiency actions listed (e.g. specifying water efficient devices).<br>Can be added to a contractors requirements document if there is desire to pursue.<br><br><b>Two credits potential.</b>                                                                                                                                                         | Contractor                                       |
| 10.3.2 Water monitoring and reporting                             |          | <b>2 credits</b><br>Crit 2 - <b>Target, monitor and report data</b> on the principal contractor's and subcontractor's potable <b>water consumption</b> (m3) arising from the use of construction plant, equipment (mobile and fixed) and site accommodation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0       | 0            | 1            | 2                 | 2                |                   |                   |                                        | It is assumed that the contractor will target, monitor, and report data on the site's water consumption during construction to comply with BREEAM requirements.<br><br><b>Two credits targeted.</b>                                                                                                                                                                                                                                                                                                   | Contractor                                       |
| 10.3.3 Weekly detailed monitoring and reporting of metered water  |          | <b>1 credit</b><br>Crit 3 - Conduct the monitoring and reporting of data in crit 10.3.2 on a <b>weekly</b> basis.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 0       | 0            | 1            | 1                 |                  | 1                 | 0                 |                                        | As above, but monitoring and reporting must be done on a weekly basis. Likely beyond scope required for BREEAM, so team to confirm if desire to pursue.<br><br><b>One credit potential</b>                                                                                                                                                                                                                                                                                                            | Contractor                                       |
|                                                                   |          | <b>Total credits available</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |         |              |              | 5                 | 2                | 3                 | 0                 |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                  |
| <b>10.4 Site Waste Management</b>                                 |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                  |
| 10.4.1 Product procurement policy                                 |          | <b>1 credit</b><br>Crit 1 - The client or developer has a documented policy and procedure in place by the end of <b>RIBA Stage 2</b> . The documented policy and procedure sets out procurement requirements relating to opportunities for minimising construction waste on-site for all suppliers and trades.<br>Crit 2 - The documented policy and procedure must be disseminated to all relevant internal and external personnel. It should also be included within the construction contract to ensure that they are enforceable on the assessed project.<br>Crit 3 - The documented policy and procedure must encourage the specification of products which can help minimise waste arisings (for example, considers materials that can be reused once the home has been deconstructed, considers recycling or take-back arrangements and packaging recycling or minimisation).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 0       | 0            | 1            | 1                 |                  | 1                 | 0                 | <b>RIBA 2</b>                          | As per 6.1.2, but these credits also require the procurement policy to relate to opportunities for minimising construction waste on-site for all suppliers and trades.<br>Team to confirm if viable, as this often requires going beyond BREEAM scope.<br><br><b>One credit potential</b>                                                                                                                                                                                                             | PM - Nick Porzig (Landsec U&I)<br><br>Contractor |
| 10.4.2 Construction resource efficiency                           |          | <b>Up to 8 credits available</b><br>Crit 4 - Complete a pre-demolition audit of any existing buildings, structures or hard surfaces to be demolished, if feasible.<br>Crit 5 - A Resource Management Plan (RMP) has been developed covering the non-hazardous waste related to on-site construction and where applicable, dedicated off-site manufacture or fabrication (including demolition and excavation waste) generated by the building's design and construction.<br>Crit 6 - Associated credits can be awarded where construction waste related to on-site construction and dedicated off-site manufacture or fabrication (excluding demolition and excavation waste) meets, or is lower than, the benchmarks identified in Table 59                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0       | 0            | 1            | 8                 | 2                | 2                 | 0                 |                                        | Requires a pre-demolition audit to be conducted (if feasible), and then a compliant resource management plan to be produced the specifies waste targets per 100m3.<br>It is anticipated that four credits can be targeted based on the BREEAM waste targets, however a pre-demolition audit would need to be conducted for them to be achievable.<br><br>Overlap with BREEAM, so would recommend any appointment covers both.<br><br><b>Two credits targeted, two credits potential</b>               | Contractor                                       |
| 10.4.3 Diversion of construction waste from landfill              |          | <b>Up to 4 credits available</b><br>Crit 7 - Waste materials will be sorted into separate key waste groups (according to the waste streams generated by the scope of the works) as per Table 62 - Waste groups (too large to add here). Further sub-division of the key groups to reflect the most appropriate recovery route for materials, such as recycling of key groups or energy from waste, is encouraged. This can be either on-site, or through a licensed contractor for recovery.<br>Crit 8 - Credits are awarded for the project's performance concerning the diversion of non-hazardous construction and demolition (where applicable) waste from landfill. The associated benchmarks are outlined in Table 60.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0       | 0            | 1            | 4                 | 2                | 2                 |                   |                                        | It is anticipated that two credits can be targeted based on the BREEAM waste targets.<br>Additional two credits are only slightly beyond the BREEAM scope so are likely achievable by the contractor, however design team to confirm if there is the desire to include more stringent requirements.<br><br><b>Two credits targeted, two credits potential.</b>                                                                                                                                        | Contractor                                       |

| HQM v6 criteria                                    | Criteria | HQM v6 criteria                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | My cost | My wellbeing | My footprint | Credits Available | Targeted Credits | Potential Credits | High Risk Credits | Indicative timeframe for Consideration | Assessor's Comments (based on BREEAM meeting; subject to confirmation)                                                                                                                                                                     | Indicative Resp.                                   |
|----------------------------------------------------|----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|--------------|--------------|-------------------|------------------|-------------------|-------------------|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| 10.4.4 Diversion of excavation waste from landfill |          | 3 credits<br>Crit 9 - <b>Maximum credits have been achieved from crit 8.</b><br>Crit 10 - At least <b>95%</b> (either by volume or tonnage) of excavation waste is diverted from landfill.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 0       | 0            | 1            | 3                 |                  | 3                 |                   |                                        | As above, but at least 95% of excavation waste must be diverted from landfill. Requires going beyond BREEAM scope, so design team to confirm if there is the desire to include more stringent requirements.<br><br>Three credits potential | Contractor                                         |
|                                                    |          | Total credits available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |         |              |              | 16                | 4                | 8                 | 0                 |                                        |                                                                                                                                                                                                                                            |                                                    |
|                                                    |          | Total credits for Construction Impacts                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |         |              |              | 31                | 10               | 16                | 0                 |                                        |                                                                                                                                                                                                                                            |                                                    |
| 11 Customer Experience                             |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                            |                                                    |
| 11.1 Aftercare - 01 and 02 Minimum requirements    |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                            |                                                    |
| 11.1.1 Building warranty                           | 1        | <b>Minimum Requirement</b><br>Crit 1 - The home is covered by a building warranty, from a warranty provided who is a member of and fully complies with 'The Consumer Code for Home Builders' or is recognised by the Trading Standards Institute.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 0       | 0            | 0            | Min Req.          | Min Req.         |                   |                   |                                        | To be targeted as a minimum requirement. Client to comment 240505_Nick: Building Warranty – we will provide a NHBC warranty.                                                                                                               | Client - Nick Porzig (Landsec U&I)                 |
| 11.1.2 Handover visit                              | 2        | <b>Minimum Requirement</b><br>Crit 2 - Where a contracted commitment is in place for the following to be met, as agreed with the first occupants before or after they move in (within 4 weeks):<br>a) Introduction to the home information available, including its purpose and communication of the content for the below topics as a minimum (see 11.2 home information):<br>a.i) Introduction, including the quick start guide and HQM certificate.<br>a.ii) Health and safety.<br>a.iii) Operation and maintenance.<br>a.iv) Support.<br>b) Demonstrations of how to operate and maintain any installed active systems and passive design features, with reference to the home information available, including the following as a minimum:<br>b.i) Ventilation systems, including how to use installed systems to maintain a comfortable and energy efficient home.<br>b.ii) Heating and hot water systems, including how to conserve energy and carry out or identify when maintenance or repair is needed.<br>b.iii) Low and zero carbon technologies (LZCT), including: how to check their performance, the support available if needed and how to maximise energy saving benefits (such as using appliances at peak supply and electric vehicle charging).<br>b.iv) Smart devices and any monitors and controls, including any installed as part pf the 11.3 Smart Homes issue.<br>c) Provisionally agree dates for the 4-6 week and 8-12 month aftercare visits, where these criteria are met in the 9.3 Inspections and Completion issue.<br>d) Where post occupancy evaluations (POEs) have been committed to (see 11.4 Post Occupancy Evaluation), details regarding what a POE is, how the occupants can get involved and the benefits of being involved must be communicated to the occupants during aftercare visits.<br><del>Provisional dates are required for POE visits as appropriate.</del> | 0       | 0            | 0            | Min Req.          | Min Req.         |                   |                   |                                        | To be targeted as a minimum requirement. Client to comment                                                                                                                                                                                 | FM<br>Client/PM - Nick Porzig (Landsec U&I)        |
| 11.1.3 On-call support                             | 3        | <b>Up to 4 credits available</b><br>Crit 3 - Where a constructed commitment has been made to provide on-call support, to the occupants of the home being assessed, which meets the following:<br>a) Covers all parts of the home (i.e. all building fabric, systems and services).<br>b) Is available for the whole duration of time specified in the criteria.<br>c) Is free for occupants to use. Credits are not available where aftercare support is offered as an optional feature of the home at an additional cost to occupants.<br>d) Is available to whoever occupies the home, during the time the support is specified as being available for. This means that in the event that a home changes occupancy before the arranged aftercare support is due to finish, the support must still be available to any new occupants for the time originally agreed.<br>Credits are awarded depending on how long the supports is available for:<br>- 3 credits for two years<br>- 4 credits for three years                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 1       | 1            | 1            | 4                 |                  |                   | 0                 |                                        |                                                                                                                                                                                                                                            | FM<br>Client - Nick Porzig (Landsec U&I)           |
|                                                    |          | Total credits available                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |         |              |              | 4                 | 0                | 0                 | 0                 |                                        |                                                                                                                                                                                                                                            |                                                    |
| 11.2 Home Information - 01 Minimum requirement     |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |         |              |              |                   |                  |                   |                   |                                        |                                                                                                                                                                                                                                            |                                                    |
| 11.2.1 Home Information                            | 1        | <b>Minimum Requirement</b><br>Crit 1 - Where it is demonstrated that all applicable home information will be provided to occupants of all homes from the first day of moving in and the home information meets the following:<br>a) Available in an accessible format (see methodology).<br>b) Available in both a hard and soft copy.<br><b>For England, Scotland, and northern Ireland</b><br>c) Written in Plain English (to meet the guidelines of the Plain English Campaign), which is jargon free and uses simple illustrations as appropriate: for example, this may include diagrams, flow charts or interactive graphics to show where items referred to are located.<br><b>For Wales:</b><br><del>d) Provided in Plain English (to meet the guidelines of the Plain English Campaign) and in Welsh, which is jargon free and uses simple illustrations as appropriate. For example, this may include diagrams, flow charts or interactive graphics to show where items referred to are located.</del><br><b>For England, Scotland and Wales</b><br>e) Clearly communicates the following:<br>e.i) All the content outlined in Table 62 and any information required as part of meeting criteria listed in Table 63, to all parties, for transparency.<br>e.ii) The person or organisation responsible for anything referred to in the home information, and their contact details (for example, who is responsible for maintenance of active systems).<br>e.iii) Who the information is relevant to (such as the leaseholder, freeholder or trades person).<br>e.iv) Contact details for the person or company responsible for any queries regarding the home (for example, this may include landlords, warranty providers, management companies or housing associations).                                                                                                                             | 0       | 0            | 0            | Min Req.          | Min Req.         |                   |                   |                                        | To be targeted as a minimum requirement. Client to comment                                                                                                                                                                                 | FM<br>PM - Nick Porzig (Landsec U&I)<br>Contractor |



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