

Credit title, key info and score value				Credit requirements		Pre-Assessment		
BREEAM UK NC Version 6.0 Credit Title	Time Critical? (RIBA Stage 1 - 2)	Minimum Standard for 'Excellent' ?	Credit score value	Assessment Criteria [please refer to the BREEAM UK New Construction Technical Manual (SD5079-6.0.0: 2022) and relevant BREEAM Knowledge Base items for full details]. Red text denotes Minimum Standard Credit or criterion for 'Excellent' rating	Key compliance notes [please refer to the BREEAM UK New Construction 6.0 Technical Manual (SD5079) and relevant BREEAM Knowledge Base items for full details].	Pre-Assessment Credit Status (SEE 'DEFINITIONS' SHEET)	Pre-Assessment Credit Status Key Assumptions	Pre- Assessment Comments (RIBA Stage 3)
Man 01 Project brief and design: Project delivery planning	YES			1 Prior to completion of the Concept Design, the project delivery stakeholders (see Definitions) meet to identify and define for each key phase of project delivery: 1.a Roles 1.b Responsibilities 1.c Contributions.	The purpose of criterion 1 is to reflect the need to consider the input of all major project stakeholders from the earliest practical stage, to ensure smooth and successful delivery of the project's sustainability objectives. Project delivery stakeholders include the client, the building occupier (where known), the design team and the principal contractor . Contractors' involvement ensures their input in terms of formulating sustainable design solutions, commenting or inputting on the practicality and buildability of (one or more) design solutions and their impact on programming, cost etc. BREEAM recognises that traditionally for some projects the contractor for the works might not be appointed at the early stages of the project and therefore compliance with criterion 1 would not be possible. In these instances, to ensure the aim of the criteria is upheld, criterion 1 will be met provided that a suitably experienced person with substantial construction/contracting experience in projects similar to the proposed works is involved prior to appointment of the contractor. A suitably experienced person could be a contractor appointed as a	Possible ('N?')		May be possible to compile evidence for this credit but dependent on activity completed during RIBA 2.
Man 01 Project brief and design: Project delivery planning	YES			2 Consider each one of the following items when defining roles, responsibilities and contributions for each key phase of the project: 2.a End user requirements 2.b Aims of the design and design strategy 2.c Particular installation and construction requirements or limitations 2.d Occupiers' budget and technical expertise in maintaining any proposed systems 2.e Maintainability and adaptability of the proposals 2.f Operational energy (see Ene 01 Reduction of energy use and carbon emissions) 2.g Requirements for the production of project and end user documentation 2.h Requirements for commissioning, training and aftercare support. Where the building occupants are not known, the list of considerations above still applies. The appropriate project delivery stakeholder considers each item, based on likely scenarios of building occupancy.		Possible ('N?')		
Man 01 Project brief and design: Project delivery planning	YES			3 The project team demonstrates how the project delivery stakeholders' contributions and the consultation process outcomes influence the following: 3.a Initial Project Brief 3.b Project Execution Plan (see Definitions) 3.c Communication Strategy (see Definitions) 3.d Concept Design.	<i>Project Execution Plan</i> The RIBA Plan of Work 2013 defines a Project Execution Plan as a plan produced in collaboration between the project lead and lead designer, with contributions from other designers and members of the project team. The Project Execution Plan sets out the processes and protocols to be used to develop the design. It is sometimes referred to as a 'project quality plan'. <i>Communication strategy</i> The RIBA Plan of Work 2013 defines the Communication Strategy as the strategy that sets out when the project team will meet, how they will communicate effectively and the protocols for issuing information between the various parties, both informally and at Information Exchanges.	Possible ('N?')		
Man 01 Project brief and design: Project delivery planning	YES		0.52	BREEAM UK New Construction Version 6 - Man 01 Project brief and design (bregroup.com)		Possible ('N?')		Possible depending on stakeholder consultation an project deliver planning completed at RIBA 2
Man 01 Project brief and design: Stakeholder consultation (interested parties)	YES			4 Prior to completion of the Concept Design, the design team consult with all interested parties on matters that cover the minimum consultation content. The minimum consultation content (see criterion 4) of the consultation plan is dependent on the building, but typically includes: 1. Functionality, build quality and impact (including aesthetics). 2. Provision of appropriate internal and external facilities (for future building occupants and visitors or users). 3. Management and operational implications. 4. Maintenance resources implications. 5. Impacts on the local community, e.g. local traffic or transportation impact. 6. Opportunities for shared use of facilities and infrastructure with the community or appropriate stakeholders. 7. Compliance with statutory (national or local) consultation requirements. 8. Energy use and sustainability measures. 9. Implementing principles and processes that deliver an inclusive and accessible design. In the case of <u>educational building types</u> , minimum content also includes: 10. How the building or grounds could best be designed to facilitate learning and provide a range of social spaces appropriate to the needs of a diverse range of pupils, students and other users, including people of all abilities. In the case of building types <u>containing technical areas or functions</u> , e.g. <u>laboratories, workshops</u> etc., minimum content also includes: 11.The end users' broad requirements for such facilities, including appropriate sizing, optimisation and integration of equipment and systems. In the case of <u>transportation hubs</u> , minimum content also includes: 12. How to ensure a smooth, safe and secure transition between different modes of transport (air, rail, road, bike and pedestrian, recognising the diversity of user needs including people of all ages and abilities).	<i>Interested parties</i> This includes but is not limited to: 1. Actual or intended building users (if known) including facilities management staff or those responsible for the day-to-day operation of the building and grounds. 2. Representative consultation group from the existing community (if the building is a new development in an existing community) or for a community still under construction. 3.0Existing partnerships and networks that have knowledge of, and experience of working on, existing buildings of the same type. 4. Potential users of any shared facilities, e.g. operators of clubs and community groups. AND the following where relevant: 1.In educational building types, representatives of local education authorities, board of governors etc. 2.Local or national historic or heritage groups (over and above any requirements relating to statutory consultees). 3.Specialist service and maintenance contractors or representatives where the building function has particular technical requirements in complex environments, e.g. buildings containing laboratories. 4. For stations, passenger focus groups, train and station operations groups.	Possible ('N?')		
Man 01 Project brief and design: Stakeholder consultation (interested parties)	YES			5 Demonstrate how the stakeholder contributions and consultation exercise outcomes influence the Initial Project Brief and Concept Design.		Possible ('N?')		
Man 01 Project brief and design: Stakeholder consultation (interested parties)				6 Prior to completion of the detailed design (RIBA Stage 4, Technical Design or equivalent), all interested parties give and receive consultation feedback.		Possible ('N?')		
Man 01 Project brief and design: Stakeholder consultation (interested parties)	YES		0.52	BREEAM UK New Construction Version 6 - Man 01 Project brief and design (bregroup.com)		Possible ('N?')		Possible depending on stakeholder consultation completed at RIBA 2
Man 01 Project brief and design: Prerequisite for BREEAM Advisory Professional credits (Concept and Developed Design)	YES			8 The project team, including the client, formally agree strategic performance targets early in the design process (with the support of the BREEAM AP where appointed).	NOTE: <i>Early in the design process</i> The project team, including the client, agree performance targets early enough to enable a smooth process without posing unnecessary barriers to achievements of criteria at a later stage. This is to ensure the performance targets will have an influence throughout the project, including prior to planning approval. <i>Strategic performance targets</i> Strategic performance targets are set early in the design process.They cover generally the same areas as those identified in 'performance targets' (definition below), however they can be set at a more strategic level, defining aspirations and project performance objectives more broadly compared with the performance targets.	Unlikely ('N')		

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Man 01 Project brief and design: Prerequisite for BREEAM Advisory Professional credits (Concept and Developed Design)	YES		0.00	BREEAM UK New Construction Version 6 - Man 01 Project brief and design (bregroup.com)		Unlikely ('N')		BREEAM target not agreed at RIBA 2
Man 01 Project brief and design: BREEAM AP (Concept Design)	YES			9. Involve a BREEAM AP in the project at an appropriate time and level to: 9.a. Work with the project team, including the client, to consider the links between BREEAM issues and assist them in maximising the project's overall performance against BREEAM, from their appointment and throughout Concept Design. 9.b. Monitor progress against the performance targets (see Definitions in BREEAM Manual) agreed under criterion 8 above throughout all stages after their appointment where decisions critically impact BREEAM performance. 9.c. Proactively identify risks and opportunities related to the achievement of the targets agreed under criterion 8 above. 9.d. Provide feedback to the project team as appropriate, to support them in taking corrective actions and achieving their agreed performance targets. 9.e. Monitor and, where relevant, coordinate the generation of appropriate evidence by the project team.	<i>Performance targets</i> : Performance targets refer to the BREEAM rating and minimum standards required. Where appropriate, performance targets can be related to individual BREEAM credits. However, performance targets may also involve other targets related to issues covered in BREEAM assessments, e.g. energy, health and wellbeing.	Unlikely ('N')		
Man 01 Project brief and design: BREEAM AP (Concept Design)	YES		0.52	BREEAM UK New Construction Version 6 - Man 01 Project brief and design (bregroup.com)		Unlikely ('N')		BREEAM AP not engaged until RIBA 3
Man 01 Project brief and design: BREEAM AP (Developed Design)	YES			10. The Sustainability Champion criteria 8 and 9 have been achieved.		Unlikely ('N')		
Man 01 Project brief and design: BREEAM AP (Developed Design)	YES			11 Involve the BREEAM AP in the project at an appropriate time and level to: 11.a. Work with the project team, including the client, to consider the links between BREEAM issues and to assist them in maximising the project's overall performance against BREEAM throughout Developed Design. 11.b. Monitor progress against the performance targets agreed under criterion 8 above throughout all stages where decisions critically impact the specification and tendering process and the BREEAM performance. 11.c. Proactively identify risks and opportunities related to the achievement of the targets agreed under criterion 8 above. 11.d. Provide feedback to the project team as appropriate, to support them in taking corrective actions and achieving their agreed performance targets. 11.e. Monitor and, where relevant, coordinate the generation of appropriate evidence by the project team.		Unlikely ('N')		
Man 01 Project brief and design: BREEAM AP (Developed Design)	YES		0.52	BREEAM UK New Construction Version 6 - Man 01 Project brief and design (bregroup.com)		Unlikely ('N')		BREEAM AP not engaged until RIBA 3
Man 02 Life cycle cost and service life planning: Elemental life cycle cost (1st Credit)	YES			1 A competent person (see Definitions) carries out an outline, entire asset LCC plan at Process Stage 2 (equivalent to Concept Design - RIBA Stage 2) together with any design options appraisals in line with 'Standardised method of life cycle costing for construction procurement' PD 156865: 2008.	<i>Competent person</i> An individual who has acquired substantial expertise or a recognised qualification for undertaking life cycle costing studies and is not professionally connected to a single manufacturer.	Possible ('N?')		
Man 02 Life cycle cost and service life planning: Elemental life cycle cost (1st Credit)	YES			2 The elemental LCC plan: 2.a Provides an indication of future replacement costs over a period of analysis as required by the client (e.g. 20, 30, 50 or 60 years); 2.b Includes service life, maintenance and operation cost estimates.	The study period should ideally be agreed by the client, in line with the design life expectancy of the building. However, where the life expectancy of the building is not yet formally agreed (due to being at very early design stages), the default design life of 60 years should be used for modelling purposes (in line with the UK default).	Possible ('N?')		
Man 02 Life cycle cost and service life planning: Elemental life cycle cost (1st Credit)	YES			3 Demonstrate, using appropriate examples provided by the design team, how the elemental LCC plan has been used to influence building and systems design and specification to minimise life cycle costs and maximise critical value.		Possible ('N?')		
Man 02 Life cycle cost and service life planning: Elemental life cycle cost (1st Credit)	YES		0.52	BREEAM UK New Construction Version 6 - Man 02 Life cycle cost and service life planning (bregroup.com)		Possible ('N?')		BREEAM compliant LCC not completed at RIBA 2. May still be possible if LCC completed at RIBA 3 and can demonstrate influence on design.
Man 02 Life cycle cost and service life planning: Elemental life cycle cost (2nd Credit)	YES			Criteria 1 - 3 above are met		Possible ('N?')		
Man 02 Life cycle cost and service life planning: Elemental life cycle cost (2nd Credit)	YES		0.52	BREEAM UK New Construction Version 6 - Man 02 Life cycle cost and service life planning (bregroup.com)		Possible ('N?')		BREEAM compliant LCC not completed at RIBA 2. May still be possible if LCC completed at RIBA 3 and can demonstrate influence on design.
Man 02 Life cycle cost and service life planning: Component level LCC options appraisal				4 A competent person develops a component level LCC options appraisal by the end of Process Stage 4 (equivalent to Technical Design – RIBA Stage 4) in line with PD 156865: 2008. The component level LCC includes (where present): 4.a Envelope, e.g. cladding, windows, or roofing 4.b Services, e.g. heat source, cooling source, or controls 4.c Finishes, e.g. walls, floors or ceilings 4.d External spaces, e.g. alternative hard landscaping, boundary protection.	The Component level LCC option appraisal should review all of the above component types (where present). However, you do not need to consider every single example cited under each component; only a selection of those most likely to draw valued comparisons. This is to ensure that a wide range of options are considered and help focus the analysis on components which would benefit the most from appraisal.	Possible ('N?')		

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Man 02 Life cycle cost and service life planning: Component level LCC options appraisal				5 Demonstrate, using appropriate examples provided by the design team, how the component level LCC options appraisal has been used to influence building and systems design and specification to minimise life cycle costs and maximise critical value.		Possible (N?)		
Man 02 Life cycle cost and service life planning: Component level LCC options appraisal			0.52	BREEAM UK New Construction Version 6 - Man 02 Life cycle cost and service life planning (bregroup.com)		Possible (N?)		Would require BREEAM compliant Life Cycle Cost study
Man 02 Life cycle cost and service life planning: Capital cost reporting				6 Report the capital cost for the building in pounds per square metre of gross internal floor area (£k/m²) as part of the submission to BRE.	The capital cost for the building includes the expenses related to the initial construction of the building: •Construction, including preparatory works, materials, equipment and labour •Site management •Construction financing •Insurance and taxes during construction •Inspection and testing Costs related to land procurement, clearance, design, statutory approvals and post occupancy aftercare are not included. At design stage, if the final information is not available, award the credit if the client provides the predicted capital cost, including contingencies, and commits to providing this information for the final assessment stage. At the final stage, if the final capital cost is not known, provide the client's or cost consultant's best estimate. This data will be anonymised and used to inform future BREEAM performance benchmarking.	Potential (Y?)		
Man 02 Life cycle cost and service life planning: Capital cost reporting			0.52	BREEAM UK New Construction Version 6 - Man 02 Life cycle cost and service life planning (bregroup.com)		Potential (Y?)		Requires reporting of building capital cost (estimate) to BRE Global Ltd. MAG to investigate.
Man 03 Responsible construction practices: Pre-requisite				1 All timber and timber-based products used during the construction process of the project are legally harvested and traded timber (in accordance with UK Government Timber Procurement Policy).	BREEAM follows the UK government's definition of legally sourced timber, as outlined in the Central Point of Timber (CPET) 5th Edition of the UK Government Timber Procurement Policy (TPP) (www.gov.uk/government/uploads). At the time of writing, the policy requires all timber and wood-based products to be covered by at least one of the following (but the webpage below should be checked for changes): 1.Third party, independent forest certification schemes–Category A (e.g. FSC or PEFC) 2.Evidence on a case-by-case basis in line with the Framework for Evaluating Category B evidence–Category B. For the avoidance of doubt, 100% of the timber and timber-based products must be compliant. Further information on the UK Government's TPP and compliant responsible sourcing certification schemes is available from the CPET website www.gov.uk/guidance/Reused timber formwork automatically complies. Reusable timber formwork itself does not automatically comply. All timber used in the manufacturing of the formwork must be covered by a responsible sourcing certification scheme (RSCS) recognised by BREEAM. See Guidance	Potential (Y?)		
Man 03 Responsible construction practices: Pre-requisite			0.00	BREEAM UK New Construction Version 6 - Man 03 Responsible construction practices (bregroup.com)		Potential (Y?)		Include in construction contract.
Man 03 Responsible construction practices: Environmental Management				3 All parties who at any stage manage the construction site (e.g. the principal contractor, the demolition contractor) operate an EMS covering their main operations. This must be 3rd party certified.	This issue includes demolition and construction activities on site, from the beginning of demolition to the completion of the construction. When ownership of a site is taken on by the developer or owner following completion of demolition works, those works can be excluded from the scope of the responsible construction management issue. The EMS must: a: Be third party certified, to ISO 14001: 20151, EMAS (EU Eco-Management and Audit Scheme) or equivalent standard; OR b: In compliance with BS 8555: 20162 have: b.i Appropriate structure b.ii Reached implementation stage phase four 'implementation and operation of the environmental	Potential (Y?)		
Man 03 Responsible construction practices: Environmental Management				4. All parties who at any point manage the construction site (e.g. the principal contractor, the demolition contractor) implement best practice pollution prevention policies and procedures on site in accordance with Working at construction and demolition sites: PPG6, Pollution Prevention Guidelines.		Potential (Y?)		
Man 03 Responsible construction practices: Environmental Management			0.52	BREEAM UK New Construction Version 6 - Man 03 Responsible construction practices (bregroup.com)		Potential (Y?)		Include in construction contract.
Man 03 Responsible construction practices: BREEAM AP (site)				5. The client and the contractor formally agree performance targets.		Potential (Y?)		
Man 03 Responsible construction practices: BREEAM AP (site)				6. Involve a BREEAM AP in the project at an appropriate time and level to: 6.a. Work with the project team, including the client, to consider the links between BREEAM issues and assist them in achieving and if possible going beyond the design intent, to maximise the project's performance against the agreed performance targets throughout the Construction, Handover and Close Out stages. 6.b. Monitor construction progress against the performance targets agreed under criterion 5 above throughout all stages where decisions critically impact BREEAM performance. 6.c. Proactively identify risks and opportunities related to the procurement and construction process and the achievement of the targets agreed under criterion 5 above. 6.d. Provide feedback to the constructors and the project team as appropriate, to support them in taking corrective actions and achieving their agreed performance targets. 6.e. Monitor and, where relevant, coordinate the generation of appropriate evidence by the project team and the provision to the assessor.	To monitor construction progress against the agreed performance targets (see criterion 6.b), the BREEAM AP should ideally be site based or visit the site regularly to carry out spot checks and may advise actions to be taken to address shortcomings in compliance. The BREEAM AP should monitor site activities with sufficient frequency to identify risks of non-compliance. In this context, visits should occur at key stages of the construction process, at times where: – works can be observed before they are covered up or new works or trades start. – there are significant risks of conflicts or errors occurring. – timing is critical for demonstrating compliance. – key evidence is required to be produced at specific times. This includes, but is not limited to, photographic evidence, delivery notes and other documentary evidence. – different trades and systems come together and one could harm the integrity or compliance of another system's performance against BREEAM requirements.	Potential (Y?)		

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Man 03 Responsible construction practices: BREEAM AP (site)			0.52	BREEAM UK New Construction Version 6 - Man 03 Responsible construction practices (bregroup.com)		Potential (Y?)		Include in construction contract.
Man 03 Responsible construction practices: Responsible construction management (1st credit)		YES		7. Achieve items listed as required for one credit in Table 4.1 in the BREEAM Manual.	This issue includes demolition and construction activities on site, from the beginning of demolition to the completion of the construction. When ownership of a site is taken on by the developer or owner following completion of demolition works, those works can be excluded from the scope of the responsible construction management issue.	Potential (Y?)		
Man 03 Responsible construction practices: Responsible construction management (1st credit)		YES	0.52	BREEAM UK New Construction Version 6 - Man 03 Responsible construction practices (bregroup.com)		Potential (Y?)		Include in construction contract.
Man 03 Responsible construction practices: Responsible construction management (2nd credit)				8. Achieve criterion 7 and six additional items in Table 4.1 .	This issue includes demolition and construction activities on site, from the beginning of demolition to the completion of the construction. When ownership of a site is taken on by the developer or owner following completion of demolition works, those works can be excluded from the scope of the responsible construction management issue.	Potential (Y?)		
Man 03 Responsible construction practices: Responsible construction management (2nd credit)			0.52	BREEAM UK New Construction Version 6 - Man 03 Responsible construction practices (bregroup.com)		Potential (Y?)		Include in construction contract.
Man 03 Responsible construction practices: Responsible construction management (Exemplary level)				23 Achieve all items in Table 4.1 in the BREEAM Manual.	This issue includes demolition and construction activities on site, from the beginning of demolition to the completion of the construction. When ownership of a site is taken on by the developer or owner following completion of demolition works, those works can be excluded from the scope of the responsible construction management issue.	Potential (Y?)		
Man 03 Responsible construction practices: Considerate Construction (Exemplary level)			1.00	BREEAM UK New Construction Version 6 - Man 03 Responsible construction practices (bregroup.com)		Potential (Y?)		Include in construction contract.
Man 03 Responsible construction practices: Monitoring of construction site impacts (Utility consumption)				10. Assign responsibility to an individual for monitoring, recording and reporting energy use, water consumption and transportation data (where measured) resulting from all on-site construction processes (and dedicated off-site manufacturing) throughout the build programme.	This issue includes demolition and construction activities on site, from the beginning of demolition to the completion of the construction. When ownership of a site is taken on by the developer or owner following completion of demolition works, those works can be excluded from the scope of the responsible construction management issue. To ensure the robust collection of information, this individual must have the appropriate authority and responsibility to request and access the data required. Where appointed, the BREEAM AP could perform this role.	Potential (Y?)		
Man 03 Responsible construction practices: Monitoring of construction site impacts (Utility consumption)				12 Set targets for the site energy consumption in kWh (and where relevant, litres of fuel used) as a result of the use of construction plant, equipment (mobile and fixed) and site accommodation.	This issue includes demolition and construction activities on site, from the beginning of demolition to the completion of the construction. When ownership of a site is taken on by the developer or owner following completion of demolition works, those works can be excluded from the scope of the responsible construction management issue.	Potential (Y?)		
Man 03 Responsible construction practices: Monitoring of construction site impacts (Utility consumption)				13 Monitor and record data for the energy consumption described in criterion 12.	This issue includes demolition and construction activities on site, from the beginning of demolition to the completion of the construction. When ownership of a site is taken on by the developer or owner following completion of demolition works, those works can be excluded from the scope of the responsible construction management issue.	Potential (Y?)		
Man 03 Responsible construction practices: Monitoring of construction site impacts (Utility consumption)				14 Report the total carbon dioxide emissions (total kgCO ₂ /project value) from the construction process via BREEAM Projects (for the purposes of potential future BREEAM performance benchmarking).	This issue includes demolition and construction activities on site, from the beginning of demolition to the completion of the construction. When ownership of a site is taken on by the developer or owner following completion of demolition works, those works can be excluded from the scope of the responsible construction management issue.	Potential (Y?)		
Man 03 Responsible construction practices: Monitoring of construction site impacts (Utility consumption)				16 Set targets for the potable water consumption (m³) arising from the use of construction plant, equipment (mobile and fixed) and site accommodation.	This issue includes demolition and construction activities on site, from the beginning of demolition to the completion of the construction. When ownership of a site is taken on by the developer or owner following completion of demolition works, those works can be excluded from the scope of the responsible construction management issue.	Potential (Y?)		
Man 03 Responsible construction practices: Monitoring of construction site impacts (Utility consumption)				17 Monitor and record data for the potable water consumption described in criterion 16.	This issue includes demolition and construction activities on site, from the beginning of demolition to the completion of the construction. When ownership of a site is taken on by the developer or owner following completion of demolition works, those works can be excluded from the scope of the responsible construction management issue.	Potential (Y?)		
Man 03 Responsible construction practices: Monitoring of construction site impacts (Utility consumption)				18 Use the collated data to report the total net water consumption (m³), i.e. consumption minus any recycled water use from the construction process via BREEAM Projects (for the purposes of potential future BREEAM performance benchmarking).	This issue includes demolition and construction activities on site, from the beginning of demolition to the completion of the construction. When ownership of a site is taken on by the developer or owner following completion of demolition works, those works can be excluded from the scope of the responsible construction management issue.	Potential (Y?)		
Man 03 Responsible construction practices: Monitoring of construction site impacts (Utility consumption)			0.52	BREEAM UK New Construction Version 6 - Man 03 Responsible construction practices (bregroup.com)		Potential (Y?)		Include in construction contract.
Man 03 Responsible construction practices: Monitoring of construction site impacts (Transport of construction materials and waste)				19 Achieve criterion 10.	This issue includes demolition and construction activities on site, from the beginning of demolition to the completion of the construction. When ownership of a site is taken on by the developer or owner following completion of demolition works, those works can be excluded from the scope of the responsible construction management issue.	Potential (Y?)		
Man 03 Responsible construction practices: Monitoring of construction site impacts (Transport of construction materials and waste)				20 Set targets for transportation movements and impacts resulting from delivery of the majority of construction materials to site and construction waste from site.	This issue includes demolition and construction activities on site, from the beginning of demolition to the completion of the construction. When ownership of a site is taken on by the developer or owner following completion of demolition works, those works can be excluded from the scope of the responsible construction management issue.	Potential (Y?)		

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Man 03 Responsible construction practices: Monitoring of construction site impacts (Transport of construction materials and waste)				21 Monitor and record data for the transportation movements as described in criterion 20 above.	Fuel and vehicle-distance conversion factors published by the Department for Environment Food and Rural Affairs (Defra) shall be used to calculate the carbon dioxide emissions from modes of transportation for which carbon conversion factors are available5. For other modes of transport (freight, rail, sea tanker, cargo ship, planes) refer to the Defra carbon factors for freighting goods. The first of the methodologies below that is practical to implement must be followed for each vehicle type: 1. If data are available on the amount of fuel consumed, then multiply this by the fuel emission factor to calculate the emissions produced. 2.If data are available on the cost of the fuel consumed, then divide this by the price (specific supplier's price where possible, historic average otherwise) to give the amount of fuel consumed, which can then be used to calculate the emissions produced (via method 1). 3.If data are available on the distance travelled, vehicle loading and fuel efficiency of the vehicle at that loading, then divide the distance by the efficiency to give an estimate of the amount of fuel consumed, which can then be used to calculate the emissions produced (via method 1). 4.If data are available on the distance travelled and fuel efficiency of the vehicle at average loading, then divide the distance by the efficiency to give an estimate of the amount of fuel consumed, which can then be used to calculate the emissions produced (via method 1). 5.If data are available on the distance travelled and vehicle loading, then multiply the distance by the distance emission factor appropriate for the vehicle type and loading to calculate an estimate of the emissions produced. 6.If data are available only on the distance travelled, then multiply the distance by the distance emission factor appropriate for the vehicle type at average loading to calculate an estimate of the emissions produced.	Potential (Y?)		
Man 03 Responsible construction practices: Monitoring of construction site impacts (Transport of construction materials and waste)				22 Using the collated data, report separately for materials and waste, the total transport-related carbon dioxide emissions (kgCO ₂ -eq), plus total distance travelled (km) via BREEAM Projects (for the purposes of potential future BREEAM performance benchmarking).	This issue includes demolition and construction activities on site, from the beginning of demolition to the completion of the construction. When ownership of a site is taken on by the developer or owner following completion of demolition works, those works can be excluded from the scope of the responsible construction management issue.	Potential (Y?)		
Man 03 Responsible construction practices: Monitoring of construction site impacts (Transport of construction materials and waste)			0.52	BREEAM UK New Construction Version 6 - Man 03 Responsible construction practices (bregroup.com)		Potential (Y?)		Include in construction contract.
Man 04 Commissioning and handover: Commissioning and testing schedule and responsibilities		YES		1 Prepare a schedule of commissioning and testing. The schedule identifies and includes a suitable timescale for commissioning and re-commissioning of all complex and non-complex building services and control systems and for testing and inspecting building fabric.		Potential (Y?)		
Man 04 Commissioning and handover: Commissioning and testing schedule and responsibilities		YES		2 The schedule identifies the appropriate standards for all commissioning activities to be conducted, where applicable, in accordance with: 2.a Current Building Regulations; b BSRIA guidelines; c CIBSE guidelines; d Other appropriate standards Exclude from the assessment any process or manufacture-related equipment specified as part of the project. However, include such equipment in cases where they form an integral part of the building HVAC services, such as some heat recovery systems.		Potential (Y?)		
Man 04 Commissioning and handover: Commissioning and testing schedule and responsibilities		YES		3 Where a building management system (BMS) is specified: 3.a Carry out commissioning of air and water systems when all control devices are installed, wired and functional 3.b Include physical measurements of room temperatures, off-coil temperatures and other key parameters, as appropriate, in commissioning results 3.c The BMS or controls installation should be running in auto with satisfactory internal conditions prior to handover 3.d All BMS schematics and graphics (if BMS is present) are fully installed and functional to user interface prior to handover 3.e Fully train the occupier or facilities team in the operation of the system.		Potential (Y?)		
Man 04 Commissioning and handover: Commissioning and testing schedule and responsibilities		YES		4 Appoint an appropriate project team member to monitor and programme pre-commissioning, commissioning and testing. Where necessary include re-commissioning activities on behalf of the client.		Potential (Y?)		
Man 04 Commissioning and handover: Commissioning and testing schedule and responsibilities		YES		5 The principal contractor accounts for the commissioning and testing programme, responsibilities and criteria within their budget and the main programme of works. Allow the required time to complete all commissioning and testing activities prior to handover.		Potential (Y?)		
Man 04 Commissioning and handover: Commissioning and testing schedule and responsibilities		YES	0.52	BREEAM UK New Construction Version 6 - Man 04 Commissioning and handover (bregroup.com)		Potential (Y?)		Include in construction contract.
Man 04 Commissioning and handover: Commissioning - design and preparation				6 Achieve criteria 1 to 5.		Potential (Y?)		
Man 04 Commissioning and handover: Commissioning - design and preparation				7 During the design stage, the client or the principal contractor appoints an appropriate project team member (see criterion 4), provided they are not involved in the general installation works for the building services systems, with responsibility for: 7.a Undertaking design reviews and giving advice on suitability for ease of commissioning. 7.b Providing commissioning management input to construction programming and during installation stages. 7.c Management of commissioning, performance testing and handover or post-handover stages. For buildings with complex building services and systems, this role needs to be carried out by a specialist commissioning manager.		Potential (Y?)		
Man 04 Commissioning and handover: Commissioning - design and preparation			0.52	BREEAM UK New Construction Version 6 - Man 04 Commissioning and handover (bregroup.com)		Potential (Y?)		Include in construction contract.
Man 04 Commissioning and handover: Testing and inspecting building fabric				8 Achieve criteria 1 to 5.		Potential (Y?)		
Man 04 Commissioning and handover: Testing and inspecting building fabric				9 Complete post-construction testing and inspection to quality-assure the integrity of the building fabric, including continuity of insulation, avoidance of thermal bridging and air leakage paths (this is through airtightness testing and a thermographic survey). A suitably qualified professional (see Definitions on page 63) undertakes the survey and testing in accordance with the appropriate standard.	The thermographic survey must cover 100% of the treated spaces, unless it is a large complex building (see below). Ensure that all elements of the building fabric that enclose an internal heated or conditioned (treated) zone of the building are tested. This includes internal walls separating treated and untreated zones. In the case of large complex buildings, it may be impractical for the thermographic survey and airtightness testing to cover 100% of the building. Where a complete thermographic survey is deemed impractical by a Level 2 qualified thermographic surveyor, the guidance in airtightness standard TSL27 should be followed on the extent of the survey and testing. This could include airports, large hospitals and high-rise buildings.	Potential (Y?)		
Man 04 Commissioning and handover: Testing and inspecting building fabric				10 Rectify any defects identified during post-construction testing and inspection prior to building handover and close out. Any remedial work must meet the required performance characteristics for the building or element as defined at the design stage.	Any remediation work undertaken, resulting from a thermographic survey and airtightness test of the building, should be robust and durable, i.e. the remedial work must have the same performance characteristics and life expectancy of the surrounding elements.	Potential (Y?)		

Credit title, key info and score value				Credit requirements		Pre-Assessment		
Man 04 Commissioning and handover: Testing and inspecting building fabric			0.52	BREEAM UK New Construction Version 6 - Man 04 Commissioning and handover (bregroup.com)		Potential (Y?)		Include in construction contract.
Man 04 Commissioning and handover: Handover		YES		11 Prior to handover, develop two building user guides (see Methodology below) for the following users: 11.a A non-technical user guide for distribution to the building occupiers. 11.b A technical user guide for the premises facilities managers. A draft copy is developed and discussed with users first (where the building occupants are known) to ensure the guide is most appropriate and useful to potential users.	The building user guides shall be building-specific or site-specific guidance. The purpose of the guides is to help building users access, understand and operate the building efficiently and in accordance with the original design intent. The content of the guides is specific to the building type and end users, but broadly should include information on the following: •Overview of the building and its environmental strategy, e.g. energy, water or waste efficiency policy or strategy, and how users should engage with and deliver the policy or strategy. •Provision of, and access to, shared facilities. •Safety and emergency information or instructions. •Building-related operational procedures specific to building type or operation, e.g. laboratories. •Building-related incident reporting and feedback arrangements. •Provision of and access to transportation facilities, e.g. public transport, cyclist facilities, pedestrian routes etc. •Provision of and access to local amenities. •Links, references and relevant contact details. Additionally, for the non-technical building user guide for building occupiers: •Building services overview and access to building occupant controls, e.g. where to find them, what they control, how to operate effectively and efficiently etc. •Pre-arrival information for visitors, e.g. access and security procedures or provisions. Additionally, for the technical building user guide for facilities managers: •Building services overview and access to facilities management controls, e.g. where to find them, what they control, how to operate effectively and efficiently etc. •Refit, refurbishment and maintenance arrangements or considerations •Building related training information or links. The building user guide for building occupiers shall be written in plain English and provide easily accessible and understandable information relevant to the building's staff (or where relevant residents) and to other building users, e.g. visitors or community users. The building user guide for facilities managers can use more technical language if appropriate and provide understandable information relevant to the professionals managing the building facilities. This guide could be	Potential (Y?)		
Man 04 Commissioning and handover: Handover				12 Prepare two training schedules timed appropriately around handover and proposed occupation plans for the following users: 12.a A non-technical training schedule for the building occupiers. 12.b A technical training schedule for the premises facilities managers.		Potential (Y?)		
Man 04 Commissioning and handover: Handover			0.52	BREEAM UK New Construction Version 6 - Man 04 Commissioning and handover (bregroup.com)		Potential (Y?)		Include in construction contract.
Man 05 Aftercare: Aftercare support				1 Provide aftercare support to the building occupiers through having in place operational infrastructure and resources. This includes as a minimum: 1.a A meeting between the aftercare support team or individual, and the building occupier or management team (prior to initial occupation, or as soon as possible thereafter) to: 1.a.i Introduce the aftercare support available, including the content of the building user guide (where it exists) and training schedule. 1.a.ii Present key information on the building including the design intent and how to use the building to ensure it operates as efficiently and effectively as possible. 1.b On-site facilities management training including: 1.b.i a walkabout of the building AND 1.b.ii introduction to and familiarisation with the building systems, their controls and how to operate them in accordance with the design intent and operational demands. 1.c Provide initial aftercare support for at least the first month of building occupation, e.g. weekly attendance on-site, to support building users and management (the level of frequency will depend on the complexity of the building and building operations). 1.d Provide longer term aftercare support for occupiers for at least the first 12 months from occupation, e.g. a helpline, nominated individual or other appropriate system to support building users and management		Potential (Y?)		
Man 05 Aftercare: Aftercare support				2 Establish operational infrastructure and resources to coordinate the collection and monitoring of energy and water consumption data for a minimum of 12 months, once the building is substantially occupied. This facilitates analysis of discrepancies between actual and predicted performance, with a view to adjusting systems and user behaviours accordingly.		Potential (Y?)		
Man 05 Aftercare: Aftercare support			0.52	BREEAM UK New Construction Version 6 - Man 05 Aftercare (bregroup.com)		Potential (Y?)		Requires analysis of first 12 months operational energy consumption compared to predicted/ expected.
Man 05 Aftercare: Commissioning - implementation		YES		Complete the following commissioning activities over a minimum 12-month period, once the building becomes substantially occupied: 3.a Complex systems: The specialist commissioning manager will: 3.a.i Identify changes made by the owner or operator that might have caused impaired or improved performance. 3.a.ii Test all building services under full load conditions, i.e. heating equipment in mid-winter, cooling and ventilation equipment in mid-summer and under part load conditions (spring and autumn). 3.a.iii Where applicable, carry out testing during periods of extreme (high or low) occupancy. 3.a.iv Interview building occupants (where they are affected by the complex services) to identify problems or concerns regarding the effectiveness of the systems. 3.a.v Produce monthly reports comparing sub-metered energy performance to the predicted one (see Ene 01 Reduction of energy use and carbon emissions on page 127). 3.a.vi Identify inefficiencies and areas in need of improvement. 3.a.vii Re-commission systems (following any work needed to serve revised loads), and incorporate any revisions in operating procedures into the operations and maintenance (O&M) manuals. 3.b Simple systems (naturally ventilated): The external consultant, aftercare team or facilities manager will: 3.b.i Review thermal comfort, ventilation, and lighting, at three, six and nine month intervals after initial occupation, either by measurement or occupant feedback. 3.b.ii Identify deficiencies and areas in need of improvement. 3.b.iii Re-commission systems and incorporate any relevant revisions in operating procedures into the O&M manuals.		Potential (Y?)		

Credit title, key info and score value				Credit requirements		Pre-Assessment		
Man 05 Aftercare: Commissioning - implementation		YES	0.52	BREEAM UK New Construction Version 6 - Man 05 Aftercare (bregroup.com)		Potential (Y?)		Requires seasonal commissioning. Write into construction contract (and mechanical specification commissioning section). Note - systems are mainly refrigerant based.
Man 05 Aftercare: Post occupancy evaluation				4 The client or building occupier commits to carry out a POE exercise (see Definitions on the next page) one year after the building is substantially occupied. This gains comprehensive in-use performance feedback (see criterion 5.b.v below) and identifies gaps between design intent and in-use performance. The aim is to highlight any improvements or interventions that need to be made and to inform operational processes.	POE is also known as Building Performance Evaluation (BPE). The POE is used to improve the building operation, occupants' comfort and other areas based on its outcomes. Therefore, the POE provides suggestions on potential improvements, including, but not limited to the following: - Re-commissioning activities - Measures that maintain or improve end users' comfort and productivity - Health and safety A POE can also be used as part of the stakeholder consultation at the briefing stage for a new building or the refurbishment of an existing one, in cases where the building occupants are the same. This can be achieved through the use of a questionnaire or workshops to highlight lessons from the old or existing building that could	Potential (Y?)		
Man 05 Aftercare: Post occupancy evaluation				5 An independent party carries out the POE covering: 5.a: A review of the design intent and construction process (review of design, procurement, construction and handover processes). 5.b: Feedback from a wide range of building users including facilities management on the design and environmental conditions of the building covering: 5.b.i Internal environmental conditions (light, noise, temperature, air quality) 5.b.ii Control, operation and maintenance 5.b.iii Facilities and amenities 5.b.iv Access and layout 5.b.v Energy and water consumption (see criterion 2 and Methodology) 5.b.vi Other relevant issues, where appropriate (see Definitions)	<i>Independent party</i> A third party or a person or body internal to a party involved (parties involved are typically a supplier (1st party) or purchaser (2nd party)), who shall not be involved in the issue in question, and shall not have conflicts of interests resulting from their position. To comply with the criterion relating to the use of an independent party, the client or design team needs to demonstrate either: They have used a party independent of the design process to conduct the necessary consultation exercise; OR If the consultation is to be carried out by an organisation involved with the design of the building, e.g. the project architect, then they must present the assessor with evidence that robustly demonstrates the independence of the consultation process. BREEAM has not attempted to define what form this evidence must take; the onus is on the design team or relevant individual to clearly demonstrate to the BREEAM Assessor a credible level of independence.	Potential (Y?)		
Man 05 Aftercare: Post occupancy evaluation				6 The independent party provides a report with lessons learned to the client and building occupiers.		Potential (Y?)		
Man 05 Aftercare: Post occupancy evaluation				7 The client or building occupier commits funds to pay for the POE in advance. This requires an independent party to be appointed to carry out the POE as described in criterion 5. Evidence of the appointment of the independent party and schedule of responsibilities which fulfils the BREEAM criteria are acceptable to demonstrate compliance.		Potential (Y?)		
Man 05 Aftercare: Post occupancy evaluation			0.52	BREEAM UK New Construction Version 6 - Man 05 Aftercare (bregroup.com)		Potential (Y?)		Requires Post Occupancy Evaluation
Hea 01 Visual comfort: Control of glare from sunlight				1 Identify areas at risk of glare using a glare control assessment. The glare control assessment also justifies any areas deemed not at risk of glare.	Where a 'relevant area' as defined in the manual does not include any windows, the glare control criteria can be considered as met for this area. Note that the view out and daylight criteria would not be achieved in rooms with no windows. Where there are no windows in a room there would be no potential for disabling glare, so the aim of the credit would be achieved.	Potential (Y?)		
Hea 01 Visual comfort: Control of glare from sunlight				2 Where risk has been identified within a relevant building area (Definitions on page 85), a glare control strategy is used to design out the potential for glare.	Glare control - relevant building areas For glare control include areas of the building where lighting and resultant glare could be problematic for users, e.g. those areas that have been designed to contain or use workstations, projector screens etc. and sports halls. Spaces in the categories described above, for which daylight and view out are excluded, should not be assessed against the glare control criteria.	Potential (Y?)		
Hea 01 Visual comfort: Control of glare from sunlight				3 The glare control strategy does not increase energy consumption used for lighting. This is achieved by: 3.a Maximising daylight levels in all weather, cloudy or sunny AND 3.b Ensuring the use or location of shading does not conflict with the operation of lighting control systems.		Potential (Y?)		
Hea 01 Visual comfort: Control of glare from sunlight			0.88	BREEAM UK New Construction Version 6 - Hea 01 Visual comfort (bregroup.com)		Potential (Y?)	Assume limited external windows to areas with workstations etc.	Would require glare analysis for west-facing glazing/ brise soleil.
Hea 01 Visual comfort: Daylighting (1st credit)				4 Daylighting criteria have been met using either of the following options: 4.a The relevant building areas meet good practice daylight factors and other criteria as outlined in Table 5.1 and Table 5.2 OR 4.b The relevant building areas meet good practice average and minimum point daylight illuminance criteria as outlined in Table 5.3.	BREEAM 2014 T2 scoping (from BREEAM Bespoke Appendix): <i>For Daylighting and view out credits. Please refer to the assessment criteria for 'all other building types.'</i> <i>The following areas can be excluded from the view out requirements:</i> ☐ Passport control ☐ Check-in desks ☐ Security screening Daylighting - relevant building areas For the purpose of BREEAM, this is defined as areas within the building where good daylighting is considered to be of benefit to the building users (typically those areas occupied continuously for 30 minutes or more). This includes the following (where occupied continuously for 30 minutes or more) specifically stated because they are often omitted: Sports hall exercise spaces Laboratory areas unless the type of research that will be carried out requires strictly controlled environmental conditions, such as the exclusion of natural light at all times. Self-contained flats Kitchen and catering areas General communal areas Small offices (including those within multi-residential buildings) Meeting rooms (including those within multi-residential buildings) Leisure areas Any area that may involve close up work. However, this excludes the following (where present):	Possible ('N?')		
Hea 01 Visual comfort: Daylighting (1st credit)			0.88	BREEAM UK New Construction Version 6 - Hea 01 Visual comfort (bregroup.com)		Possible ('N?')	Assume limited external windows to areas with workstations etc.	Security Screening area likely to be excluded from assessment (as per T2 extension BREEAM). Would still apply to e.g. offices/ meeting rooms
Hea 01 Visual comfort: Daylighting (Exemplary level)				14 Daylighting criteria have been met using either of the following options: 14.a Relevant building areas meet exemplary daylight factors and the relevant criteria in Table 5.8. 14.b Relevant building areas meet exemplary average and minimum point daylight illuminance criteria in Table 5.9.		Unlikely ('N')		

Credit title, key info and score value				Credit requirements		Pre-Assessment		
Hea 01 Visual comfort: Daylighting (Exemplary level)			1.00	BREEAM UK New Construction Version 6 - Hea 01 Visual comfort (bregroup.com)		Unlikely ('N')	Assume no external windows to areas with workstations etc.	Unlikely that daylighting criteria will be met (no windows)
Hea 01 Visual comfort: View out				5. 95% of the floor area in 95% of spaces for each relevant building area provides an adequate view out:	Where relevant building areas are within 8m of an external wall which has a window or permanent opening, and the window or opening is ≥ 20% of the surrounding wall area. Where the room depth is greater than 8m, the percentage of window or opening must instead be the same as, or greater than, the values in Table 1.0 BS8206: Part 2. The view out must be a view of a landscape or buildings (rather than just the sky) at seated eye level (1.2–1.3m) within the relevant building areas and should ideally be through an external window. A view into an internal courtyard or atrium will comply provided the distance from the opening to the back wall of the courtyard or atrium is at least 10m (therefore allowing enough distance for the eyes to refocus). The view cannot be an internal view across the room, as this is likely to become obstructed by partitions, filing cabinets etc. In addition to this, an external view out can offer positive effects on health and wellbeing that cannot be offered by an internal view. In relevant spaces that include fixed workstations* (such as a built-in cash registers or reception desks) an alternative method can be used. This is based on the number of compliant workstations. For instance, where the requirement is for 95% of the relevant area to comply, 95% of the fixed workstations must have a compliant view out, rounded up to the nearest workstation.	Unlikely ('N')		
Hea 01 Visual comfort View out (1st credit)			0.88	BREEAM UK New Construction Version 6 - Hea 01 Visual comfort (bregroup.com)		Unlikely ('N')	Assume limited external windows to areas with workstations etc.	Unlikely that view out criteria will be met (limited windows)
Hea 01 Visual comfort: Internal and external lighting levels, zoning and control				7. Internal lighting in all relevant areas of the building is designed to provide illuminance (lux) levels and colouring rendering index in accordance with the SLL Code for Lighting 2012 and any other relevant industry standard. Internal lighting should be appropriate to the tasks undertaken, accounting for building user concentration and comfort levels.	Relevant industry standards for lighting design For preschools, schools and sixth form colleges, the following can be considered a relevant industry standard for lighting design: – Building Bulletin 90: 'Lighting Design for Schools'(41) For care homes housing people with dementia the following standard can be used instead of the SLL Code for Lighting: – Design Lighting for People with Dementia, University of Stirling, Stirling, 2013. For multi-residential buildings, CIBSE SLL LG9(42) can be considered as a relevant standard in addition to, or instead of SLL Code for Lighting 2012 Illuminance levels specified in the SLL Code for Lighting, 2012 align with BS EN 12464-1(43). BREEAM has not attempted to list all appropriate industry standards. Any recognised collaborative industry or sector best practice standard or guidance that sets levels appropriate to the tasks undertaken, accounting for building user concentration and comfort levels, can be considered an appropriate industry standard for the purposes of this BREEAM issue.	Baseline ('Y')		
Hea 01 Visual comfort: Internal and external lighting levels, zoning and control				8. For areas where computer screens are regularly used, the lighting design complies with CIBSE Lighting Guide 7 sections 2.4, 2.13 to 2.15, 2.20, and 6.10 to 6.20. This gives recommendations highlighting: 8.a Limits to the luminance of the luminaires to avoid screen reflections. (Manufacturers' data for the luminaires should be sought to confirm this.) 8.b Any area where a surface is used to reflect light in to a space, such as uplighting, the recommendations refer to the luminance of the lit ceiling rather than the luminaire; a design team calculation is usually required to demonstrate this. 8.c Recommendations for direct lighting, ceiling illuminance, and average wall illuminance.		Baseline ('Y')		
Hea 01 Visual comfort: Internal and external lighting levels, zoning and control				9. All external lighting located within the construction zone is specified in accordance with BS 5489-1:2013 Code for the practice for the design of road lighting. Lighting of roads and public amenity areas and BS EN 12464-2:2014 Light and lighting - Lighting of work places - Part 2: Outdoor work places. External lighting should provide illuminance levels that enable users to perform outdoor visual tasks efficiently and accurately, especially during the night.	Internal and external lighting Where no external light fittings are specified (either separate from or mounted on the external building façade or roof), the criteria relating to external lighting do not apply. The credit can be awarded on the basis of compliance with the internal lighting criteria. The following internal areas are excluded from the lighting zone requirements: Media and arts production spaces Sports facilities (exercise spaces only, including hydrotherapy and physiotherapy areas).	Baseline ('Y')		
Hea 01 Visual comfort: Internal and external lighting levels, zoning and control				10. Where no external light fittings are specified (either separate from or mounted on the external building façade or roof), the criteria relating to external lighting do not apply and the credit can be awarded on the basis of compliance with criteria 7 – 8.c above.	If no internal lighting is specified, the credit cannot be awarded.	Baseline ('Y')		
Hea 01 Visual comfort: Internal and external lighting levels, zoning and control				11 Internal lighting is zoned to allow for occupant control. Zoning is in accordance with the criteria below for relevant areas present within the building: 11.a In office areas, zones of no more than four workplaces 11.b Workstations adjacent to windows or atria and other building areas separately zoned and controlled 11.c Seminar and lecture rooms: zoned for presentation and audience areas 11.d Library spaces: separate zoning of stacks, reading and counter areas 11.e Teaching space or demonstration area 11.f Whiteboard or display screen 11.g Auditoria: zoning of seating areas, circulation space and lectern area 11.h Dining, restaurant, café areas: separate zoning of servery and seating or dining areas 11.i Retail: separate zoning of display and counter areas 11.j Bar areas: separate zoning of bar and seating areas 11.k Wards or bedded areas: zoned lighting control for individual bed spaces and control for staff over groups of bed spaces 11.l Treatment areas, dayrooms, waiting areas: zoning of seating and activity areas and circulation space with controls accessible to staff.	The limit of four workspaces is indicative of the required standard but is not a fixed requirement. Where there is justification for this to be increased to fit with the adopted lighting strategy, this may be accepted provided that the assessor is satisfied that the aim of this criterion is upheld, i.e. that there is suitable zoning or control of lighting to enable a reasonable degree of occupant control over lighting in their personal work area. The relevant design team member, e.g. lighting consultant, should set out how this is to be achieved in such an instance. Where occupancy or workstation layout is not known, lighting control can be zoned on the basis of 40m² grids, i.e. an assumption of 1 person or workspace per 10m²	Baseline ('Y')		
Hea 01 Visual comfort: Internal and external lighting levels, zoning and control				12 Areas used for teaching, seminar or lecture purposes have lighting controls provided in accordance with CIBSE Lighting Guide 5		Baseline ('Y')		
Hea 01 Visual comfort: Internal and external lighting levels, zoning and control			0.88	BREEAM UK New Construction Version 6 - Hea 01 Visual comfort (bregroup.com)		Baseline ('Y')		
Hea 01 Visual comfort: Internal and external lighting levels, zoning and control (Exemplary level)				15. Lighting in each zone can be manually dimmed by occupants down to 20% of the maximum light output using dimmer switches positioned in accessible locations. Dimming and control gear should avoid flicker and noise.		Potential (Y?)		

Credit title, key info and score value				Credit requirements	Pre-Assessment			
Hea 01 Visual comfort: Internal and external lighting levels, zoning and control (Exemplary level)			1.00	BREEAM UK New Construction Version 6 - Hea 01 Visual comfort (bregroup.com)		Potential (Y?)		Would require dimming control. Should be achievable via DALI controls.
Hea 02 Indoor air quality: Indoor air quality (IAQ) plan				1 A site-specific indoor air quality plan has been produced and implemented in accordance with Guidance Note 6 (GN06). The objective of the plan is to facilitate a process that leads to design, specification and installation decisions and actions that minimise indoor air pollution during occupation of the building. The indoor air quality plan must consider the following: 1.a Removal of contaminant sources 1.b Dilution and control of contaminant sources, including: 1.b.i Air quality requirements of specialist areas such as laboratories, where present 1.c Procedures for pre-occupancy flush out and purge ventilation 1.d Third party testing and analysis 1.e Maintaining good indoor air quality in-use 1.f Any relevant local authority plans or policies (for example, Air Quality Management Areas or Local Air Quality Action Plans)		Potential (Y?)		
Hea 02 Indoor air quality: Indoor Air Quality Plan			0.00	BREEAM UK New Construction Version 6 - Hea 02 Indoor air quality (bregroup.com)		Potential (Y?)		Would require BREEAM compliant Indoor Air Quality Plan. MAG to investigate. Link to Mech spec, construction contract etc. Note MAG require c. 800 - 1000ppm CO2 level.
Hea 02 Indoor air quality: Ventilation				2 The building has been designed to minimise the indoor concentration and recirculation of pollutants in the building as follows: 2.a Provide fresh air into the building in accordance with the criteria of the relevant standard for ventilation 2.b Ventilation pathways are designed to minimise the ingress and build-up of air pollutants inside the building (see Methodology on page 96) 2.c Where present, HVAC systems must incorporate suitable filtration to minimise external air pollution, as defined in BS EN 16798-3:2017(45). The specified filters should achieve supply air classification of at least SUP 2. 2.d Occupied spaces have carbon dioxide (CO₂) or air quality sensors specified in accordance with Building Regulations ADF2(46) and: 2.d.i In mechanically ventilated buildings or spaces, sensors are linked to the mechanical ventilationsystem and provide demand-controlled ventilation to the space. 2.d.ii In naturally ventilated buildings or spaces, sensors either have the ability to alert the building owner or manager when CO₂ levels exceed the recommended set point, or are linked to controls with the ability to adjust the quantity of fresh air, e.g. automatic opening windows or roof vents. 2.d.iii The total number of sensors, and the net internal area of relevant areas covered by the sensors, is reported via the BREEAM Scoring and Reporting Tool. 2.e The ventilation strategy provides adequate ventilation rates throughout the year, including sufficient airflow rates in summer to prevent overheating and maintain required thermal comfort conditions, in accordance with: 2.e.i CIBSE AM10(47) (for naturally ventilated buildings) 2.e.ii CIBSE AM13(48) (for mixed-mode buildings)		Possible (N?)		
Hea 02 Indoor air quality: Ventilation			0.88	BREEAM UK New Construction Version 6 - Hea 02 Indoor air quality (bregroup.com)		Possible (N?)	Assume ventilation to relevant industry standard and CO2 sensors.	May me difficult to achieve required distance of intakes from external pollution sources. Mitigated via filtration rather than distance. Design team to check at detailed design.
Hea 02 Indoor air quality: Emissions from construction products (1st credit)				3 Three out of the five product types meet the emission limits, testing requirements and any additional requirements listed in Table 5.11 . Where wood-based products are not one of three selected product types, all wood-based products used for internal fixtures and fittings must be tested and classified as formaldehyde E1 class as a minimum.		Possible (N?)		
Hea 02 Indoor air quality: Emissions from construction products (1st credit)			0.88	BREEAM UK New Construction Version 6 - Hea 02 Indoor air quality (bregroup.com)		Possible (N?)		Requires low VOC finishes and fittings. Would need to go into construction contract (e.g. testing only). May be link to FF&E spec? on-site applied specialist finishes may not comply.
Hea 02 Indoor air quality: Emissions from construction products (2nd credit)				4 All of the product types listed meet the emission limits, testing requirements and any additional requirements listed in Table 5.11 .		Possible (N?)		
Hea 02 Indoor air quality: Emissions from construction products (2nd credit)			0.88	BREEAM UK New Construction Version 6 - Hea 02 Indoor air quality (bregroup.com)		Possible (N?)		See above
Hea 02 Indoor air quality: Emissions from construction (Exemplary Level credit)				11 Achieve criterion 4. 12 Three of the product types listed meet the emission limits, testing requirements and any additional requirements listed in Table 5.12. Where wood-based products are not one of the three selected product types, all wood-based products used for internal fixtures and fittings must be tested and classified as formaldehyde E1 class as a minimum.		Possible (N?)		
Hea 02 Indoor air quality: Hea 02 Indoor air quality: Emissions from construction (Exemplary Level credit)			1.00	BREEAM UK New Construction Version 6 - Hea 02 Indoor air quality (bregroup.com)		Possible (N?)		See above
Hea 02 Indoor air quality: Post-construction indoor air quality measurement				5 The formaldehyde concentration in indoor air is measured post construction (but pre-occupancy) and does not exceed 100µg/m³ averaged over 30 minutes (World Health Organization guidelines for indoor air quality: Selected pollutants, 2010).		Potential (Y?)		

Credit title, key info and score value				Credit requirements		Pre-Assessment		
Hea 02 Indoor air quality: Post-construction indoor air quality measurement				6 The formaldehyde sampling and analysis is performed in accordance with ISO 16000-2 and ISO 16000- 3.	The measurement of formaldehyde and TVOC must be made in accordance with the relevant standards (as listed in the criteria). ISO 16000-2. and ISO 16000-5 provide guidance on sampling strategies for formaldehyde and VOCs, respectively. Sampling should be performed in rooms that will be occupied for long periods of time i.e. occupied spaces such as bedrooms, living rooms, classrooms, offices, etc. A representative number of rooms should be sampled, rather than every room in the building. For example, in an office building, sampling of one cellular or single occupancy office should suffice to assess the indoor air quality for that type of habitable space in the building (assuming the other cellular offices have the same materials specification and ventilation strategy). In larger rooms, such as open-plan office areas, additional sampling locations may be required in order to understand the homogeneity of the indoor environment. Uncertainties in sampling and analysis are inevitable and unavoidable, therefore it is recommended that replicate samples are taken at each sampling location (ideally a minimum of three samples for each measurement parameter). Before sampling, naturally ventilated rooms should be intensively ventilated for 15 minutes and then outer doors and windows closed for at least 8 hours (e.g. overnight) before sampling begins with the room still closed off. For mechanically ventilated rooms, the ventilation system should be running under standard operating conditions for at least for 3 hours before sampling begins. Sampling locations should be at least 1m to 2m from a wall and at a height of between 1m to 1.5m. This information is provided to assist project teams and BREEAM Assessors on the appropriate scope of postconstruction indoor air quality measurement, and, as such, is intended as guidance only and not a compliance requirement. The sampling strategy should be determined based on the advice of the appropriate person appointed to conduct the testing.	Potential (Y?)		
Hea 02 Indoor air quality: Post-construction indoor air quality measurement				7 The total volatile organic compound (TVOC) concentration in indoor air is measured post construction (but pre-occupancy) and does not exceed 300µg/m³ over 8 hours.	See above.	Potential (Y?)		
Hea 02 Indoor air quality: Post-construction indoor air quality measurement				8 The TVOC sampling and analysis is performed in accordance with ISO 16000-5 and ISO 16000-6 or ISO 16017-1.		Potential (Y?)		
Hea 02 Indoor air quality: Post-construction indoor air quality measurement				9 Where levels are found to exceed these limits, the project team confirms the measures that have, or will be, undertaken in accordance with the IAQ plan, to reduce the TVOC and formaldehyde levels to within the above limits.		Potential (Y?)		
Hea 02 Indoor air quality: Post-construction indoor air quality measurement				10 The measured concentration levels of formaldehyde (µg/m³) and TVOC (µg/m³) are reported, via the BREEAM Scoring and Reporting Tool.		Potential (Y?)		
Hea 02 Indoor air quality: Post-construction indoor air quality measurement			0.88	BREEAM UK New Construction Version 6 - Hea 02 Indoor air quality (bregroup.com)		Potential (Y?)		Requires pre-occupancy indoor air quality testing. See credits above
Hea 04 Thermal comfort: Thermal modelling				1 Thermal modelling has been carried out using software in accordance with CIBSE AM111 Building Energy and Performance Modelling.		Baseline (Y)		
Hea 04 Thermal comfort: Thermal modelling				2 The software used to carry out the simulation at the detailed design stage provides full dynamic thermal analysis. For smaller and more basic building designs with less complex heating or cooling systems, an alternative less complex means of analysis may be appropriate (such methodologies must still be in accordance with CIBSE AM11)		Baseline (Y)		
Hea 04 Thermal comfort: Thermal modelling				3 The modelling demonstrates that: 3.a: For air-conditioned buildings, summer and winter operative temperature ranges in occupied spaces are in accordance with the criteria set out in CIBSE Guide A Environmental design, Table 1.5; or other appropriate industry standard (where this sets a higher or more appropriate requirement or level for the building type) or the thermal environment in occupied spaces meet the Category B requirements for PPD, PMV and local discomfort set out in Table A.1 of Annex A of ISO 7730:2005. 3.b: For naturally ventilated buildings: 3.b.i Winter operative temperature ranges in occupied spaces are in accordance with the criteria set out in CIBSE Guide A Environmental design, Table 1.5. Or other appropriate industry standard (where this sets a higher or more appropriate requirement or level for the building type). 3.b.ii The building is designed to limit the risk of overheating, in accordance with the adaptive comfort methodology outlined in either of the following standards as appropriate; CIBSE TM52: The limits of thermal comfort: avoiding overheating in European buildings3 or CIBSE TM59: Design methodology for the assessment of overheating risk in homes	Occupied space A room or space within the assessed building that is likely to be occupied for 30 minutes or more by a building user. Please note there is a specific, unrelated, definition of 'unoccupied' with reference to acoustic testing and measurement and this should not be confused with the definition used here. However for the purpose of this issue, the definition excludes the following: - atria or concourses - entrance halls or reception areas - ancillary space, e.g. circulation areas, storerooms and plant rooms. The following is likely to apply (based on T2 extension BREEAM Bespoke Appendix): For this issue occupant controls are intended to be for staff-use only. Operational and storage areas do not need to comply with these requirements.	Baseline (Y)		
Hea 04 Thermal comfort: Thermal modelling				4 For air-conditioned buildings, the PMV (predicted mean vote) and PPD (predicted percentage of dissatisfied) indices based on the above modelling are reported via the BREEAM assessment scoring and reporting tool		Baseline (Y)		
Hea 04 Thermal comfort: Thermal modelling			0.88	BREEAM UK New Construction Version 6 - Hea 04 Thermal comfort (bregroup.com)		Baseline (Y)	Assume fully mechanically controlled temperatures.	Should be achievable with proposed HVAC system
Hea 04 Thermal comfort: Design for future thermal comfort				5 Criteria 1 to 4 are achieved.		Baseline (Y)		
Hea 04 Thermal comfort: Design for future thermal comfort				6 The thermal modelling demonstrates that the relevant requirements set out in criterion 3 are achieved for a projected climate change environment (see Definitions).		Baseline (Y)		
Hea 04 Thermal comfort: Design for future thermal comfort				7 Where criterion 6 is not met, the project team demonstrates how the building has been adapted, or designed to be easily adapted in future using passive design solutions in order to subsequently meet the requirements under criterion 6.		Baseline (Y)		

Credit title, key info and score value				Credit requirements	Pre-Assessment			
Hea 04 Thermal comfort: Design for future thermal comfort				8 For air-conditioned buildings, the PMV and PPD indices based on the above modelling are reported via the BREEAM assessment scoring and reporting tool.		Baseline ('Y')		
Hea 04 Thermal comfort: Design for future thermal comfort			0.88	BREEAM UK New Construction Version 6 - Hea 04 Thermal comfort (bregroup.com)		Baseline ('Y')	Assume HVAC system design to accommodate projected future climate	Should be achievable with proposed HVAC system
Hea 04 Thermal comfort: Thermal zoning and controls				9 Criteria 1 to 4 are achieved.		Baseline ('Y')		
Hea 04 Thermal comfort: Thermal zoning and controls				10 The thermal modelling analysis (criteria1 to 4) has informed the temperature control strategy for the building and its users.		Baseline ('Y')		
Hea 04 Thermal comfort: Thermal zoning and controls				11 The strategy for proposed heating or cooling systems demonstrates that it has addressed the following: 11.a Zones within the building, and how the building services could efficiently and appropriately heat or cool these areas. For example consider the different requirements for the central core of a building compared with the external perimeter adjacent to the windows. 11.b The degree of occupant control required for these zones. This is based on discussions with the end user (or alternatively building type or use specific design guidance, case studies, feedback) and considers: 11.b.i User knowledge of building services. 11.b.ii Occupancy type, patterns and room functions (and therefore appropriate level of control required). 11.b.iii How the user is likely to operate or interact with the systems, e.g. are they likely to open windows, access thermostatic radiator valves (TRV) on radiators, change air-conditioning settings etc. 11.b.iv The user expectations (this may differ in the summer and winter) and degree of individual control (i.e. obtaining the balance between occupant preferences, for example some occupants like fresh air and others dislike draughts). 11.c How the proposed systems will interact with each other (where there is more than one system) and how this may affect the thermal comfort of the building occupants. 11.d The need or otherwise for an accessible building user actuated manual override for any automatic systems.		Baseline ('Y')		
Hea 04 Thermal comfort: Thermal zoning and controls			0.88	BREEAM UK New Construction Version 6 - Hea 04 Thermal comfort (bregroup.com)		Baseline ('Y')		Should be achievable with proposed HVAC system
Hea 05 Acoustic performance: 1st credit				The sound insulation between rooms and other occupied areas complies with the performance criteria given in Section 7 of BS 8233:2014. Alternatively, propose performance standard based on demonstrably best practice. Educational space (teaching and lecture spaces) refer to Table 5.14 Medical treatment rooms refer to Table 5.15		Baseline ('Y')		
Hea 05 Acoustic performance: 1st credit				A programme of pre-completion acoustic testing is carried out by a compliant test body in accordance with the acoustic testing and measurement procedures outlined in the Methodology section of this BREEAM issue.	A compliant test body is defined as: 1.Organisations having United Kingdom Accreditation Scheme (UKAS) accreditation to the appropriate scope (for, e.g. to BS EN ISO/IEC 170258), or who are accredited by a member of the International Accreditation Forum (IAF - www.iaf.nu) to the appropriate scope OR 2.Organisations or individuals registered with the ANC Registration Scheme OR 3.Companies or individuals that have been declared competent by an organisation who can provide evidence that they follow the relevant principles of BS EN ISO/IEC 17024 (Conformity assessment - General requirements for bodies operating certification of persons) in relation to BREEAM requirements.	Baseline ('Y')		
Hea 05 Acoustic performance: 1st credit			0.88	BREEAM UK New Construction Version 6 - Hea 05 Acoustic performance (bregroup.com)		Baseline ('Y')		Requires best practice acoustic performance (sound insulation). Looking to do survey of existing noise levels, assign some indoor noise rating with Jacobs SQA.
Hea 05 Acoustic performance: 2nd credit				Achieve indoor ambient noise levels that comply with the design ranges given in Section 7 of BS 8233:2014 Education space (teaching and learning spaces) refer to Table 5.14 Medical treatment rooms refer to Table 5.15	Where a programme of pre-completion testing identifies that spaces do not meet the standards, remedial works must be carried out. The remedial works should occur prior to handover and occupation and the spaces re-tested to ensure compliance. Remedial works must be carried out to all affected and potentially affected areas, including rooms or spaces of a similar construction and performance requirement that were previously untested. The test report, or covering correspondence, should include a clear statement that the testing is in accordance with the required standard (where specified) or the BREEAM criteria and include the relevant pass or fail criteria.	Baseline ('Y')		
Hea 05 Acoustic performance: 2nd credit				A programme of pre-completion acoustic testing is carried out by a compliant test body in accordance with the acoustic testing and measurement procedures outlined in the Methodology section of this BREEAM Issue.	A compliant test body is defined as: 1.Organisations having United Kingdom Accreditation Scheme (UKAS) accreditation to the appropriate scope (for, e.g. to BS EN ISO/IEC 170258), or who are accredited by a member of the International Accreditation Forum (IAF - www.iaf.nu) to the appropriate scope OR 2.Organisations or individuals registered with the ANC Registration Scheme OR 3.Companies or individuals that have been declared competent by an organisation who can provide evidence that they follow the relevant principles of BS EN ISO/IEC 17024 (Conformity assessment - General requirements for bodies operating certification of persons)9 in relation to BREEAM requirements.	Baseline ('Y')		
Hea 05 Acoustic performance: 2nd credit			0.88	BREEAM UK New Construction Version 6 - Hea 05 Acoustic performance (bregroup.com)		Baseline ('Y')		Requires best practice acoustic performance (indoor ambient noise level). Write into contract.
Hea 05 Acoustic performance: 3rd credit				Achieve the requirements relating to sound absorption and reverberation times, where applicable, set out in Section 7 of BS 8233:2014 Educational space (teaching and learning spaces) refer to Table 5.14 Medical treatment rooms refer to Table 5.15	Where a programme of pre-completion testing identifies that spaces do not meet the standards, remedial works must be carried out. The remedial works should occur prior to handover and occupation and the spaces re-tested to ensure compliance. Remedial works must be carried out to all affected and potentially affected areas, including rooms or spaces of a similar construction and performance requirement that were previously untested. The test report, or covering correspondence, should include a clear statement that the testing is in accordance with the required standard (where specified) or the BREEAM criteria and include the relevant pass or fail criteria.	Potential (Y?)		
Hea 05 Acoustic performance: 3rd credit				A programme of pre-completion acoustic testing is carried out by a compliant test body in accordance with the acoustic testing and measurement procedures outlined in the Methodology section of this BREEAM issue. For spaces where the acoustic environment is controlled through the use of defined amounts of sound absorption, installation of a specification compliant with the BS 8233:2014 criteria demonstrates compliance.	A compliant test body is defined as: 1.Organisations having United Kingdom Accreditation Scheme (UKAS) accreditation to the appropriate scope (for, e.g. to BS EN ISO/IEC 170258), or who are accredited by a member of the International Accreditation Forum (IAF - www.iaf.nu) to the appropriate scope OR 2.Organisations or individuals registered with the ANC Registration Scheme OR 3.Companies or individuals that have been declared competent by an organisation who can provide evidence that they follow the relevant principles of BS EN ISO/IEC 17024 (Conformity assessment - General requirements for bodies operating certification of persons)9 in relation to BREEAM requirements. A site inspection by the developer or SQA is required to confirm that a compliant specification has been installed.	Potential (Y?)		

Credit title, key info and score value				Credit requirements		Pre-Assessment		
Hea 05 Acoustic performance: 3rd credit			0.88	BREEAM UK New Construction Version 6 - Hea 05 Acoustic performance (bregroup.com)		Potential (Y?)		Requires best practice acoustic performance (reverberation time). May require acoustic absorption panels.
Hea 06 Safety and security: Security of site and building	YES			1 A Suitably Qualified Security Specialist (SQSS) conducts an evidence-based Security Needs Assessment (SNA) during or prior to Concept Design (RIBA Stage 2 or equivalent). The purpose of the SNA will be to identify attributes of the proposal, site and surroundings which may influence the approach to security for the development . The SNA is a project and site-specific assessment of security needs and covers: 1. A visual audit of the site and surroundings, identifying environmental cues and features pertinent to the security of the proposed development. 2. Formal consultation with relevant stakeholders, including the local ALO, CPDA and CTSA (as applicable), in order to obtain a summary of crime and disorder issues in the immediate vicinity of the proposed development. 3. Identify risks specific to the proposed, likely or potential use of the buildings. 4. Identify risks specific to the proposed, likely or potential user groups of the buildings. 5. Identify any detrimental effects the development may have on the existing community. The purpose of the assessment is to inform stakeholder decision-making and allow the identification and evaluation of security recommendations and solutions.	Suitably qualified security specialist (SQSS): An individual achieving 1–3 or 4 of the following can be considered to be suitably qualified for the purposes of compliance with BREEAM: 1. Minimum of three years' experience in a relevant security profession (in the last five years). This experience must clearly demonstrate a practical understanding of factors affecting security in relation to construction and the built environment, relevant to the type and scale of the project being undertaken. 2. Holds a qualification relevant to security. 3. Maintains a full membership to a relevant professional body, institute or certification scheme that has a professional code of conduct, to which members adhere *. 4. A specialist registered with a BREEAM recognised third party licensing or registration scheme for security specialists ** *Designing Out Crime Officers (DOCO) and SBD Licensed Consultants listed on the websites provided below currently meet the membership requirement of point 3 above. Links to the listings are as follows: 1. Designing Out Crime Officers can be found at: https://www.securedbydesign.com/contact-us/nationalnetwork-of-designing-out-crime-officers?view=article&id=308 2. SBD Licensed Consultants can be found at: https://www.securedbydesign.com/contact-us/sbd-licensedconsultants (please note ONLY those carrying a 'Full Secured by Design License' are qualified to deliver SBD/BREEAM SNA) ** Only SABRE Registered Professionals holding the designation 'SQSS' are recognised. A live list of SABRE Registered. Professionals and their designations can be found on www.redbooklive.com. Further information regarding the SABRE Registered professional can be found on the SABRE website (www.bregroup.com/sabre). An SQSS may be any practising security professional (e.g. a private security consultant or advisor, an ALO, CPDA, CTSA, or an individual associated with the client team), however they must demonstrate that they hold the experience, qualifications and memberships required by the SQSS criteria. When appointing the SQSS	Baseline (Y?)		
Hea 06 Safety and security: Security of site and building	YES			2 The SQSS develops a set of security controls and recommendations for incorporation into the proposals. Those controls and recommendations shall directly relate to the threats and assets identified in the preceding SNA.		Baseline (Y?)		
Hea 06 Safety and security: Security of site and building				3 The controls and recommendations shall be incorporated into proposals and implemented in the as-built development. Any deviation from those controls and recommendations shall be justified and agreed with the SQSS.		Baseline (Y?)		
Hea 06 Safety and security: Security of site and building	YES		0.88	BREEAM UK New Construction Version 6 - Hea 06 Security (bregroup.com)		Baseline (Y?)		High level of security required. ASIAD compliance required. See T2 extension Hea 06 compliance note for info.
Hea 06 Safety and security: Security of site and building (Exemplary Level credit)				4 A compliant risk based security rating scheme has been used. The performance against the scheme has been confirmed by independent assessment and verification.	Security rating scheme: A security assessment method for buildings, led by an independent assessor, which grades security performance against a defined standard at design, shell and core, and post-construction stages. Through certification the system shall recognise and reward: •Adoption of industry best practice, tools and standards, •A systematic and risk-based approach to security, •An appropriate and proportionate response to security needs, •Innovation in security risk assessment •Engagement of competent persons for the process of identifying security needs, security planning and design, and the implementation of security controls. The following are currently recognised as a compliant risk based security rating schemes: •SABRE The following cannot currently be considered compliant with the requirements of the exemplary level credit for this Issue, which requires certification through a 'compliant risk-based security rating scheme' where 'performance against the scheme has been confirmed by independent assessment and verification': Secured by Design (SbD) Vulnerability Self Assessment Tool (VSAT)	Possible (N?)		
Hea 06 Safety and security: Security of site and building (Exemplary Level credit)			1.00	BREEAM UK New Construction Version 6 - Hea 06 Security (bregroup.com)		Possible (N?)		High level of security required. May require application of SABRE security assessment. Jacobs to check with BRE re: ASIAD
Hea 07 Safe and healthy surroundings: Safe access				1 Dedicated and safe cycle paths are provided from the site entrance to any cycle storage, and connect to offsite cycle paths where applicable.	Safe access for cyclists must be via a compliant cycle lane, unless it is demonstrated that it would be impractical to cycle for a short distance between the site entrance and cycle storage. For example, where a gate, door or barrier forces the cyclist to dismount and walk for a short distance to access the cycle storage and it would be impractical for cyclists to re-mount1. Where it is not practical to provide compliant cycle lane from the entrance to the cycle storage, the safety of cyclists and pedestrians must be maintained. 1. The intent is that this be a short distance, over which cyclists would typically not choose to re-mount and is anticipated to be no greater than 10m. In order to be considered compliant for greater distances, evidence must be provided of effective additional physical measures to deter cyclists from re-mounting.	Potential (Y?)		
Hea 07 Safe and healthy surroundings: Safe access				2 Dedicated and safe footpaths are provided on and around the site providing suitable links for the following: 2.a The site entrance to the building entrance 2.b Car parks (where present) to the building entrance 2.c The building to outdoor space 2.d Connecting to off-site paths where applicable.		Potential (Y?)		
Hea 07 Safe and healthy surroundings: Safe access				3 Pedestrian drop-off areas are designed off, or adjoining to, the access road and should provide direct access to other footpaths.		Potential (Y?)		
Hea 07 Safe and healthy surroundings: Safe access				Where vehicle delivery access and drop-off areas form part of the assessed development, the following apply: 4 Delivery areas are not accessed through general parking areas and do not cross or share the following: 4.a pedestrian and cyclist paths 4.b outside amenity areas accessible to building users and general public.	Vehicle delivery routes which cross cycle or pedestrian routes may be acceptable provided there are adequate physical control measures in place to ensure safe access and thus minimise the possibility of delivery vehicles coming into conflict with cyclists and pedestrians. Examples of such measures could be vehicle barriers or retractable vehicle bollards, which only allow access to delivery vehicles when required and whose operation and controls account for cycle and pedestrian movements.	Potential (Y?)		

Credit title, key info and score value				Credit requirements		Pre-Assessment		
Hea 07 Safe and healthy surroundings: Safe access				Where vehicle delivery access and drop-off areas form part of the assessed development, the following apply: 5 There is a dedicated parking or waiting area for goods vehicles with appropriate separation from the manoeuvring area and staff and visitor car parking.		Potential (Y?)		
Hea 07 Safe and healthy surroundings: Safe access				Where vehicle delivery access and drop-off areas form part of the assessed development, the following apply: 6 Parking and turning areas are designed for simple manoeuvring according to the type of delivery vehicle likely to access the site, thus avoiding the need for repeated shunting.		Potential (Y?)		
Hea 07 Safe and healthy surroundings: Safe access			0.88	BREEAM UK New Construction Version 6 - Hea 07 Safe and healthy surroundings (bregroup.com)	Where the movement of pedestrians, cyclists and vehicles is tightly controlled within a secure perimeter due to security considerations, these areas may be excluded from the safe access criteria. Where the whole assessment is within such a zone, the credit may be awarded by default.	Potential (Y?)		Credit may be awarded by default due to secure perimeter
Ene 01 Reduction of energy use and carbon emissions: Energy performance (1st credit)		YES		1: The building achieves a BREEAM Energy Performance Ratio for New Construction (EPR NC) of at least 0.1	The BREEAM EPR NC shall be based on performance data are extracted from annual energy modelling of the building's specified or designed regulated fixed building services and fabric, as undertaken by an accredited energy assessor or a member of the design team using approved building energy calculation software. 'As designed' BRUKLs that aren't generated by an accredited energy assessor can be accepted provided they are the final version submitted to Building Control. ALTERNATIVE MINIMUM STANDARD FOR 'EXCELLENT': 4 credits for Prediction of operational energy consumption (where operational energy performance has been substantially improved)	Possible (N?)		
Ene 01 Reduction of energy use and carbon emissions: Energy performance (1st credit)		YES	0.70	BREEAM UK New Construction Version 6 - Ene 01 Reduction of energy use and carbon emissions (bregroup.com)		Possible (N?)		Initial calculations with BRUKL model indicate carbon emissions requirements will not be met without PV installation.
Ene 01 Reduction of energy use and carbon emissions: Energy performance (2nd credit)				1: The building achieves a BREEAM Energy Performance Ratio for New Construction (EPR NC) of at least 0.2	As for 1st credit	Possible (N?)		
Ene 01 Reduction of energy use and carbon emissions: Energy performance (2nd credit)		YES	0.70	BREEAM UK New Construction Version 6 - Ene 01 Reduction of energy use and carbon emissions (bregroup.com)		Possible (N?)		As above.
Ene 01 Reduction of energy use and carbon emissions: Energy performance (3rd credit)		YES		1: The building achieves a BREEAM Energy Performance Ratio for New Construction (EPR NC) of at least 0.3	As for 1st credit	Possible (N?)		
Ene 01 Reduction of energy use and carbon emissions: Energy performance (3rd credit)		YES	0.70	BREEAM UK New Construction Version 6 - Ene 01 Reduction of energy use and carbon emissions (bregroup.com)		Possible (N?)		As above.
Ene 01 Reduction of energy use and carbon emissions: Energy performance (4th credit)		YES		1: The building achieves a BREEAM Energy Performance Ratio for New Construction (EPR NC) of at least 0.4	As for 1st credit	Possible (N?)		
Ene 01 Reduction of energy use and carbon emissions: Energy performance (4th credit)		YES	0.70	BREEAM UK New Construction Version 6 - Ene 01 Reduction of energy use and carbon emissions (bregroup.com)		Possible (N?)		As above.
Ene 01 Reduction of energy use and carbon emissions: Energy performance (5th credit)				1: The building achieves a BREEAM Energy Performance Ratio for New Construction (EPR NC) of at least 0.5	As for 1st credit	Possible (N?)		
Ene 01 Reduction of energy use and carbon emissions: Energy performance (5th credit)			0.70	BREEAM UK New Construction Version 6 - Ene 01 Reduction of energy use and carbon emissions (bregroup.com)		Possible (N?)		As above.
Ene 01 Reduction of energy use and carbon emissions: Energy performance (6th credit)				1: The building achieves a BREEAM Energy Performance Ratio for New Construction (EPR NC) of at least 0.6	As for 1st credit	Possible (N?)		
Ene 01 Reduction of energy use and carbon emissions: Energy performance (6th credit)			0.70	BREEAM UK New Construction Version 6 - Ene 01 Reduction of energy use and carbon emissions (bregroup.com)		Possible (N?)		As above.
Ene 01 Reduction of energy use and carbon emissions: Energy performance (7th credit)				1: The building achieves a BREEAM Energy Performance Ratio for New Construction (EPR NC) of at least 0.7	As for 1st credit	Possible (N?)		
Ene 01 Reduction of energy use and carbon emissions: Energy performance (7th credit)			0.70	BREEAM UK New Construction Version 6 - Ene 01 Reduction of energy use and carbon emissions (bregroup.com)		Possible (N?)		As above.

Credit title, key info and score value				Credit requirements		Pre-Assessment		
Ene 01 Reduction of energy use and carbon emissions: Energy performance (8th credit)				1: The building achieves a BREEAM Energy Performance Ratio for New Construction (EPR NC) of at least 0.8	As for 1st credit	Unlikely ('N')		
Ene 01 Reduction of energy use and carbon emissions: Energy performance (8th credit)			0.70	BREEAM UK New Construction Version 6 - Ene 01 Reduction of energy use and carbon emissions (bregroup.com)		Unlikely ('N')		As above.
Ene 01 Reduction of energy use and carbon emissions: Energy performance (9th credit)				1: The building achieves a BREEAM Energy Performance Ratio for New Construction (EPR NC) of at least 0.9	EPR NC - As for 1st credit Zero net regulated CO₂-eq emissions - i.e. the annual building net regulated CO ₂ -eq emissions (kgCO ₂ -eq/yr) arising as a result of annual energy consumption from fixed building services and of requirements imposed on such systems by building regulations. Fixed building services include space heating and cooling, domestic hot water, ventilation and lighting systems, also referred to as controlled services and fittings. The building energy modelling can take account of contributions of energy generated from on-site and near-site renewable and low carbon installations when aiming to achieve a zero regulated carbon status. Energy generated and supplied from off-site renewable and low carbon installations cannot be used to meet this definition	Unlikely ('N')		
Ene 01 Reduction of energy use and carbon emissions: Energy performance (9th credit)			0.70	BREEAM UK New Construction Version 6 - Ene 01 Reduction of energy use and carbon emissions (bregroup.com)		Unlikely ('N')		As above.
Ene 01 Reduction of energy use and carbon emissions: Energy performance (Exemplary level 1st credit)				10 The building achieves an EPR NC ≥ 0.9 and zero net regulated CO₂-eq emissions .	As for 9th credit	Unlikely ('N')		
Ene 01 Reduction of energy use and carbon emissions: Energy performance (Exemplary level 1st credit)				11 Energy generation from on-site and near-site LZC sources is sufficient to offset carbon emissions from regulated energy use plus a minimum of 10% of emissions from unregulated energy use.		Unlikely ('N')		
Ene 01 Reduction of energy use and carbon emissions: Energy performance (Exemplary level 1st credit)			1.00	BREEAM UK New Construction Version 6 - Ene 01 Reduction of energy use and carbon emissions (bregroup.com)		Unlikely ('N')		As above.
Ene 01 Reduction of energy use and carbon emissions: Energy performance (Exemplary level 2nd credit)				10 The building achieves an EPR NC ≥ 0.9 and zero net regulated CO₂-eq emissions .	As for 9th credit	Unlikely ('N')		
Ene 01 Reduction of energy use and carbon emissions: Energy performance (Exemplary level 2nd credit)				11 Energy generation from on-site and near-site LZC sources is sufficient to offset carbon emissions from regulated energy use plus a minimum of 50% of emissions from unregulated energy use.		Unlikely ('N')		
Ene 01 Reduction of energy use and carbon emissions: Energy performance (Exemplary level 2nd credit)			1.00	BREEAM UK New Construction Version 6 - Ene 01 Reduction of energy use and carbon emissions (bregroup.com)		Unlikely ('N')		As above.
Ene 01 Reduction of energy use and carbon emissions: Energy performance (Exemplary level 3rd credit)				10 The building achieves an EPR NC ≥ 0.9 and zero net regulated CO₂-eq emissions .	As for 9th credit	Unlikely ('N')		
Ene 01 Reduction of energy use and carbon emissions: Energy performance (Exemplary level 3rd credit)				13 Energy generation from on-site and near-site LZC sources is sufficient to offset carbon emissions from regulated energy use plus a minimum of 100% of emissions from unregulated energy use (i.e. carbon negative).		Unlikely ('N')		
Ene 01 Reduction of energy use and carbon emissions: Energy performance (Exemplary level 3rd credit)			1.00	BREEAM UK New Construction Version 6 - Ene 01 Reduction of energy use and carbon emissions (bregroup.com)		Unlikely ('N')		As above.
Ene 01 Reduction of energy use and carbon emissions: Prediction of operational energy consumption (1st credit)				2 Achieve criterion 2 in Ene 04 Low carbon design .		Unlikely ('N')		Passive Design Analysis not completed at RIBA 2.
Ene 01 Reduction of energy use and carbon emissions: Prediction of operational energy consumption (1st credit)				3 Estimate the occupancy, energy use for unregulated energy loads and management practices.		Unlikely ('N')		
Ene 01 Reduction of energy use and carbon emissions: Prediction of operational energy consumption (1st credit)				4 Undertake detailed energy modelling to predict the building energy consumption.		Unlikely ('N')		
Ene 01 Reduction of energy use and carbon emissions: Prediction of operational energy consumption (1st credit)				5 Undertake sensitivity analysis to determine the factors that can significantly impact building energy consumption.	<i>Sensitivity analysis</i> Sensitivity analysis should be undertaken to explore the effect of upper and lower end assumptions relating to the following input variables: - The efficiency of key component - Alternative system configurations - Weather and climate - Occupancy density and hours of use - Management and occupant behaviour It is not necessary to consider all possible input variable and the project team may select variables that they would expect to be more likely to vary and have a significant impact on the outcome. See CIBSE TM54:2022 section 7.14 for more details.	Unlikely ('N')		

Credit title, key info and score value				Credit requirements		Pre-Assessment		
Ene 01 Reduction of energy use and carbon emissions: Prediction of operational energy consumption (1st credit)				6 Based on the results of the sensitivity analysis, and in discussion with the project team, the client and the prospective occupier devise scenarios to explore how high impact factors might influence the building energy consumption.		Unlikely ('N')		
Ene 01 Reduction of energy use and carbon emissions: Prediction of operational energy consumption (1st credit)				7 Undertake scenario modelling and use these findings to inform improvements to design of the building and to operational, maintenance, and handover strategies.	Scenario modelling Scenario modelling should be undertaken to determine the expected range of energy performance for the building and should include the following: - A central or mid range scenario which represents the most reasonable assumptions about occupancy, building system efficiencies, controls and management. - A high-end scenario based on uncertainties relating to key input parameters identified by the sensitivity analysis which result in higher energy consumption. - A low-end scenario based on uncertainties relating to key input parameters identified by the sensitivity analysis which result in lower energy consumption. For each scenario the annual energy consumption per m² (GIA) for the building must be reported by: - Fuel/energy source. - Building servicing systems and end use groups. - Functional area and/or separately tenanted and common areas. - By submeter (in line with the metering strategy). The scenario analysis should be used to inform improvements to the design of the building and to the operational, maintenance, and handover strategies.	Unlikely ('N')		
Ene 01 Reduction of energy use and carbon emissions: Prediction of operational energy consumption (1st credit)				8 Determine an energy target for the building based on the results of the scenario modelling.		Unlikely ('N')		
Ene 01 Reduction of energy use and carbon emissions: Prediction of operational energy consumption (1st credit)				9 At the post-construction stage, the scenario modelling should be repeated to reflect the post construction building specification and, if necessary, adjust the energy target.		Unlikely ('N')		
Ene 01 Reduction of energy use and carbon emissions: Prediction of operational energy consumption (1st credit)		YES (ALTERNATIVE)	0.70	BREEAM UK New Construction Version 6 - Ene 01 Reduction of energy use and carbon emissions (bregroup.com)		Unlikely ('N')		
Ene 01 Reduction of energy use and carbon emissions: Prediction of operational energy consumption (2nd credit)				As for 1st credit		Unlikely ('N')		
Ene 01 Reduction of energy use and carbon emissions: Prediction of operational energy consumption (2nd credit)		YES (ALTERNATIVE)	0.70	BREEAM UK New Construction Version 6 - Ene 01 Reduction of energy use and carbon emissions (bregroup.com)		Unlikely ('N')		
Ene 01 Reduction of energy use and carbon emissions: Prediction of operational energy consumption (3rd credit)				As for 1st credit		Unlikely ('N')		
Ene 01 Reduction of energy use and carbon emissions: Prediction of operational energy consumption (3rd credit)		YES (ALTERNATIVE)	0.70	BREEAM UK New Construction Version 6 - Ene 01 Reduction of energy use and carbon emissions (bregroup.com)		Unlikely ('N')		
Ene 01 Reduction of energy use and carbon emissions: Prediction of operational energy consumption (4th credit)				As for 1st credit		Unlikely ('N')		
Ene 01 Reduction of energy use and carbon emissions: Prediction of operational energy consumption (4th credit)		YES (ALTERNATIVE)	0.70	BREFAM UK New Construction Version 6 - Ene 01 Reduction of energy use and carbon emissions (bregroup.com)		Unlikely ('N')		
Ene 01 Reduction of energy use and carbon emissions: Post Occupancy Stage (Exemplary level 1st credit)				14 Achieve 'Four credits - Prediction of operational energy consumption' (criteria 2 to 9).		Unlikely ('N')		
Ene 01 Reduction of energy use and carbon emissions: Post Occupancy Stage (Exemplary level 1st credit)				15 Achieve maximum available credits in Ene 02 Energy monitoring on page 148. In addition, preschools, primary schools, law courts, prisons and multi-residential buildings must meet the requirements of the second credit for sub-metering of high energy load and tenancy areas.		Unlikely ('N')		
Ene 01 Reduction of energy use and carbon emissions: Post Occupancy Stage (Exemplary level 1st credit)				16 The client or building occupier commits funds to pay for the post-occupancy evaluation. 16.a Where performance targets are set in relation to external rating schemes (e.g. a DEC, UK NABERS energy for offices, or BREEAM In-Use rating), confirm that an assessor will be appointed to report on the actual energy consumption compared with the target set in criterion 8 or 9, OR 16.b Where the energy performance target is project specific, the funds committed to pay for the post occupancy evaluation explicitly include provision for third party verification of the operational energy performance.		Unlikely ('N')		

Credit title, key info and score value				Credit requirements		Pre-Assessment		
Ene 01 Reduction of energy use and carbon emissions: Post Occupancy Stage (Exemplary level 1st credit)				17 The energy model (criterion 4 on the Ene 01 credit) is saved so that it can be rerun post occupancy. This can be achieved by either: 17.a Submitting the model to BRE, OR 17.b Reporting the building owner, or named third party, who has access to the model and permission to use or share it.		Unlikely ('N')		
Ene 01 Reduction of energy use and carbon emissions: Post Occupancy Stage (Exemplary level 1st credit)			1.00	BREEAM UK New Construction Version 6 - Ene 01 Reduction of energy use and carbon emissions (bregroup.com)		Unlikely ('N')		
Ene 01 Reduction of energy use and carbon emissions: Post Occupancy Stage (Exemplary level 2nd credit)				As for 1st credit		Unlikely ('N')		
Ene 01 Reduction of energy use and carbon emissions: Post Occupancy Stage (Exemplary level 2nd credit)			1.00	BREEAM UK New Construction Version 6 - Ene 01 Reduction of energy use and carbon emissions (bregroup.com)		Unlikely ('N')		
Ene 02 Energy monitoring: •Sub-metering of end-use categories		YES		1 Install energy metering systems so that at least 90% of the estimated annual energy consumption of each fuel is assigned to the end-use categories.	<i>Estimating the annual energy consumption of each end use</i> Where the total consumption of any single end-use category (or a combination of end-use categories added together) is estimated to account for less than 10% of the annual energy consumption for a given fuel type, it is not necessary for this end use to be sub-metered. In this instance, the design team should demonstrate that the respective end use is expected to account for less than 10% of the annual energy consumption for the fuel type. Where a given end use will clearly account for less than 10% of the total annual energy consumption for the fuel type in question, a simple hand calculation or use of benchmark data to demonstrate this is acceptable. <i>Estimating the total annual energy consumption</i> Where it is unclear whether an end use would account for 10% of the annual energy consumption for a given fuel type or not, more detailed calculations should be provided. The total annual energy consumption should be estimated using a method that estimates actual energy consumption. The energy consumption for each end use may be estimated by using methods described in CIBSE TM54: Evaluating operational energy performance of buildings at the design stage2, using actual operational inputs (rather than those used for building regulations calculations). The weather data used should be the average current weather data for the local area. The data on water consumption from the Wat 01 Water consumption issue may be used as inputs for evaluating the energy use of domestic hot water.	Potential (Y?)		
Ene 02 Energy monitoring: Sub-metering of end-use categories		YES		2 Meter the energy consumption in buildings according to the total useful floor area: 2.a: If the area is greater than 1,000m², by end-use category with an appropriate energy monitoring and management system. 2.b: If the area is less than 1,000m², use either: 2.b.i an energy monitoring and management system or 2.b.ii separate accessible energy sub-meters with pulsed or other open protocol communication outputs, for future connection to an energy monitoring and management system.		Potential (Y?)		
Ene 02 Energy monitoring: Sub-metering of end-use categories		YES		3 Building users can identify the energy consuming end uses, for example through labelling or data outputs.		Potential (Y?)		
Ene 02 Energy monitoring: Sub-metering of end-use categories		YES	0.70	BREEAM UK New Construction Version 6 - Ene 02 Energy monitoring (bregroup.com)		Potential (Y?)		Requires best practice energy sub-metering
Ene 02 Energy monitoring: Sub-metering of high energy load and tenancy areas				4 Monitor a significant majority of the energy supply with: 4.a: An accessible energy monitoring and management system for: 4.a.i tenanted areas or 4.a.ii relevant function areas or departments in single occupancy buildings. OR 4.b: Separate accessible energy sub-meters with pulsed or other open protocol communication outputs for future connection to an energy monitoring and management system for: 4.b.i tenanted areas or 4.b.ii relevant function areas or departments in single occupancy buildings. 5 Sub-meter per floor plate in large single occupancy or single-tenancy buildings with one homogeneous function, for example hotel bedrooms, offices.		Potential (Y?)		
Ene 02 Energy monitoring: Sub-metering of high energy load and tenancy areas				5 Sub-meter per floor plate in large single occupancy or single-tenancy buildings with one homogeneous function, for example hotel bedrooms, offices.		Potential (Y?)		
Ene 02 Energy monitoring: Sub-metering of high energy load and tenancy areas			0.70	BREEAM UK New Construction Version 6 - Ene 02 Energy monitoring (bregroup.com)		Potential (Y?)		Requires best practice energy sub-metering

Credit title, key info and score value				Credit requirements		Pre-Assessment		
Ene 03 External lighting				1 No external lighting (which includes lighting on the building, at entrances and signs). OR 2 External light fittings within the construction zone with: 2.a: Average initial luminous efficacy of not less than 70 luminaire lumens per circuit Watt 2.b: Automatic control to prevent operation during daylight hours 2.c: Presence detection in areas of intermittent pedestrian traffic.	Lighting specified for specific security purposes within secured buildings, such as prisons, can be excluded from the assessment of this issue. The individual luminous fluxes of all luminaires within the construction zone are summed (in lumens), then divided by the total circuit Watts for all the luminaires. For lamps other than LED lamps, the luminous flux of a luminaire using those lamps can be determined by multiplying the sum of the luminous fluxes produced by all the lamps in the luminaire by the light output ratio of the luminaire (as confirmed by the luminaire manufacturer). LED lamps are typically integral to the luminaire (LED luminaires). As such, the manufacturers' literature will encompass both lamp and luminaire as a whole. If the assessed building is part of a larger development containing common areas and other buildings, or is a new extension to an existing building, the external lighting criteria apply only to external new and existing lighting within the construction zone of the assessed building.	Potential (Y?)		
Ene 03 External lighting			0.70	BREEAM UK New Construction Version 6 - Ene 03 External lighting (bregroup.com)		Potential (Y?)		Should be achievable with LED lighting
Ene 04 Low carbon design: Passive design analysis				1 Achieve the first credit Hea 04 Thermal comfort: One credit - Thermal modelling to demonstrate that the building design delivers appropriate thermal comfort levels in occupied spaces.		Unlikely (N)		
Ene 04 Low carbon design: Passive design analysis	YES			2 The project team analyses the proposed building design and development during Concept Design to identify opportunities for the implementation of passive design measures (see Passive design analysis).		Unlikely (N)		Passive design analysis not completed at RIBA 2
Ene 04 Low carbon design: Passive design analysis				3 Implement passive design measures to reduce the total heating, cooling, mechanical ventilation, lighting loads and energy consumption in line with the passive design analysis findings.		Unlikely (N)		
Ene 04 Low carbon design: Passive design analysis				4 Quantify the reduced total energy demand and carbon dioxide (CO ₂ -eq) emissions resulting from the passive design measures.		Unlikely (N)		
Ene 04 Low carbon design: Passive design analysis	YES		0.70	BREEAM UK New Construction Version 6 - Ene 04 Low carbon design (bregroup.com)		Unlikely (N)		Passive design analysis not completed at RIBA 2
Ene 04 Low carbon design: Free cooling	YES			5 Achieve the passive design analysis credit.		Unlikely (N)		
Ene 04 Low carbon design: Free cooling				6 Include a free cooling analysis (see Free cooling analysis) in the passive design analysis carried out under criterion 2.		Unlikely (N)		
Ene 04 Low carbon design: Free cooling				7 Identify opportunities for the implementation of free cooling solutions.		Unlikely (N)		
Ene 04 Low carbon design: Free cooling				8 The building is naturally ventilated or uses any combination of the free cooling strategies listed in Free cooling analysis.		Unlikely (N)		
Ene 04 Low carbon design: Free cooling	YES		0.70	BREEAM UK New Construction Version 6 - Ene 04 Low carbon design (bregroup.com)		Unlikely (N)		Passive design analysis not completed at RIBA 2
Ene 04 Low carbon design: Low zero carbon feasibility study	YES			9 An energy specialist (see Definitions) completes a feasibility study (see Low and zero carbon feasibility study) by the end of Concept Design.	The low and zero carbon feasibility study should cover as a minimum: 1. Energy generated from LZC energy source per year 2. Carbon dioxide savings from LZC energy source per year 3. Life cycle cost of the potential specification, accounting for payback 4. Local planning criteria, including land use and noise 5. Feasibility of exporting heat or electricity from the system 6. Any available grants 7. All technologies appropriate to the site and energy demand of the development 8. Reasons for excluding other technologies 9. If appropriate: a. The building is connected to an existing local community CHP system or bathe building is connected to an existing source of waste heat or power OR c. A building or site CHP system is specified with the potential to export excess heat or power via a local community energy scheme or d. a source of waste heat or power is specified with the potential to export excess heat or power via a local community energy scheme 10. Energy storage. If a feasibility study is undertaken at a stage later than Concept Design, this must include an explanation for any local LZC technologies ruled out because of constraints arising from the late consideration. Compliance may still be achieved if other LZCs are feasible and the criteria are met. If the late completion of the feasibility study resulted in no LZC being installed, the credit must be withheld.	Possible (N?)		
Ene 04 Low carbon design: Low zero carbon feasibility study				10 Establish the most appropriate recognised local (on-site or near-site) low and zero carbon (LZC) energy sources for the building or development (see Scope of LZC systems and how they are assessed), based on the feasibility study.		Possible (N?)		
Ene 04 Low carbon design: Low zero carbon feasibility study				11 Specify local LZC technologies for the building or development in line with the feasibility study recommendations.		Possible (N?)		
Ene 04 Low carbon design: Low zero carbon feasibility study				12 Quantify the reduced regulated carbon dioxide (CO ₂ -eq) emissions resulting from the feasibility study	The reduction in regulated carbon dioxide (CO₂-eq) emissions can be demonstrated by comparing regulated carbon dioxide (CO₂-eq) emissions with LZC technologies to the actual building-regulated emissions without LZCs. When the CO₂-eq savings are compared for different technologies, they may be estimated separately from the building energy model where appropriate, e.g. by using manufacturers' data, simple hand calculations or spreadsheets. For the specified technologies, any CO₂-eq savings are estimated using dynamic simulation modelling. The energy supply used for the base case is mains gas and grid electricity. If mains gas is not available on site, then oil may be used instead. The base case includes any passive design or free cooling measures adopted for the first two credits. The actual building energy demands are calculated as for the passive design analysis. The carbon dioxide emissions factors used for the building regulations calculations are then applied.	Possible (N?)		

Credit title, key info and score value				Credit requirements		Pre-Assessment		
Ene 04 Low carbon design: Low zero carbon feasibility study	YES		0.70	BREEAM UK New Construction Version 6 - Ene 04 Low carbon design (bregroup.com)		Possible (N?)		Would require LZC study. Potential to add to D&B Contract spec
Ene 06 Energy efficient transportation systems Energy consumption (one credit)				1 For specified lifts, escalators or moving walks (transportation types): 1.a: Analyse the transportation demand and usage patterns for the building to determine the optimum number and size of lifts, escalators or moving walks 1.b: Calculate the energy consumption in accordance with BS EN ISO 25745 Part 21 or Part 32 for one of the following: 1.b.i At least two options for each transportation type (e.g. for lifts, hydraulic, traction or machine room-less (MRL)) OR 1.b.ii At least two options considering different system arrangements and control strategies. 1.c: Consider the use of regenerative drives, subject to the requirements in Regenerative drives 1.d: Specify the transportation system with the lowest energy consumption.	A regenerative drive should only be considered where it produces an energy saving greater than the additional standby energy used to support the drives. Regenerative drives will typically be appropriate for lifts with high travel and high intensity use.	Potential (Y?)		
Ene 06 Energy efficient transportation systems Energy consumption	YES		0.70	BREEAM UK New Construction Version 6 - Ene 06 Energy efficient transportation systems (bregroup.com)		Potential (Y?)		
Ene 06 Energy efficient transportation systems Energy efficient features (one credit)				2 Achieve criterion 1.		Potential (Y?)		
Ene 06 Energy efficient transportation systems Energy efficient features (one credit)				3.a: A standby condition for off-peak periods 3.b: The lift car lighting and display lighting provides an average luminous efficacy across all fittings in the car of > 70 luminaire lumens per circuit Watt 3.c: Use of a drive controller capable of variable speed, variable-voltage, and variable-frequency (VVVF) control of the drive motor.		Potential (Y?)		
Ene 06 Energy efficient transportation systems Energy efficient features (one credit)				4 Specify regenerative drives where their use is demonstrated to save energy.		Potential (Y?)		
Ene 06 Energy efficient transportation systems Energy efficient features	YES		0.70	BREEAM UK New Construction Version 6 - Ene 06 Energy efficient transportation systems (bregroup.com)		Potential (Y?)		
Ene 08 Energy Efficient Equipment (1st Credit)				1 Identify the building's unregulated energy consuming loads. Estimate their contribution to the total annual unregulated energy consumption of the building, assuming a typical or standard specification	A method should be used that estimates actual energy use, based on expected equipment loads and hours of operation. The energy uses may be estimated by using simple hand calculations, or benchmark data, or by the methods described in CIBSE TM54: Evaluating operational energy performance of buildings at the design stage.	Potential (Y?)		
Ene 08 Energy Efficient Equipment (1st Credit)				2 Identify the systems or processes that use a significant proportion of the total annual unregulated energy consumption of the building.	~~This methodology is used to estimate which energy uses make up a significant proportion of the unregulated energy uses which means that detailed calculations are not required. The approach should focus on identifying the larger energy uses that should be included and the small energy uses that can be excluded. As a guide, energy uses making up at least 90% of the estimated total annual energy consumption should typically be included (this is a statutory requirement in Wales, Northern Ireland and England – see Ene 02 Energy monitoring : Additional information).~~ The criteria do apply to commercial kitchen refrigeration but not to other commercial or industrial sized refrigeration and storage systems . These systems are covered within the scope of Ene 05 Energy efficient cold storage and should be removed from the list of unregulated loads with respect to this issue. This issue does not apply to lifts, escalators and moving walkways . These systems are covered within the scope of Ene 06 Energy efficient transportation systems and should be removed from the list of unregulated loads with respect to this issue.	Potential (Y?)		
Ene 08 Energy Efficient Equipment (1st Credit)				3 Demonstrate a meaningful reduction in the total annual unregulated energy consumption of the building. Table 6.7 lists some examples of significant contributors to unregulated energy consumption, and the associated criteria. If additional significant contributors, not listed in the table, will be specified, the design team should justify how a meaningful reduction will be achieved for these contributors.	BREEAM does not specify a level or percentage that defines a meaningful reduction in unregulated energy demand. The project team must justify how they have determined or judged a meaningful reduction from the unregulated energy demand and the assessor must be satisfied that this is an appropriate justification.	Potential (Y?)		
Ene 08 Energy Efficient Equipment (1st Credit)			0.70	BREEAM UK New Construction Version 6 - Ene 08 Energy efficient equipment (bregroup.com)		Potential (Y?)		Requires demonstration of significant equipment energy saving from baseline.
Ene 08 Energy Efficient Equipment (2nd Credit)				As for 1st credit	As for 1st credit	Potential (Y?)		
Ene 08 Energy Efficient Equipment (2nd Credit)			0.70	BREEAM UK New Construction Version 6 - Ene 08 Energy efficient equipment (bregroup.com)		Potential (Y?)		Requires demonstration of significant equipment energy saving from baseline.

Credit title, key info and score value				Credit requirements	Pre-Assessment			
Tra 01 Transport assessment and travel plan 1st credit	YES			1 No later than Concept Design stage, undertake a site-specific transport assessment (or develop a travel statement) and draft travel plan, which can demonstrably be used to influence the site layout and built form; see Methodology.	environmental impacts. The study area for a transport assessment should be determined in discussions between the developer and appropriate authorities. A transport statement is required if the proposed development is unlikely to have a significant impact on local transport networks or related environmental impacts. A transport statement can demonstrate compliance with BREEAM if relatively low numbers of trips or traffic flows, with minor transport impacts, are expected from the proposed development. For further guidance refer to www.gov.uk/government/publications/guidance-on-transport-assessment. For many projects, a Transport Assessment or Transport Statement will be required for planning purposes. Where this is the case, this information can be used to demonstrate compliance with the requirement to undertake a site-specific transport/travel assessment. Where a Transport Assessment or Transport Statement is not specifically required for planning purposes, a site-specific transport/travel assessment must be completed that covers points a to g in criterion 2. In such instances, it is permissible for the results of this assessment to be reported within the travel plan rather than in a separate report. The applicable information must be clearly identifiable within the travel plan document, and the travel plan must clearly demonstrate how the transport/travel assessment has been used to inform the plan's strategy.	Unlikely ('N')		
Tra 01 Transport assessment and travel plan 1st credit				2 The site-specific travel assessment (or statement) shall cover as a minimum: 2.a: If relevant, travel patterns and attitudes of existing building or site users towards cycling, walking and public transport, to identify relevant constraints and opportunities. 2.b: Predicted travel patterns and transport impact of future building or site users. 2.c: Current local environment for pedestrians and cyclists, accounting for any age-related requirements of occupants and visitors. 2.d: Reporting of the number and type of existing <i>accessible amenities</i>, (refer to definition and Table 7.1), within 500m of the site. 2.e: Disabled access accounting for varying levels and types of disability, including visual impairment. 2.f: Calculation of the existing public transport Accessibility Index (AI), see Methodology. 2.g: Current facilities for cyclists.		Unlikely ('N')		
Tra 01 Transport assessment and travel plan 1st credit				3 Following a transport assessment (in accordance with the requirements set out in criteria 2), develop a site-specific travel plan that provides a long term management strategy which encourages more sustainable travel. The travel plan includes measures to increase or improve more sustainable modes of transport and movement of people and goods during the building's operation see Methodology.	As a minimum, the following measures shall be considered when developing the travel plan: • Negotiation with local bus, train or tram companies an increase in the local service provision for the development (see Tra 02 Sustainable transport measures: option 2) • Provision of a public transport information system in a publicly accessible area (see Tra 02 Sustainable transport measures: option 3) • Provision of electric recharging stations (see Tra 02 Sustainable transport measures: option 4) • Provision of parking priority spaces for car sharers (see Tra 02 Sustainable transport measures: option 5) • Consultation with the local authority on the state of the local cycling network and on improvements (see Tra 02 Sustainable transport measures: option 6) • Provision of dedicated and convenient cycle storage(see Tra 02 Sustainable transport measures: option 7) • Provision of cyclists' facilities (see Tra 02 Sustainable transport measures: option 8) • Lighting, landscaping and shelter to create pleasant pedestrian and public transport waiting areas • Restrictions or charging for car parking • Pedestrian and cyclist friendly (for all types of user regardless of the level of mobility or visual impairment) with the provision of cycle lanes, safe crossing points, direct routes, appropriate tactile surfaces, good lighting and signposting to other amenities, public transport nodes and adjoining off-site pedestrian and cycle routes • Provision of suitable taxi drop-off or waiting areas • Ensure rural buildings have appropriate access to transport to serve the local community adequately (where procured to do so, e.g. community centre).	Unlikely ('N')		
Tra 01 Transport assessment and travel plan 1st credit				4 If the occupier is known, involve them in the development of the travel plan.		Unlikely ('N')		
Tra 01 Transport assessment and travel plan 1st credit				5 Demonstrate that the travel plan will be implemented and supported by the building's management in operation.		Unlikely ('N')		
Tra 01 Transport assessment and travel plan 1st credit	YES		0.83	BREEAM UK New Construction Version 6 - Tra 01 Transport assessment and travel plan (bregroup.com)		Unlikely ('N')		Transport assessment for T3 not completed at RIBA 2 but existing sitewide Travel Plan available (and surface access strategy). Jacobs to assess against BREEAM criteria. Annual Transport forum. Note - building is entirely Airside.
Tra 01 Transport assessment and travel plan 2nd credit	YES			As for 1st credit		Unlikely ('N')		
Tra 01 Transport assessment and travel plan 2nd credit	YES		0.83	BREEAM UK New Construction Version 6 - Tra 01 Transport assessment and travel plan (bregroup.com)		Unlikely ('N')		Transport assessment not completed at RIBA 2
Tra 02 Sustainable transport measures Prerequisite				1 Achieve criteria 3-5 in the Tra 01 Transport assessment and travel plan credit.		Potential (Y?)		
Tra 02 Sustainable transport measures Prerequisite			0.00	BREEAM UK New Construction Version 6 - Tra 02 Sustainable transport measures (bregroup.com)		Potential (Y?)		Would require BREEAM compliant Transport Assessment and Travel Plan.

Credit title, key info and score value				Credit requirements	Pre-Assessment			
Tra 02 Sustainable transport measures 1st credit				Where AI < 25: 1 point is achieved for sustainable transport measures (as per Table 7.4) Where AI ≥ 25 & < 40 (urban centre): 1 point is achieved for sustainable transport measures (as per Table 7.4) Where AI ≥ 40: 1 point is achieved for sustainable transport measures (as per Table 7.4)	AI Methodology: 1. Collate the following information to determine the public transport Accessibility Index (AI) of the assessed building: a. Distance (m) from the main building entrance to each compliant public transport node b. Public transport types serving the compliant node, e.g. bus or rail c. Average number of services stopping per hour at each compliant node during the operating hours of the building for a typical day (see Table 7.2). 2. Use the BREEAM Accessibility Index tool to calculate the AI.	Potential (Y?)		
Tra 02 Sustainable transport measures 1st credit			0.83	BREEAM UK New Construction Version 6 - Tra 02 Sustainable transport measures (bregroup.com)		Potential (Y?)		Sitewide assessment.
Tra 02 Sustainable transport measures 2nd credit				Where AI < 25: 2 points are achieved for sustainable transport measures (as per Table 7.4) Where AI ≥ 25 & < 40 (urban centre): 2 points are achieved for sustainable transport measures (as per Table 7.4) Where AI ≥ 40: 1 point is achieved for sustainable transport measures (as per Table 7.4)	See separate sheet	Potential (Y?)		
Tra 02 Sustainable transport measures 2nd credit			0.83	BREEAM UK New Construction Version 6 - Tra 02 Sustainable transport measures (bregroup.com)		Potential (Y?)		
Tra 02 Sustainable transport measures 3rd credit				Where AI < 25: 3 points are achieved for sustainable transport measures (as per Table 7.4) Where AI ≥ 25 & < 40 (urban centre): 2 points are achieved for sustainable transport measures (as per Table 7.4) Where AI ≥ 40: 2 points are achieved for sustainable transport measures (as per Table 7.4)	See separate sheet	Possible (N?)		
Tra 02 Sustainable transport measures 3rd credit			0.83	BREEAM UK New Construction Version 6 - Tra 02 Sustainable transport measures (bregroup.com)		Possible (N?)		
Tra 02 Sustainable transport measures 4th credit				Where AI < 25: 4 points are achieved for sustainable transport measures (as per Table 7.4) Where AI ≥ 25 & < 40 (urban centre): 3 points are achieved for sustainable transport measures (as per Table 7.4) Where AI ≥ 40: 2 points are achieved for sustainable transport measures (as per Table 7.4)	See separate sheet	Possible (N?)		
Tra 02 Sustainable transport measures 4th credit			0.83	BREEAM UK New Construction Version 6 - Tra 02 Sustainable transport measures (bregroup.com)		Possible (N?)		
Tra 02 Sustainable transport measures 5th credit				Where AI < 25: 5 points are achieved for sustainable transport measures (as per Table 7.4) Where AI ≥ 25 & < 40 (urban centre): 3 points are achieved for sustainable transport measures (as per Table 7.4) Where AI ≥ 40: 3 points are achieved for sustainable transport measures (as per Table 7.4)	See separate sheet	Possible (N?)		
Tra 02 Sustainable transport measures 5th credit			0.83	BREEAM UK New Construction Version 6 - Tra 02 Sustainable transport measures (bregroup.com)		Possible (N?)		
Tra 02 Sustainable transport measures 6th credit				Where AI < 25: 6 points are achieved for sustainable transport measures (as per Table 7.4) Where AI ≥ 25 & < 40 (urban centre): 4 points are achieved for sustainable transport measures (as per Table 7.4) Where AI ≥ 40: 3 points are achieved for sustainable transport measures (as per Table 7.4)	See separate sheet	Possible (N?)		
Tra 02 Sustainable transport measures 6th credit			0.83	BREEAM UK New Construction Version 6 - Tra 02 Sustainable transport measures (bregroup.com)		Possible (N?)		
Tra 02 Sustainable transport measures 7th credit				Where AI < 25: 7 points are achieved for sustainable transport measures (as per Table 7.4) Where AI ≥ 25 & < 40 (urban centre): 5 points are achieved for sustainable transport measures (as per Table 7.4) Where AI ≥ 40: 4 points are achieved for sustainable transport measures (as per Table 7.4)	See separate sheet	Possible (N?)		
Tra 02 Sustainable transport measures 7th credit			0.83	BREEAM UK New Construction Version 6 - Tra 02 Sustainable transport measures (bregroup.com)		Possible (N?)		
Tra 02 Sustainable transport measures 8th credit				Where AI < 25: 8 points are achieved for sustainable transport measures (as per Table 7.4) Where AI ≥ 25 & < 40 (urban centre): 6 points are achieved for sustainable transport measures (as per Table 7.4) Where AI ≥ 40: 4 points are achieved for sustainable transport measures (as per Table 7.4)	See separate sheet	Possible (N?)		

Credit title, key info and score value				Credit requirements		Pre-Assessment		
Tra 02 Sustainable transport measures 8th credit			0.83	BREEAM UK New Construction Version 6 - Tra 02 Sustainable transport measures (bregroup.com)		Possible (N?)		
Tra 02 Sustainable transport measures 9th credit				Where AI < 25 : 9 points are achieved for sustainable transport measures (as per Table 7.4) Where AI ≥ 25 & < 40 (urban centre) : 7 points are achieved for sustainable transport measures (as per Table 7.4) Where AI ≥ 40 : 5 points are achieved for sustainable transport measures (as per Table 7.4)	See separate sheet	Unlikely (N')		
Tra 02 Sustainable transport measures 9th credit			0.83	BREEAM UK New Construction Version 6 - Tra 02 Sustainable transport measures (bregroup.com)		Unlikely (N')		
Tra 02 Sustainable transport measures 10th credit				Where AI < 25 : 9 points are achieved for sustainable transport measures (as per Table 7.4) Where AI ≥ 25 & < 40 (urban centre) : 8 points are achieved for sustainable transport measures (as per Table 7.4) Where AI ≥ 40 : 6 points are achieved for sustainable transport measures (as per Table 7.4)	See separate sheet	Unlikely (N')		
Tra 02 Sustainable transport measures 10th credit			0.83	BREEAM UK New Construction Version 6 - Tra 02 Sustainable transport measures (bregroup.com)		Unlikely (N')		
Wat 01 Water consumption 1st credit		YES		1. An assessment of the efficiency of the building's domestic water-consuming components is undertaken using the BREEAM Wat 01 calculator.	NOTE: Where a project under assessment contains none of the specified components, identify in the assessment the facilities most likely to be used by the occupants and visitors of the assessed building (e.g. specific facilities provided in a nearby accessible building). Conduct the calculations based on the performance specification of the components in those nearby facilities. This rule also applies where a project under assessment consists solely of an extension to an existing building, i.e. where the extended building contains no new sanitary facilities because there are facilities present	Potential (Y?)		
Wat 01 Water consumption 1st credit		YES		2. The water consumption (L/person/day) for the assessed building is compared against a baseline performance and BREEAM credits awarded based upon Table - 8.1 and achieves a 12.5% reduction over the baseline.		Potential (Y?)		
Wat 01 Water consumption 1st credit		YES		4. Where a greywater and/or rainwater system is specified, its yield (L/person/day) is used to off-set non-potable water demand from components that would otherwise be supplied using potable water.	The following information is required where a greywater or rainwater system is specified: Rainwater: in accordance with BS EN 16941-1:201810 'basic approach': - Horizontal projection of the collection area (m²) - Surface yield co-efficient (%) - Hydraulic treatment efficiency co-efficient (%) - Annual rainfall (mm/year). Rainwater: in accordance with BS EN 16941-1:2018 'detailed approach': - Daily rainfall collection (litres). Greywater: in accordance with BS 8525-111: - Manufacturer or system designer details - The percentage volume of waste water collected (and reused) from the following (where relevant): wash-hand basins, showers, kitchen basins, dishwashers, baths, washing machines and sources of waste water from non-domestic components. Where greywater or rainwater systems are specified, a minimum level of component efficiency must be achieved to award 4 or 5 BREEAM credits and the exemplary level credit. This is to avoid awarding a higher number of BREEAM credits where performance from less efficient fittings is offset by the specification of a	Potential (Y?)		
Wat 01 Water consumption 1st credit		YES		5. Any greywater systems must be specified and installed in compliance with BS 8525-1:2010 Greywater Systems - Part 1 Code of Practice. Any rainwater systems must be specified and installed in compliance with BS EN 16941-1:2018		Potential (Y?)		
Wat 01 Water consumption 1st credit		YES	0.88	BREEAM UK New Construction Version 6 - Wat 01 Water consumption (bregroup.com)		Potential (Y?)		Assumed option without retail and no WC block in the extension part- credits will depend on water efficiency of the existing nerby facilities, see Key compliance notes. If retail to be present, including WC area-assuming more credits could be achieved.
Wat 01 Water consumption 2nd credit				As for 1st credit AND the water consumption (L/person/day) for the assessed building is compared against a baseline performance and BREEAM credits awarded based upon Table - 8.1 and achieves a 25% reduction over the baseline.		Possible (N?)		
Wat 01 Water consumption 2nd credit			0.88	BREEAM UK New Construction Version 6 - Wat 01 Water consumption (bregroup.com)		Possible (N?)		
Wat 01 Water consumption 3rd credit				As for 1st credit AND the water consumption (L/person/day) for the assessed building is compared against a baseline performance and BREEAM credits awarded based upon Table - 8.1 and achieves a 40% reduction over the baseline.		Possible (N?)		
Wat 01 Water consumption 3rd credit			0.88	BREEAM UK New Construction Version 6 - Wat 01 Water consumption (bregroup.com)		Possible (N?)		
Wat 01 Water consumption 4th credit				As for 1st credit AND the water consumption (L/person/day) for the assessed building is compared against a baseline performance and BREEAM credits awarded based upon Table - 8.1 and achieves a 50% reduction over the baseline.		Possible (N?)		
Wat 01 Water consumption 4th credit			0.88	BREEAM UK New Construction Version 6 - Wat 01 Water consumption (bregroup.com)		Possible (N?)		
Wat 01 Water consumption 5th credit				As for 1st credit AND the water consumption (L/person/day) for the assessed building is compared against a baseline performance and BREEAM credits awarded based upon Table - 8.1 and achieves a 55% reduction over the baseline.		Unlikely (N')		
Wat 01 Water consumption 5th credit			0.88	BREEAM UK New Construction Version 6 - Wat 01 Water consumption (bregroup.com)		Unlikely (N')		
Wat 01 Water consumption Exemplary performance credit				As for 1st credit AND the water consumption (L/person/day) for the assessed building is compared against a baseline performance and BREEAM credits awarded based upon Table - 8.1 and achieves a 65% reduction over the baseline.		Unlikely (N')		
Wat 01 Water consumption Exemplary performance credit			1.00	BREEAM UK New Construction Version 6 - Wat 01 Water consumption (bregroup.com)		Unlikely (N')		

Credit title, key info and score value				Credit requirements		Pre-Assessment		
Wat 02 Water monitoring		YES		1 Specify a water meter on the mains water supply to each building. This includes instances where water is supplied via a borehole or other private source.	When only part of the building is under assessment, there are two cases for achieving compliance with the requirement to specify a water meter on the mains water supply of the building: If the whole building is under the same tenancy or ownership and management, then a meter monitoring the entire building is acceptable. However, if the floors subject to assessment are separately tenanted, then a meter at the point of entry to the assessed areas is required. Assessed areas have to be monitored separately for water consumption when only part of the building falls within the scope of assessment and where the assessed areas are separately tenanted.	Baseline ('Y')		
Wat 02 Water monitoring				2 For water-consuming plant or building areas consuming 10% or more of the building's total water demand: 2.a: Fit easily accessible sub-meters OR 2.b: Install water monitoring equipment integral to the plant or area.	Where the assessor confirms there is no additional monitoring benefit resulting from the installation of sub-meters, the requirement does not apply in the following cases: •The building has only one or two small sources of water demand (e.g. an office with sanitary fittings and a small kitchen). •The building has two sources of water demand, one significantly larger than the other, and the water consumption for the larger demand is likely to mask the smaller one.	Baseline ('Y')		
Wat 02 Water monitoring				3 For each meter (main and sub): 3.a: Install a pulsed or other open protocol communication output AND 3.b: Connect it to an appropriate utility monitoring and management system, e.g. a building management system (BMS), for the monitoring of water consumption. If there is no BMS system in operation at Post-Construction stage, award credits provided that the system used enables connection when the BMS becomes operational.		Baseline ('Y')		
Wat 02 Water monitoring				4 In buildings with swimming pools, or large water tanks and aquariums, fit separate sub-meters on the water supply of the above and any associated changing facilities (toilets, showers etc.) irrespective of their water consumption levels.		Baseline ('Y')		
Wat 02 Water monitoring				5 In buildings containing laboratories, fit a separate water meter on the water supply to any process or cooling loop for 'plumbed-in' laboratory process equipment, irrespective of their water consumption levels.		Baseline ('Y')		
Wat 02 Water monitoring		YES	0.88	BREEAM UK New Construction Version 6 - Wat 02 Water monitoring (bregroup.com)		Baseline ('Y')		
Wat 03 Water leak detection: Leak detection system				Install a leak detection system capable of detecting a major water leak: 1.a: On the utilities water supply within the buildings, to detect any major leaks within the buildings AND 1.b: Between the buildings and the utilities water supply, to detect any major leaks between the utilities supply and the buildings under assessment.	Where there is physically no space for a leak detection system between the utilities water meter and the building, alternative solutions can be used, provided that a major leak can still be detected. Extensions to existing buildings If the water supply to the new extension is via the existing building then the water supply to the existing building must be assessed against the criteria of this issue.	Possible ('N?')		
Wat 03 Water leak detection: Leak detection system				The leak detection system is: 2.a: A permanent automated water leak detection system that alerts the building occupants to the leak OR an inbuilt automated diagnostic procedure for detecting leaks 2.b: Activated when the flow of water passing through the water meter or data logger is at a flow rate above a pre-set maximum for a pre-set period of time. This usually involves installing a system which detects higher than normal flow rates at meters or sub-meters. It does not necessarily require a system that directly detects water leakage along part or the whole length of the water supply system 2.c: Able to identify different flow and therefore leakage rates, e.g. continuous, high or low level, over set time periods. Although high and low level leakage rates are not specified, the leak detection equipment installed must have the flexibility to distinguish between different flow rates to enable it to be programmed to suit the building type and owner's or occupier's usage patterns. 2.d: Programmable to suit the owner's or occupier's water consumption criteria 2.e: Where applicable, designed to avoid false alarms caused by normal operation of large water-consuming plant such as chillers.	Where there is physically no space for a leak detection system between the utilities water meter and the building, alternative solutions can be used, provided that a major leak can still be detected.	Possible ('N?')		
Wat 03 Water leak detection: Leak detection system			0.88	BREEAM UK New Construction Version 6 - Wat 03 Water leak detection (bregroup.com)		Possible ('N?')		Assuming leak detection system is possible to be installed (or existing) on the water supply to the existing building. Please see compliance notes.
Wat 03 Water leak detection: Flow control devices				3 Install flow control devices that regulate the water supply to each WC area or sanitary facility according to demand, in order to minimise undetected wastage and leaks from sanitary fittings and supply pipework.		Possible ('N?')		
Wat 03 Water leak detection: Flow control devices			0.88	BREEAM UK New Construction Version 6 - Wat 03 Water leak detection (bregroup.com)		Possible ('N?')		As above.
Mat 01 Environmental impacts from construction products - Building life cycle assessment (LCA) - Superstructure (1st credit)				Please refer to detailed Mat 01 section in BREEAM UK New Construction Version 6.0 Technical Manual	Please additionally refer to BREEAM Mat 01 'Ready Reckoner' and 'Mat 01/02 Results submission tool' for further guidance.	Potential ('Y?')		
Mat 01 Environmental impacts from construction products - Building life cycle assessment (LCA) - Superstructure (1st credit)			1.07	BREEAM UK New Construction Version 6 - Mat 01 Environmental impacts from construction products - Building life cycle assessment (LCA) (bregroup.com)		Potential ('Y?')		

Credit title, key info and score value				Credit requirements		Pre-Assessment		
Mat 01 Environmental impacts from construction products - Building life cycle assessment (LCA) - Superstructure (2nd credit)				Please refer to detailed Mat 01 section in BREEAM UK New Construction Version 6.0 Technical Manual	Please additionally refer to BREEAM Mat 01 'Ready Reckoner' and 'Mat 01/02 Results submission tool' for further guidance.	Potential (Y?)		
Mat 01 Environmental impacts from construction products - Building life cycle assessment (LCA) - Superstructure (2nd credit)			1.07	BREEAM UK New Construction Version 6 - Mat 01 Environmental impacts from construction products - Building life cycle assessment (LCA) (bregroup.com)		Potential (Y?)		Include in D&B spec/ contract
Mat 01 Environmental impacts from construction products - Building life cycle assessment (LCA) - Superstructure (3rd credit)	YES			Please refer to detailed Mat 01 section in BREEAM UK New Construction Version 6.0 Technical Manual	Please additionally refer to BREEAM Mat 01 'Ready Reckoner' and 'Mat 01/02 Results submission tool' for further guidance.	Unlikely (N)		
Mat 01 Environmental impacts from construction products - Building life cycle assessment (LCA) - Superstructure (3rd credit)	YES		1.07	BREEAM UK New Construction Version 6 - Mat 01 Environmental impacts from construction products - Building life cycle assessment (LCA) (bregroup.com)		Unlikely (N)		
Mat 01 Environmental impacts from construction products - Building life cycle assessment (LCA) - Superstructure (4th credit)	YES			Please refer to detailed Mat 01 section in BREEAM UK New Construction Version 6.0 Technical Manual	Please additionally refer to BREEAM Mat 01 'Ready Reckoner' and 'Mat 01/02 Results submission tool' for further guidance.	Unlikely (N)		
Mat 01 Environmental impacts from construction products - Building life cycle assessment (LCA) - Superstructure (4th credit)	YES		1.07	BREEAM UK New Construction Version 6 - Mat 01 Environmental impacts from construction products - Building life cycle assessment (LCA) (bregroup.com)		Unlikely (N)		
Mat 01 Environmental impacts from construction products - Building life cycle assessment (LCA) - Superstructure (5th credit)	YES			Please refer to detailed Mat 01 section in BREEAM UK New Construction Version 6.0 Technical Manual	Please additionally refer to BREEAM Mat 01 'Ready Reckoner' and 'Mat 01/02 Results submission tool' for further guidance.	Unlikely (N)		
Mat 01 Environmental impacts from construction products - Building life cycle assessment (LCA) - Superstructure (5th credit)	YES		1.07	BREEAM UK New Construction Version 6 - Mat 01 Environmental impacts from construction products - Building life cycle assessment (LCA) (bregroup.com)		Unlikely (N)		
Mat 01 Environmental impacts from construction products - Building life cycle assessment (LCA) - Superstructure (6th credit)	YES			Please refer to detailed Mat 01 section in BREEAM UK New Construction Version 6.0 Technical Manual	Please additionally refer to BREEAM Mat 01 'Ready Reckoner' and 'Mat 01/02 Results submission tool' for further guidance.	Unlikely (N)		
Mat 01 Environmental impacts from construction products - Building life cycle assessment (LCA) - Superstructure (6th credit)	YES		1.07	BREEAM UK New Construction Version 6 - Mat 01 Environmental impacts from construction products - Building life cycle assessment (LCA) (bregroup.com)		Unlikely (N)		
Mat 01 Environmental impacts from construction products - Building life cycle assessment (LCA) - Substructure and hard landscaping options appraisal during Concept Design (all building types)	YES			Please refer to detailed Mat 01 section in BREEAM UK New Construction Version 6.0 Technical Manual	Please additionally refer to BREEAM Mat 01 'Ready Reckoner' and 'Mat 01/02 Results submission tool' for further guidance.	Unlikely (N)		
Mat 01 Environmental impacts from construction products - Building life cycle assessment (LCA) - Substructure and hard landscaping options appraisal during Concept Design (all building types)	YES		1.07	BREEAM UK New Construction Version 6 - Mat 01 Environmental impacts from construction products - Building life cycle assessment (LCA) (bregroup.com)		Unlikely (N)		
Mat 01 Environmental impacts from construction products - Building life cycle assessment (LCA) - Exemplary Level - Core building services options appraisal during Concept Design (all building types)	YES			Please refer to detailed Mat 01 section in BREEAM UK New Construction Version 6.0 Technical Manual	Please additionally refer to BREEAM Mat 01 'Ready Reckoner' and 'Mat 01/02 Results submission tool' for further guidance.	Unlikely (N)		
Mat 01 Environmental impacts from construction products - Building life cycle assessment (LCA) - Exemplary Level - Core building services options appraisal during Concept Design (all building types)	YES		1.00	BREEAM UK New Construction Version 6 - Mat 01 Environmental impacts from construction products - Building life cycle assessment (LCA) (bregroup.com)		Unlikely (N)		
Mat 01 Environmental impacts from construction products - Building life cycle assessment (LCA) - Exemplary Level - LCA and LCC alignment (all building types)	YES			Please refer to detailed Mat 01 section in BREEAM UK New Construction Version 6.0 Technical Manual	Please additionally refer to BREEAM Mat 01 'Ready Reckoner' and 'Mat 01/02 Results submission tool' for further guidance.	Unlikely (N)		

Credit title, key info and score value				Credit requirements		Pre-Assessment		
Mat 01 Environmental impacts from construction products - Building life cycle assessment (LCA) - Exemplary Level - LCA and LCC alignment (all building types)	YES		1.00	BREEAM UK New Construction Version 6 - Mat 01 Environmental impacts from construction products - Building life cycle assessment (LCA) (bregroup.com)		Unlikely (N')		
Mat 01 Environmental impacts from construction products - Building life cycle assessment (LCA) - Exemplary Level - Third party verification (all building types)	YES			Please refer to detailed Mat 01 section in BREEAM UK New Construction Version 6.0 Technical Manual	Please additionally refer to BREEAM Mat 01 'Ready Reckoner' and 'Mat 01/02 Results submission tool' for further guidance.	Unlikely (N')		
Mat 01 Environmental impacts from construction products - Building life cycle assessment (LCA) - Exemplary Level - Third party verification (all building types)	YES		1.00	BREEAM UK New Construction Version 6 - Mat 01 Environmental impacts from construction products - Building life cycle assessment (LCA) (bregroup.com)		Unlikely (N')		
Mat 02 Environmental impacts from construction products – Environmental Product Declarations (EPD)				1 Specify construction products with EPD that achieve a total EPD points score of at least 20, according to the Methodology set out in the BREEAM Technical Manual.	The total EPD points score shall be calculated as follows: 1. For each EPD that is applicable to a specified construction product, use Table 9.8 to find the EPD points score. 2. For each EPD, use Table 9.9 to find the applicable material classification (according to the construction product). If a product comprises more than one material, the material category classification representing the majority of the product (by volume) should be selected. 3. Add together the applicable EPD points for each material classification (an EPD can be counted in only one classification group). 4. If a material classification has a calculated score higher than 4 EPD points, reduce the score to 4. 5. Add together the EPD points calculated for each material classification to obtain the total EPD points score.	Potential (Y?)		
Mat 02 Environmental impacts from construction products – Environmental Product Declarations (EPD)				2 Enter the details of each EPD into the Mat 01/02 Results Submission Tool, including the material category classification. The Mat 01/02 Results Submission Tool will verify the EPD points score and credit award.		Potential (Y?)		
Mat 02 Environmental impacts from construction products – Environmental Product Declarations (EPD)			1.07	BREEAM UK New Construction Version 6 - Mat 02 Environmental impacts from construction products – Environmental Product Declarations (EPD) (bregroup.com)		Potential (Y?)		
Mat 03 Responsible sourcing of construction products: Prerequisite - Legally harvested and traded timber		YES		1. 100% of timber and timber-based products used on the project are 'Legal' and 'Sustainable' as per the UK Government's Timber Procurement Policy (TPP) (see Definitions). Compliance with criterion 1 is a minimum requirement for achieving any BREEAM rating. There are no prerequisite requirements for other materials.	BREEAM follows the UK government's definition of legally sourced timber, as outlined in the Central Point of Timber (CPET) 5th Edition of the UK Government Timber Procurement Policy (TPP) (www.gov.uk/government/uploads). At the time of writing, the policy requires all timber and wood-based products to be covered by at least one of the following (but the webpage below should be checked for changes): 1.Third party, independent forest certification schemes–Category A (e.g. FSC or PEFC) 2.Evidence on a case-by-case basis in line with the Framework for Evaluating Category B evidence–Category B. For the avoidance of doubt, 100% of the timber and timber-based products must be compliant. Further information on the UK Government's TPP and compliant responsible sourcing certification schemes is available from the CPET website www.gov.uk/guidance/	Potential (Y?)		
Mat 03 Responsible sourcing of construction products: Prerequisite - Legally harvested and traded timber		YES	0.00	BREEAM UK New Construction Version 6 - Mat 03 Responsible sourcing of construction products (bregroup.com)		Potential (Y?)		
Mat 03 Responsible sourcing of construction products: Enabling sustainable procurement	YES			2 A sustainable procurement plan must be used by the design team to guide specification towards sustainable construction products. The plan must: 2.a: Be in place before Concept Design. 2.b: Include sustainability aims, objectives and strategic targets to guide procurement activities. Note: targets do not need to be achieved for the credit to be awarded but justification must be provided for targets that are not achieved. 2.c: Include a requirement for assessing the potential to procure construction products locally. There must be a policy to procure construction products locally where possible. 2.d: Include details of procedures in place to check and verify the effective implementation of the sustainable procurement plan. In addition, if the plan is applied to several sites or adopted at an organisational level it must: 2.e: Identify the risks and opportunities of procurement against a broad range of social, environmental and economic issues following the process set out in BS ISO 20400:2017.	<i>Sustainable procurement plan</i> A plan that sets out a clear framework for the responsible sourcing of construction products to guide procurement throughout a project and by all involved in the specification and procurement of construction products. The plan may be prepared and adopted at an organisational level or be site or project specific.	Potential (Y?)		
Mat 03 Responsible sourcing of construction products: Enabling sustainable procurement	YES		1.07	BREEAM UK New Construction Version 6 - Mat 03 Responsible sourcing of construction products (bregroup.com)		Potential (Y?)		
Mat 03 Responsible sourcing of construction products: Measuring responsible sourcing (1st credit)				The BREEAM Mat 03 calculator confirms that ≥ 10% of the available BREEAM responsible sourcing points are achieved (based on assessment of the applicable superstructure elements).		Potential (Y?)		
Mat 03 Responsible sourcing of construction products: Measuring responsible sourcing (1st credit)			1.07	BREEAM UK New Construction Version 6 - Mat 03 Responsible sourcing of construction products (bregroup.com)		Potential (Y?)		

Credit title, key info and score value				Credit requirements		Pre-Assessment		
Mat 03 Responsible sourcing of construction products: Measuring responsible sourcing (2nd credit)				The BREEAM Mat 03 calculator confirms that ≥ 20% of the available BREEAM responsible sourcing points are achieved (based on assessment of the applicable superstructure elements plus Internal finishes, substructure and hard landscaping).		Potential (Y?)		
Mat 03 Responsible sourcing of construction products: Measuring responsible sourcing (2nd credit)			1.07	BREEAM UK New Construction Version 6 - Mat 03 Responsible sourcing of construction products (bregroup.com)		Potential (Y?)		
Mat 03 Responsible sourcing of construction products: Measuring responsible sourcing (3rd credit)				The BREEAM Mat 03 calculator confirms that ≥ 30% of the available BREEAM responsible sourcing points are achieved (based on assessment of the applicable superstructure elements plus Internal finishes, substructure and hard landscaping).		Possible (N?)		
Mat 03 Responsible sourcing of construction products: Measuring responsible sourcing (3rd credit)			1.07	BREEAM UK New Construction Version 6 - Mat 03 Responsible sourcing of construction products (bregroup.com)		Possible (N?)		
Mat 03 Responsible sourcing of construction products: Measuring responsible sourcing (Exemplary performance credit)				The BREEAM Mat 03 calculator confirms that ≥ 50% of the available BREEAM responsible sourcing points are achieved (based on assessment of the applicable superstructure elements plus Internal finishes, substructure, hard landscaping and core building services).		Unlikely (N)		
Mat 03 Responsible sourcing of construction products: Measuring responsible sourcing (Exemplary performance credit)			1.00	BREEAM UK New Construction Version 6 - Mat 03 Responsible sourcing of construction products (bregroup.com)		Unlikely (N)		
Mat 05 Designing for durability and resilience				<i>Protecting vulnerable parts of the building from damage</i> 1 Protection measures are incorporated into the building's design and construction to reduce damage to the building's fabric or materials in case of accidental or malicious damage occurring. These measures must provide protection against: 1.a: Negative impacts of high user numbers in relevant areas of the building (e.g. corridors, lifts, stairs, doors etc.). 1.b: Damage from any vehicle or trolley movements within 1m of the internal building fabric in storage, delivery, corridor and kitchen areas. 1.c: External building fabric damage by a vehicle. Protection where parking or manoeuvring areas are within 1 metre of the building façade and where delivery areas or routes are within 2 metres of the façade, i.e. specifying bollards or protection rails. 1.d: Potential malicious damage to building materials and finishes, in public and common areas where appropriate.	In areas of higher risk, suitable durability and protection measures to vulnerable parts of the building can include: 1. Bollards, barriers or raised kerbs to delivery and vehicle drop-off areas 2. Robust external wall construction, up to 2m high 3. Corridor walls specified to Severe Duty (SD) as per BS 5234-2 and, for Healthcare buildings, Health Technical Memorandum 56 - Partitions. 4. Protection rails to walls of corridors 5. Kick plates or impact protection (e.g. trolleys) on doors 6. Hard-wearing and easily washable floor finishes in heavily used circulation areas (i.e. main entrance, corridors, public areas etc.) 7. Door stoppers to prevent door handles damaging walls 8. Designing out the risk without the need for additional materials specification to protect vulnerable areas.	Potential (Y?)		
Mat 05 Designing for durability and resilience				<i>Protecting exposed parts of the building from material degradation</i> 2 Key exposed building elements have been designed and specified to limit long and short term degradation due to environmental factors. This can be demonstrated through one of the following: 2.a: The element or product achieving an appropriate quality or durability standard or design guide, see Table 9.14. If none are available, use BS 7543:2015 as the default appropriate standard OR 2.b: A detailed assessment of the element's resilience when exposed to the applicable material degradation and environmental factors.	Table 9.14 is a list of relevant industry durability and quality standards than can be used to achieve compliance.	Potential (Y?)		
Mat 05 Designing for durability and resilience				3 Include convenient access to the roof and façade for cost-effective cleaning, replacement and repair in the building's design.	<i>Convenient access</i> Access to the roof and façade is safe and convenient for routine maintenance, cleaning and repair. A façade access strategy designed in line with CIRIA guide C686 would be considered compliant. If access to the majority of the façade requires contracting on a one-off basis an external firm with specialist equipment, or specialist access professionals it would not generally be considered to be convenient.	Potential (Y?)		
Mat 05 Designing for durability and resilience				4 Design the roof and façade to prevent water damage, ingress and detrimental ponding.	A common and potentially significantly damaging failure mechanism for external envelopes is water ingress or other type of water damage. The design team should demonstrate that they have carefully considered the drainage mechanisms of the façade and roof on a small and large scale to prevent staining, detrimental oxidation, ponding, rot, ingress, penetration or any other deleterious effect. This should take the form of a risk assessment, the complexity and detail of which is related to the complexity and innovative nature of the façade and roof. The final design should demonstrate that, where possible, these negative impacts have been avoided.	Potential (Y?)		
Mat 05 Designing for durability and resilience			1.07	BREEAM UK New Construction Version 6 - Mat 05 Designing for durability and resilience (bregroup.com)		Potential (Y?)		
Mat 06 Material efficiency	YES			1 At the Preparation and Brief and Concept Design stages, set targets and report on opportunities and methods to optimise the use of materials. These must be done for each of the following stages. See Table 9.15: 1.a: Preparation and Brief 1.b: Concept Design 1.c: Developed Design 1.d: Technical Design 1.e: Construction.	<i>Appropriate and effective opportunities</i> Material efficiency measures which do not compromise the aesthetics, structural stability, durability or service life of the building. The measures should also be implementable in practice and cost-effective.	Unlikely (N)		
Mat 06 Material efficiency	YES			2 Develop and record the implementation of material efficiency, see Table 9.15, during: 2.a: Developed Design 2.b: Technical Design 2.c: Construction.		Unlikely (N)		

Credit title, key info and score value				Credit requirements		Pre-Assessment		
Mat 06 Material efficiency				3 Report the targets and actual material efficiencies achieved.		Unlikely ('N')		
Mat 06 Material efficiency	YES		1.07	BREEAM UK New Construction Version 6 - Mat 06 Material efficiency (bregroup.com)		Unlikely ('N')		
Wst 01 Construction waste management: Pre-demolition Audit	YES			1 Complete a pre-demolition audit of any existing buildings, structures or hard surfaces being considered for demolition. This must be used to determine whether refurbishment or reuse is feasible and, in the case of demolition, to maximise the recovery of material for subsequent high grade or value applications. The audit must cover the content of Pre-demolition audit scope and: 1.a: Be carried out at Concept Design stage (RIBA Stage 2) by a competent person (see Definitions) prior to strip-out or demolition works 1.b: Guide the design, consider materials for reuse and set targets for waste management 1.c: Engage all contractors in the process of maximising high grade reuse and recycling opportunities.	Where the pre-refurbishment/demolition audit has not been done at RIBA stage 2/Concept Design, as required in the criteria, the credit can still be achieved. Robust evidence must be provided confirming that the timing of the pre-refurbishment/demolition audit has not compromised its ability to influence the design, consideration of materials re-use and the setting of targets for waste management. Evidence must demonstrate that this allowed decisions to be made before the start of strip-out/demolition works. <i>Pre-demolition audit competent person</i> An individual who has appropriate knowledge of buildings, waste and options for reuse and recycling of different waste streams. Ideally this would be a demolition contractor, but could also be the main contractor.	Potential (Y?)		
Wst 01 Construction waste management: Pre-demolition Audit				2 Make reference to the audit in the resource management plan (RMP) (see Definitions).		Potential (Y?)		
Wst 01 Construction waste management: Pre-demolition Audit				3 Compare actual waste arisings and waste management routes used with those forecast and investigate significant deviations from planned targets.	To clarify, the comparison between actual waste arisings and waste management routes used with those forecast is to be drawn by re-visiting the pre-demolition audit, following completion of the relevant work.	Potential (Y?)		
Wst 01 Construction waste management: Pre-demolition Audit	YES		0.60	BREEAM UK New Construction Version 6 - Wst 01 Construction waste management (bregroup.com)		Potential (Y?)		Would need to ensure that these requirements are built into spec/ contract for all contractors carrying out demolition/ strip-out etc.
Wst 01 Construction waste management: Construction resource efficiency (1st credit)				4 Prepare a compliant Resource Management Plan (RMP) covering: 4.a: Non-hazardous waste materials (from on-site construction and dedicated off-site manufacture or fabrication, see Definitions), including demolition and excavation waste 4.b: Accurate data records on waste arisings and waste management routes.		Baseline (Y')		
Wst 01 Construction waste management: Construction resource efficiency (1st credit)				5. Amount of waste generated per 100m² (gross internal floor area) does not exceed: EITHER: 13.3 m3 (actual, not bulk volume) OR 11.1 tonnes.		Baseline (Y')		
Wst 01 Construction waste management: Construction resource efficiency (1st credit)			0.60	BREEAM UK New Construction Version 6 - Wst 01 Construction waste management (bregroup.com)		Baseline (Y')		
Wst 01 Construction waste management: Construction resource efficiency 2nd credit				5. Amount of waste generated per 100m² (gross internal floor area) does not exceed: EITHER: 7.5 m3 (actual, not bulk volume) OR 6.5 tonnes.		Potential (Y?)		
Wst 01 Construction waste management: Construction resource efficiency 2nd credit			0.60	BREEAM UK New Construction Version 6 - Wst 01 Construction waste management (bregroup.com)		Potential (Y?)		
Wst 01 Construction waste management: Construction resource efficiency 3rd credit				5. Amount of waste generated per 100m² (gross internal floor area) does not exceed: EITHER: 3.4 m3 (actual, not bulk volume) OR 3.2 tonnes.		Possible (N?)		
Wst 01 Construction waste management: Construction resource efficiency 3rd credit			0.60	BREEAM UK New Construction Version 6 - Wst 01 Construction waste management (bregroup.com)		Possible (N?)		
Wst 01 Construction waste management: Diversion of resources from landfill				6 Meet, where applicable, the following diversion from landfill benchmarks for non-hazardous construction waste and demolition and excavation waste generated: Non-demolition waste - 70% (by volume) OR 80% (by tonnage) Demolition waste - 80% (by volume) OR 90% (by tonnage)		Baseline (Y')		
Wst 01 Construction waste management: Diversion of resources from landfill				7 Sort waste materials into separate key waste groups as per Table 10.3 , either on-site or through a licensed contractor for recovery.		Baseline (Y')		
Wst 01 Construction waste management: Diversion of resources from landfill			0.60	BREEAM UK New Construction Version 6 - Wst 01 Construction waste management (bregroup.com)		Baseline (Y')		
Wst 01 Construction waste management: Exemplary level				5. Amount of waste generated per 100m² (gross internal floor area) does not exceed: EITHER: 1.6 m3 (actual, not bulk volume) OR 1.9 tonnes.		Unlikely ('N')		

Credit title, key info and score value				Credit requirements	Pre-Assessment			
Wst 01 Construction waste management: Exemplary level				6 Meet, where applicable, the following diversion from landfill benchmarks for non-hazardous construction waste and demolition and excavation waste generated: Non-demolition waste - 85% (by volume) OR 90% (by tonnage) Demolition waste - 85% (by volume) OR 95% (by tonnage) Excavation - 95% (by volume) OR 95% (by tonnage)		Unlikely ('N')		
Wst 01 Construction waste management: Exemplary level				10 All key waste groups in Table 10.3 for diversion from landfill are covered in the RMP.		Unlikely ('N')		
Wst 01 Construction waste management: Exemplary level				11 Waste data obtained from licensed external waste contractors is reliable and verifiable, by using data from EA/SEPA/EA Wales/NIEA Waste Return Forms or from a PAS 402:2013 compliant company (see Definitions).		Unlikely ('N')		
Wst 01 Construction waste management: Exemplary level			1.00	BREEAM UK New Construction Version 6 - Wst 01 Construction waste management (bregroup.com)		Unlikely ('N')		
Wst 02 Use of recycled and sustainably sourced aggregates - Prerequisite - Pre-Demolition Audit		YES		1 If demolition occurs on site, to encourage the reuse of site-won material on site, complete a pre-demolition audit of any existing buildings, structures or hard surfaces in accordance with Wst 01 Construction waste management: Criterion 1 and Wst 01 Construction waste management: Criterion 2 .		Potential ('Y?')		
Wst 02 Use of recycled and sustainably sourced aggregates - Prerequisite - Pre-Demolition Audit		YES	0.00	BREEAM UK New Construction Version 6 - Wst 02 Use of recycled and sustainably sourced aggregates (bregroup.com)		Potential ('Y?')		
Wst 02 Use of recycled and sustainably sourced aggregates				2 Identify all aggregate uses and types on the project (see Table 10.5 and Table 10.6)	Where any of the listed applications have been manufactured off site, any aggregate present shall be included in the assessment of this issue.	Possible ('N?')		
Wst 02 Use of recycled and sustainably sourced aggregates				3 Determine the quantity in tonnes for each identified use and aggregate type.	Where off-site recycled aggregates from construction, demolition and excavation waste are used, they shall be produced according to the relevant quality protocol or comply with the relevant BS or EN standards for aggregates in order to contribute to the project sustainable aggregate point score. Quality Protocol: The purpose of a Quality Protocol is to provide a uniform control process for producers, from which they can reasonably state and demonstrate that their product has been fully recovered and is no longer a waste. It also provides purchasers with a product quality managed to common standards, which increases confidence in performance. Aggregates that do not meet the requirements of a Quality Protocol or relevant aggregate standards will still be considered waste. Protocols exists for: • Aggregates produced from inert waste • Use of pulverised fuel ash (PFA) and furnace bottom ash (FBA) in bound applications. Recycled aggregates: Recycled aggregates are those derived from reprocessing materials previously used in construction, e.g. crushed concrete or masonry from construction and demolition waste material and recycled glass bottles. Secondary aggregates: by-products of industrial processes that can be processed to produce secondary aggregates. Secondary aggregates are subdivided into manufactured and natural, depending on their source. Recognised non-construction post-consumer or post-industrial by-products include: 1.China clay waste (also known as Cornish granite, or stent) 2.byproducts of dredging for al purposes 3.Slate overburden 4.Lightweight aggregate manufactured from PFA 5.Ground granulated blast furnace slag (ggbfs) 6.Air-cooled blast furnace slag 7.Steel slag 8.Quarry overburden, or other material not subject to the Aggregates Levy 9.Furnace bottom ash (FBA) 10.Incinerator bottom ash 11.Foundry sands	Possible ('N?')		
Wst 02 Use of recycled and sustainably sourced aggregates				4 Identify the region in which the aggregate source is located.		Possible ('N?')		
Wst 02 Use of recycled and sustainably sourced aggregates				5 Calculate the distance in kilometres travelled by all aggregates by transport type.	Where distribution is undertaken by road from the quarry or wharf, determine the likely road kilometres undertaken on strategic motorways, other motorways, main roads and secondary roads. For rail or water distribution, estimates can be made based on the equivalent distance that would be made by road. For asphalt and concrete, onward distribution from the batching facility must also be included.	Possible ('N?')		
Wst 02 Use of recycled and sustainably sourced aggregates				6 Enter the information into the BREEAM Wst 02 calculator to calculate the Project Sustainable Aggregate points. The credits will be awarded when the BREEAM Wst 02 calculator confirms that a minimum of 3.5 Project Sustainable Aggregate points are achieved.		Possible ('N?')		
Wst 02 Use of recycled and sustainably sourced aggregates			0.60	BREEAM UK New Construction Version 6 - Wst 02 Use of recycled and sustainably sourced aggregates (bregroup.com)		Possible ('N?')		Jacobs to check and draft Wst 02 calculator
Wst 02 Use of recycled and sustainably sourced aggregates: Exemplary level				6 Enter the information into the BREEAM Wst 02 calculator to calculate the Project Sustainable Aggregate points. The credits will be awarded when the BREEAM Wst 02 calculator confirms that a minimum of 6.0 Project Sustainable Aggregate points are achieved.		Possible ('N?')		
Wst 02 Use of recycled and sustainably sourced aggregates Exemplary level			1.00	BREEAM UK New Construction Version 6 - Wst 02 Use of recycled and sustainably sourced aggregates (bregroup.com)		Possible ('N?')		Jacobs to check and draft Wst 02 calculator

Credit title, key info and score value				Credit requirements		Pre-Assessment		
Wst 03 Operational waste		YES		1 Provide a dedicated space for the segregation and storage of operational recyclable waste generated. The space is: 1.a: Clearly labelled, to assist with segregation, storage and collection of the recyclable waste streams 1.b: Accessible to building occupants or facilities operators for the deposit of materials and collections by waste management contractors 1.c: Of a capacity appropriate to the building type, size, number of units (if relevant) and predicted volumes of waste that will arise from daily or weekly operational activities and occupancy rates.	The design team demonstrates that the provision of waste management facilities for the assessed building is adequate given the building type, occupier (if known), operational function and likely waste streams and volumes to be generated. Where it is not possible to determine what provision should be made, use the following guide for minimum storage space provision: 1.At least 2m² per 1000m² of net floor area for buildings < 5000m² 2.A minimum of 10m² for buildings ≥ 5000m² 3.An additional 2m² per 1000m² of net floor area where catering is provided (with an additional minimum of 10m² for buildings ≥ 5000m²). The net floor area should be rounded up to the nearest 1000m². Where the facilities are situated internally, vehicular gate heights and widths, manoeuvring and loading space must be sized to ensure ease of access for vehicles collecting recyclable materials. Accessible space is typically within 20m of a building entrance. Depending on the size of the building, site restrictions or tenancy arrangements, it may not be possible for the facilities to be within 20m of a building entrance. In such circumstances, judgement on whether the space is 'accessible' to the building occupants and vehicle collection must be made.	Potential (Y?)		
Wst 03 Operational waste		YES		2 For consistent and large amounts of operational waste generated, provide: 2.a: Static waste compactors or balers; situated in a service area or dedicated waste management space 2.b: Vessels for composting suitable organic waste OR adequate spaces for storing segregated food waste and compostable organic material for collection and delivery to an alternative composting facility 2.c: A water outlet provided adjacent to or within the facility for cleaning and hygiene purposes where organic waste is to be stored or composted on site.	Where a building's recyclable waste is sorted off-site, BREEAM requirements relating to segregation of recyclable waste need not be met. In such cases, the assessor should provide evidence of the following: That a waste management plan is in place which provides adequate storage for the frequency of collection That the space could reasonably be converted to comply with all BREEAM waste storage requirements if required That an on-going co-mingled waste recycling contract is in place The typical recycling rates from the waste management company BREEAM assesses the sustainability of the building itself rather than the management practices of the current occupier.	Potential (Y?)		
Wst 03 Operational waste		YES	0.60	BREEAM UK New Construction Version 6 - Wst 03 Operational waste (bregroup.com)		Potential (Y?)		MAG to check if existing waste management arrangements comply.(see https://kb.breeam.com/knowledgebase/off-site-waste-sorting/)
Wst 05 Adaptation to climate change: Resilience of structure, fabric, building services and renewables installation	YES			1 Conduct a climate change adaptation strategy appraisal using: 1.a: A systematic risk assessment to identify the impact of expected extreme weather conditions arising from climate change on the building over its projected life cycle. The assessment covers the installation of building services and renewable systems, as well as structural and fabric resilience aspects and includes (see Methodology): 1.a.i Hazard identification 1.a.ii Hazard assessment 1.a.iii Risk estimation 1.a.iv Risk evaluation 1.a.v Risk management. 2 Develop recommendations or solutions based on the climate change adaptation strategy appraisal, before or during Concept Design, that aim to mitigate the identified impact. 3 Provide an update during Technical Design demonstrating how the recommendations or solutions proposed at Concept Design have been implemented where practical and cost effective. Omissions have been justified in writing by the assessor.	Hazard identification 1.Review the evidence and information from relevant bodies and resources (see Additional information) to identify and understand the expected impacts of increased extreme weather events and climate change on the building. Relevant bodies include, but are not limited to, the following: a. Local authorities b. Statutory bodies, e.g. Defra, Environment Agency, Northern Ireland Environment Agency (NIEA), Scottish Environment Protection Agency (SEPA) etc. c. Technical bodies, e.g. CIBSE, UK Climate Impacts Programme (UKCIP). 2.As a guide, all adaptation plans should consider the following impacts of climate change and extreme weather events and describe how the design mitigates against them, where appropriate : a .Flooding b. Storms (including high winds) c. Cold events d Heat waves (including temperature increases) e. Drought (including reduced summer rainfall) f. Milder winters g. Wetter winters (including increased moisture and driving rain) h. Warmer summers and increased solar radiation i .Temperature variation j .Precipitation, e.g. rain and snow k. Subsidence or ground movement. 3.Identify likely hazards	Unlikely (N')		
Wst 05 Adaptation to climate change: Resilience of structure, fabric, building services and renewables installation	YES			2 Develop recommendations or solutions based on the climate change adaptation strategy appraisal, before or during Concept Design, that aim to mitigate the identified impact.		Unlikely (N')		
Wst 05 Adaptation to climate change: Resilience of structure, fabric, building services and renewables installation				3 Provide an update during Technical Design demonstrating how the recommendations or solutions proposed at Concept Design have been implemented where practical and cost effective. Omissions have been justified in writing by the assessor.		Unlikely (N')		
Wst 05 Adaptation to climate change: Adaptation to climate change – Resilience of structure, fabric, building services and renewables installation	YES		0.60	BREEAM UK New Construction Version 6 - Wst 05 Adaptation to climate change (bregroup.com)		Unlikely (N')		
Wst 05 Adaptation to climate change: Exemplary credit – Responding to climate change	YES			4 Meet criteria 1 to 3.		Unlikely (N')		
Wst 05 Adaptation to climate change: Exemplary credit – Responding to climate change	YES			5 Meet the criteria or achieve credits of the assessment issues given in Table 10.11		Unlikely (N')		
Wst 05 Adaptation to climate change: Exemplary credit – Responding to climate change	YES		1.00	BREEAM UK New Construction Version 6 - Wst 05 Adaptation to climate change (bregroup.com)		Unlikely (N')		

Credit title, key info and score value				Credit requirements		Pre-Assessment		
Wst 06 Design for disassembly and adaptability - recommendations	YES			1 Conduct a study to explore the ease of disassembly and the functional adaptation potential of different design scenarios (see Methodology) by the end of Concept Design.	The study must consider the following as a minimum: • Feasibility: The likelihood to contain multiple or alternative building uses, area functions and different tenancies over the expected life cycle, e.g. related to the structural design of the building. • Accessibility: Design aspects that facilitate the replacement of all major plant within the life of the building, e.g. panels in floors and walls that can be removed without affecting the structure, providing lifting beams and hoists. Accessibility also involves access to local services, such as local power, data infrastructure etc. • Versatility: The degree of adaptability of the internal environment to accommodate changes in working practices. • Adaptability: The potential of the building ventilation strategy to adapt to future building occupant needs and climatic scenarios. • Convertibility: The degree of adaptability of the internal physical space and external shell to accommodate changes of in-use. • Expandability: The potential for the building to be extended, horizontally or vertically. • 'Refurbishment potential': The potential for major refurbishment, including replacing the façade. For additional guidance, see Table 10.13. Ease of disassembly is facilitated by principles allowing the building or parts of the building to be disassembled at the end of its life, or to be renovated rather than demolished, with individual components being used for other purposes. The study should consider the following as a minimum: • Accessibility (see Functional adaptation strategy study). • Durability: use materials which require less frequent maintenance, repair or replacement, considering them within the context of the life span of the building. • Exposed and reversible connections: making the connections more visible provides opportunities to optimise material and product reuse. Welded connections prohibit disassembly and it is preferable to use screws and bolts to allow for disassembly and material reuse. • Layer independence: designing building systems and components in layers so that removal, adjustment or replacement of some elements is feasible, especially when different components have different life spans and maintenance needs. • Avoidance of unnecessary toxic treatments and finishes. Some finishes can contaminate the substrate in a way that they are no longer reusable or recyclable. This should be avoided unless finishes serve a specific	Potential (Y?)		
Wst 06 Design for disassembly and adaptability - recommendations	YES			2 Develop recommendations or solutions (see Methodology) based on the study (criterion 1), during or prior to Concept Design, that aim to enable and facilitate disassembly and functional adaptation		Potential (Y?)		
Wst 06 Design for disassembly and adaptability - recommendations	YES		0.60	BREEAM UK New Construction Version 6 - Wst 06 Design for disassembly and adaptability (bregroup.com)		Potential (Y?)		Assumed potential, some consideration done during RIBA 2 (report to review).
Wst 06 Design for disassembly and adaptability - implementation	YES			3 Achieve criteria 1 and 2		Possible (N?)		
Wst 06 Design for disassembly and adaptability - implementation				4 Provide an update, during Technical Design, on: 4.a: How the recommendations or solutions proposed by Concept Design have been implemented where practical and cost effective. Omissions have been justified in writing to the assessor. 4.b: Changes to the recommendations and solutions during the development of the Technical Design.	The implementation will be specific to the building and scope of the project, but information should be made available to the assessor covering: • Options for multiple building uses and area functions based on design details, e.g. modularity. • Routes and methods for major plant replacement, e.g. networks and connections have flexibility and capacity for expansion. • Accessibility for local plant and service distribution routes, e.g. detailed information on building conduits and connections infrastructure. • The potential for the building to be extended, horizontally or vertically.	Possible (N?)		
Wst 06 Design for disassembly and adaptability - implementation				5 Produce a building adaptability and disassembly guide to communicate the characteristics allowing functional adaptability and disassembly to prospective tenants.	The guide can be in the form of an analogue document or an Asset Information Model from the Building Information Model (BIM) created in accordance with PAS 1192 Part 2-2013 and PAS 1192 Part 3-2014. See the new ISO 20887 for information on what the guide could include.	Possible (N?)		
Wst 06 Design for disassembly and adaptability - implementation	YES		0.60	BREEAM UK New Construction Version 6 - Wst 06 Design for disassembly and adaptability (bregroup.com)		Possible (N?)		Assumed possible, some consideration done during RIBA 2 (report to review). Dissassembly aspect may be challenging given ASIAD requirements. Adaptability/ flexibility has been considered (e.g. power poles/ high level services).
LE 01 Site selection: Previously occupied land				1 At least 75% of the proposed development's footprint is on an area of land which has previously been occupied (see Definitions).	<i>Development footprint</i> The development footprint includes any land used for buildings, hardstanding, landscaping, site access or where construction work is carried out (or land is being disturbed in any other way), where features of ecological value are being disturbed. It also includes any areas used for temporary site storage and buildings. If it is not known exactly where buildings, hardstanding, site access, temporary storage and buildings will be located, it must be assumed that the development footprint is the entire development site. <i>Previously occupied land</i> For the purposes of this issue BREEAM defines previously occupied land as that which is or was occupied by a permanent structure, including any associated fixed surface infrastructure (the definition is based on the National Planning Policy Framework¹ definition of previously developed land, with some further clarifications for items 3 and 4). The definition excludes: 1.Land that is or has been occupied by agricultural or forestry buildings. 2.Land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures. 3.Land in built-up areas such as parks, recreation grounds and allotments which, although they may feature paths, pavilions and other buildings, have not been previously occupied. 4.Land that was previously occupied but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings), typically over a period of more than fifty years. <i>Proposed development</i> Any development (building, hard landscaping, car park and access roads) that falls within the boundary of the assessed site. When assessing new buildings developed within the boundary of an existing site, they do not automatically comply with the reuse of land criteria. At least 75% of the land on which the new building will be sited must meet	Baseline (Y)		
LE 01 Site selection: Previously occupied land			1.00	BREEAM UK New Construction Version 6 - LE 01 Site selection (bregroup.com)		Baseline (Y)		

Credit title, key info and score value				Credit requirements	Pre-Assessment			
LE 01 Site selection: Contaminated land				2 A contaminated land professional's site investigation, risk assessment and appraisal has deemed land within the site to be affected by contamination. The site investigation, risk assessment and appraisal have identified: 2.a: The degree of contamination 2.b: The contaminant sources or types 2.c: The options for remediating sources of contamination which present an unacceptable risk.	Scope: Contaminated land that has been decontaminated solely for health and safety reasons, or for historic remediation (rather than for the specific purpose of redevelopment) is not within the scope of the assessment. The credit for use of contaminated land can only be awarded where remediation has taken place to enable development of the site for the assessed building, or a larger phased development that includes the assessed building. Large sites split into smaller plots: When assessing a large site that has been remediated and then packaged up into smaller plots of land for individual buildings (possibly as part of a phased development strategy), the credit can be awarded regardless of the plot location of the assessed building within the wider development plan. This is on the condition that the site could not have been developed without remediation work taking place. <i>Contaminated land professional</i> An individual that holds a degree or equivalent qualification in chemistry, environmental science or management, earth sciences, civil engineering, or a related subject, and has a minimum of three years relevant experience (within the last five years) in site investigation, risk assessment and appraisal. Such experience must clearly demonstrate a practical knowledge of site investigation methodologies and understanding of remediation techniques and national legislation on the subject; as well as acting in an advisory capacity to provide recommendations for remediation. <i>Land affected by contamination</i> Land that could not be legally or safely developed or built on to the proposed end use without the remediation of the contamination. Contamination is defined as any substance or agent in, or on the ground within the development footprint, which presents an unacceptable risk to human health, property or the environment. For	Unlikely ('N')		
LE 01 Site selection: Contaminated land				3 The client or principal contractor confirms that remediation of the site will be carried out in accordance with the remediation strategy and its implementation plan as recommended by the contaminated land professional (see Definitions).		Unlikely ('N')		
LE 01 Site selection: Contaminated land			1.00	BREEAM UK New Construction Version 6 - LE 01 Site selection (bregroup.com)		Unlikely ('N')		GI test to be carried out.
LE 02 Identifying and understanding the risks and opportunities for the project - Prerequisite - Assessment route selection				1 An assessment route (see Definitions) for the project has been determined using BREEAM Guidance Note GN34 BREEAM Ecological Risk Evaluation Checklist.	Route 1: For sites where ecological opportunities and risks are limited in nature This route is only appropriate where the level of ecological risk associated with the site is of a level that can practically be understood and addressed by a project team member using general observation, non-specialist knowledge and publicly available resources and information. This would be assessed by completing the Ecological Risk Evaluation Checklist. A lower level of reward is available as this route does not involve the same level of input and expertise that would be available when using a Suitably Qualified Ecologist. Route 2: For sites where complex ecological systems are likely to be present. This is the more comprehensive route of assessment and therefore can achieve a higher level of reward than Route 1. It must be conducted by a Suitably Qualified Ecologist (See Definitions). This route will be mandatory for more sensitive sites and optional for those eligible for assessment under Route 1 . This would be assessed by completing the Ecological Risk Evaluation Checklist.	Baseline ('Y')		
LE 02 Identifying and understanding the risks and opportunities for the project - Prerequisite - Assessment route selection				2 The client or contractor confirms compliance is monitored against all relevant UK and EU or international legislation relating to the ecology of the site.		Baseline ('Y')		
LE 02 Identifying and understanding the risks and opportunities for the project - Prerequisite - Assessment route selection			0.00	BREEAM UK New Construction Version 6 - LE 02 Ecological risks and opportunities (bregroup.com)		Baseline ('Y')	Assume habitats or protected species present	
LE 02 Identifying and understanding the risks and opportunities for the project - Survey and evaluation	YES			Route 1 3 Assessment route 1 can be used only when indicated by the results of the BREEAM Ecological Risk Evaluation Checklist (see Methodology).		Potential ('Y?')		
LE 02 Identifying and understanding the risks and opportunities for the project - Survey and evaluation	YES			Route 2 only 4 A Suitably Qualified Ecologist (SQE) is appointed at a project stage that ensures early involvement in site configuration and, where necessary, can influence strategic planning decisions.	Suitably Qualified Ecologist (SQE) An individual achieving all the following items can be considered to be 'suitably qualified' for the purposes of compliance with BREEAM: 1.Holds a degree or equivalent qualification (e.g. N/SVQ level 5) in ecology or a related subject. 2.Is a practising ecologist, with a minimum of three years relevant experience (within the last five years). Such experience must clearly demonstrate a practical understanding of factors affecting ecology in relation to construction and the built environment including: acting in an advisory capacity to provide recommendations for ecological protection, enhancement and mitigation measures. Examples of relevant experience are: ecological impact assessments, Preliminary Ecological Appraisals (PEA), Phase 2 habitat and fauna surveys, and habitat creation. 3.Is covered by a professional code of conduct and subject to peer review. Full members of the following organisations, who meet the above criteria, are deemed Suitably Qualified Ecologists for the purposes of BREEAM a. Chartered Institute of Ecology and Environmental Management (CIEEM) b. Chartered Institution of Water and Environmental Management (CIWEM) c. Institute of Environmental Management and Assessment (IEMA) d. Landscape Institute (LI) e. The Institution of Environmental Sciences (IES). If the Suitably Qualified Ecologist (SQE) is appointed after the commencement of activities on-site and if the other requirements of this issue are met, then credits can still be awarded, provided that: ■the SQE confirms that all relevant UK and EU legislation relating to the protection and enhancement of ecology has been complied with during the design and construction process ■the SQE confirms that their late appointment has not compromised the adoption of any measures to improve the assessed site's long term biodiversity	Potential ('Y?')		

Credit title, key info and score value				Credit requirements		Pre-Assessment		
LE 02 Identifying and understanding the risks and opportunities for the project - Survey and evaluation	YES			Route 2 only 5 Prior to the completion of the Preparation and Brief project stage, an appropriate level of survey and evaluation (see Assessment route 2: For sites where complex ecological systems are likely to be present) has been carried out to determine the ecological baseline of the site, taking account of the zone of influence to establish: 5.a: Current and potential ecological value and condition of the site, and related areas within the zone of influence. 5.b: Direct and indirect risks to current ecological value 5.c: Capacity and feasibility for enhancement of the ecological value of the site and, where relevant, areas within the zone of influence.	The approach taken to the ecological assessment should be appropriate to the scope and scale of the project. This may result in some points listed as not being applicable or being interpreted and applied at a level that is appropriate for the scope of the project. The following must be considered as a minimum: Survey 1.Determining the zone of influence for the site including neighbouring land and habitats 2.Current flora, fauna (including permanent and transient species) and habitat characteristics (including but not limited to ecological features in or on built structures) 3.Habitat extent, quality, connectivity and fragmentation 4.Recent and historic site condition 5.Existing management and maintenance levels and arrangements 6.Existing ecological initiatives within the zone of influence 7.Identification of, and consultation with, relevant stakeholders impacted or affected by the site. 8.Local knowledge or sources of information. Evaluation 1. Current value and condition of the site and, where relevant, the zone of influence in terms of: a. Features including habitats, species, food sources and connectivity b. Broader biodiversity and ecosystem services benefits or opportunities 2.Direct and indirect risks to current ecological value: a Sensitive areas and features on or near the site b. Direct risks including those from, human activity (e.g. construction work), habitat fragmentation, and potentially harmful species c. Indirect risks including water, noise and light pollution 3.Capacity and feasibility to enhance the ecological value 4.Habitat restoration and creation potential 5.Impact of the proposed design, construction works and operations on site. There may be some projects where not all items listed above will be applicable or appropriate to the site. In these cases, the ecologist should justify why the items L389are considered not applicable.	Potential (Y?)		
LE 02 Identifying and understanding the risks and opportunities for the project - Survey and evaluation	YES			Route 2 only 6 Data are collated and shared with project team to inform the site preparation, design and construction works.		Potential (Y?)		
LE 02 Identifying and understanding the risks and opportunities for the project - Survey and evaluation	YES		1.00	BREFAM UK New Construction Version 6 - LE 02 Ecological risks and opportunities (bregroup.com)		Potential (Y?)		
LE 02 Identifying and understanding the risks and opportunities for the project - Determining the ecological outcomes for the site (Routes 1 and 2)				7 Survey and evaluation criteria relevant to the chosen route (criterion 3 or Criteria 4–6) have been achieved.		Unlikely ('N')		
LE 02 Identifying and understanding the risks and opportunities for the project - Determining the ecological outcomes for the site (Routes 1 and 2)	YES			8 During Concept Design, the project team liaise and collaborate with representative stakeholders to identify the optimal ecological outcome for the site. (For Route 1 assessments, see GN35. For Route 2 assessments, see Methodology).	The optimal ecological outcome for a site can be defined as a solution that both, provides maximum benefit to the ecology, whilst accounting for other priorities for the development. This may result in several options/iterations and the most favourable option selected and justified, taking account of all site-specific considerations (for example scale, scope, size and any other priorities).	Unlikely ('N')		
LE 02 Identifying and understanding the risks and opportunities for the project - Determining the ecological outcomes for the site (Routes 1 and 2)				9 The ecological outcome for the site is determined by identifying, appraising and selecting specific solutions and measures. The solutions and measures must be identified sufficiently early in the project to influence key project planning decisions and must be done in accordance with the following hierarchy of action, which is dependant on the route being used (see notes)		Unlikely ('N')		
LE 02 Identifying and understanding the risks and opportunities for the project - Determining the ecological outcomes for the site (Routes 1 and 2)				10 The optimal ecological outcome for the site is selected after liaising with representative stakeholders and the project team.		Unlikely ('N')		
LE 02 Identifying and understanding the risks and opportunities for the project - Determining the ecological outcomes for the site (Routes 1 and 2)	YES		1.00	BREFAM UK New Construction Version 6 - LE 02 Ecological risks and opportunities (bregroup.com)		Unlikely ('N')		
LE 02 Identifying and understanding the risks and opportunities for the project - Exemplary level credit	YES			11 Achieve criteria 8 to 10.		Unlikely ('N')		

Credit title, key info and score value				Credit requirements		Pre-Assessment		
LE 02 Identifying and understanding the risks and opportunities for the project - Exemplary level credit				12 When determining the optimal ecological outcome for the site consider, in addition to those outlined in criteria 8 to 10, the wider site sustainability-related activities and the potential for ecosystem service related benefits. See Methodology for a list of the minimum areas for consideration.	Opportunities for integrating ecology with wider site sustainability-related activities and ecosystem service related benefits, including as a minimum: 1. Landscape: a. Landscape design b. Heritage and local character c. Green Infrastructure 2.Health and wellbeing : a. Recreational space (including growing space, community agriculture or horticultural and allotment activities) b. Water quality measures c. Noise mitigation measures d. Air quality control measures e. Light pollution control measures 3.Resilience a. Climate change mitigation b. Management of surface water run-off c. Flood risk management d. Climate-sensitive urban design (heat island effect, thermal mass, shading, biotic cooling etc.) 4.Infrastructure: a. Maximising the benefits of green infrastructure and optimising alignment with existing infrastructure on the site and the zone of influence. 5.Community and end user involvement a. Life cycle costing and service life planning (where targeted under Man 02).	Unlikely ('N')		
LE 02 Identifying and understanding the risks and opportunities for the project - Exemplary level credit				13. Achieve the credits of the assessment issues outlined below: 13a: Hea 07 Safe and healthy surroundings - Both credits 13b: Pol 03 Flood and surface water management - Achieve credits for 'Surface water run-off' and 'Minimising watercourse pollution' 13c: Pol 05 Reduction of noise pollution		Unlikely ('N')		
LE 02 Identifying and understanding the risks and opportunities for the project - Exemplary level credit	YES		1.00	BREEAM UK New Construction Version 6 - LE 02 Ecological risks and opportunities (bregroup.com)		Unlikely ('N')		
LE 03 Managing negative impacts on ecology - Prerequisite - Identification and understanding the risks and opportunities for the site				1 LE 02 has been achieved.		Potential (Y?)		
LE 03 Managing negative impacts on ecology - Prerequisite - Identification and understanding the risks and opportunities for the site	YES		0.00	BREEAM UK New Construction Version 6 - LE 03 Managing impacts on ecology (bregroup.com)		Potential (Y?)		
LE 03 Managing negative impacts on ecology: Planning measures on site				2 Further planning to avoid and manage negative ecological impacts on-site is carried out (see Methodology) early enough to influence the concept design and design brief as well as site preparation planning (typically Concept Design stage).	Relevant project team member ensures that clear roles and responsibilities are in place and are appropriate to the scale of the project. This should allow for the implementation of the solutions and measures, in line with the delivery of the assessment requirement for this issue, incorporating:	Possible ('N?')		
LE 03 Managing negative impacts on ecology: Planning measures on site				3 On-site measures for managing negative ecological impacts during site preparation and construction are implemented in-practice (e.g. mitigation measures to protect existing ecological features) (see Methodology).		Possible ('N?')		
LE 03 Managing negative impacts on ecology: Planning measures on site				4 Criteria 2-3 are based on input from the project team in collaboration with representative stakeholders and data collated as part of the 'Determining ecological outcomes' in LE 02 Ecological risks and opportunities (see Methodology).	Relevant project team member liaises and, where feasible, collaborates with relevant stakeholders at appropriate times to support optimisation of ecological outcome for the sites. (For relevant stakeholders see LE 02 Identifying and understanding the risks and opportunities for the project - Determining the ecological outcomes for the site – project team liaison and collaboration with relevant stakeholders). Implementation of selected solutions and measures for the delivery of the ecological outcome for the sites in a technically robust focused, practical, feasible and cost-efficient way, including the following: Timescales for implementing solutions and measures should take into consideration, where relevant: 1.Which roles and responsibilities apply 2.Ecological seasonality 3.Alignment with existing and planned activities and processes 4.Project phasing, including existing planned activities and processes on or near the site, or in the wider local area. Contract requirements should focus on: 1.Reducing and managing potential knock-on impacts of works (e.g. pollution and disturbance) 2.Contractual and other handover project milestones 3.Long term management, maintenance and monitoring requirements and outline costs.	Possible ('N?')		

Credit title, key info and score value				Credit requirements		Pre-Assessment		
LE 03 Managing negative impacts on ecology: Planning, liaison, implementation and data	YES		1.00	BREEAM UK New Construction Version 6 - LE 03 Managing impacts on ecology (bregroup.com)	The following is anticipated to apply (based on T2 Extension BREEAM Bespoke Appendix): Where no ecological enhancement is possible (for aircraft safety reasons) at the development being BREEAM assessed, an ecologically relevant site external to the airport can be used to LE 04 Enhancing site demonstrate compliance against this issue.	Possible ('N?')		May be achievabel via off-ssite ecological enhancement (subject to BRE approval).
LE 03 Managing negative impacts on ecology: Managing negative impacts of the project (1st Credit)				Route 1 only 5 Criteria 2 and 3 have been achieved. Route 2 only 7 Criteria 2-4 have been achieved.		Possible ('N?')		
LE 03 Managing negative impacts on ecology: Managing negative impacts of the project (1st Credit)				Route 1 only 6 Negative impacts from site preparation and construction works have been managed according to the hierarchy (see Methodology) and no overall loss of ecological value has occurred. Route 2 only 8 Negative impacts from site preparation and construction works have been managed according to the hierarchy (see Assessment route 2: For sites where complex ecological systems are likely to be present) and the loss of ecological value has been minimised (Minimising Loss)	The approach to managing negative impacts from site preparation and construction works should be appropriate to the scope and scale of the project. This may mean that some of the points listed in the Methodology section may not be applicable or appropriate for the scope of a project. Hierarchy for managing negative impacts on site The following hierarchy must be followed when managing negative impacts of the site preparation and construction works: 1.Avoidance of negative impacts of habitats and features of ecological value on the site. 2.If it is not possible for avoidance of negative impacts, protect habitats and features of ecological value from damage in accordance with best practice guidelines during development works. 3.If it is not possible for avoidance of all negative impacts or to protect habitats and features of ecological value, reduce, limit or control negative impacts as far as possible. 4. 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.	Possible ('N?')		
LE 03 Managing negative impacts on ecology: Managing negative impacts of the project (1st Credit)			1.00	BREEAM UK New Construction Version 6 - LE 03 Managing impacts on ecology (bregroup.com)	The following is anticipated to apply (based on T2 Extension BREEAM Bespoke Appendix): Where no ecological enhancement is possible (for aircraft safety reasons) at the development being BREEAM assessed, an ecologically relevant site external to the airport can be used to LE 04 Enhancing site demonstrate compliance against this issue.	Possible ('N?')		May be achievabel via off-ssite ecological enhancement (subject to BRE approval).
LE 03 Managing negative impacts on ecology: Managing negative impacts of the project (2nd Credit)				Route 2 only 7 Criteria 2-4 have been achieved.		Possible ('N?')		
LE 03 Managing negative impacts on ecology: Managing negative impacts of the project (2nd Credit)				Route 2 only 8 Negative impacts from site preparation and construction works have been managed according to the hierarchy (see Assessment route 2: For sites where complex ecological systems are likely to be present) and the no overall loss of ecological value has occurred.	The approach to managing negative impacts from site preparation and construction works should be appropriate to the scope and scale of the project. This may mean that some of the points listed in the Methodology section may not be applicable or appropriate for the scope of a project. Hierarchy for managing negative impacts on site The following hierarchy must be followed when managing negative impacts of the site preparation and construction works: 1.Avoidance of negative impacts of habitats and features of ecological value on the site. 2.If it is not possible for avoidance of negative impacts, protect habitats and features of ecological value from damage in accordance with best practice guidelines during development works. 3.If it is not possible for avoidance of all negative impacts or to protect habitats and features of ecological value, reduce, limit or control negative impacts as far as possible. 4. 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.	Possible ('N?')		
LE 03 Managing negative impacts on ecology: Managing negative impacts of the project (2nd Credit)	YES		1.00	BREEAM UK New Construction Version 6 - LE 03 Managing impacts on ecology (bregroup.com)	The following is anticipated to apply (based on T2 Extension BREEAM Bespoke Appendix): Where no ecological enhancement is possible (for aircraft safety reasons) at the development being BREEAM assessed, an ecologically relevant site external to the airport can be used to LE 04 Enhancing site demonstrate compliance against this issue.	Possible ('N?')		May be achievabel via off-ssite ecological enhancement (subject to BRE approval).
LE 04 Change and enhancement of ecological value Prerequisite - Managing negative impacts on ecology	YES			1 Criteria 2-3 in LE 03 have been achieved.		Possible ('N?')		
LE 04 Change and enhancement of ecological value Prerequisite - Managing negative impacts on ecology				2 The client or contractor confirms compliance is monitored against all relevant UK, EU or international legislation relating to the ecology of the site.		Possible ('N?')		
LE 04 Change and enhancement of ecological value Prerequisite - Managing negative impacts on ecology	YES		0.00	BREEAM UK New Construction Version 6 - LE 04 Ecological change and enhancement (bregroup.com)	The following is anticipated to apply (based on T2 Extension BREEAM Bespoke Appendix): Where no ecological enhancement is possible (for aircraft safety reasons) at the development being BREEAM assessed, an ecologically relevant site external to the airport can be used to LE 04 Enhancing site demonstrate compliance against this issue.	Possible ('N?')		May be achievabel via off-ssite ecological enhancement (subject to BRE approval).
LE04 Change and enhancement of ecological value Change and enhancement of ecology (Route 1 only) or Liaison, implementation and data collation (Route 2 only)				Route 1 only 3 The project team, liaising and collaborating with representative stakeholders and taking into consideration data collated and shared, have implemented locally relevant ecological solutions and measures which enhance the site. The solutions and measures adopted are based on recommendations from recognised 'local' ecological expertise and specialist input and guidance.		Possible ('N?')		
LE04 Change and enhancement of ecological value Change and enhancement of ecology (Route 1 only) or Liaison, implementation and data collation (Route 2 only)				Route 2 only The project team, liaising and collaborating with representative stakeholders (for relevant stakeholders see LE 02 Identifying and understanding the risks and opportunities for the project - Determining the ecological outcomes for the site – project team liaison and collaboration with relevant stakeholders), and taking into consideration data collated and shared, have implemented the solutions and measures selected in a way that enhances ecological value in the following order: 4.a: On site, and where this is not feasible, 4.b: Off site within the zone of influence.		Possible ('N?')		

Credit title, key info and score value				Credit requirements		Pre-Assessment		
LE04 Change and enhancement of ecological value Change and enhancement of ecology (Route 1 only) or Liaison, implementation and data collation (Route 2 only)				Route 2 only 5 Data collated are analysed and where potentially valuable, provided to the local environmental records centres nearest to, or relevant for, the site.		Possible ('N?')		
LE04 Change and enhancement of ecological value: Change and enhancement of ecology (Route 1 only) or Liaison, implementation and data collation (Route 2 only)	YES		1.00	BREEAM UK New Construction Version 6 - LE 04 Ecological change and enhancement (bregroup.com)	The following is anticipated to apply (based on T2 Extension BREEAM Bespoke Appendix): Where no ecological enhancement is possible (for aircraft safety reasons) at the development being BREEAM assessed, an ecologically relevant site external to the airport can be used to LE 04 Enhancing site demonstrate compliance against this issue.	Possible ('N?')		May be achievabel via off-ssite ecological enhancement (subject to BRE approval).
LE04 Change and enhancement of ecological value: Minimising loss of ecological value (one credit - percentage score of 75-94)				Route 2 only 6 Up to three credits are awarded based on the calculation of the change in ecological value occurring as a result of the project. This must be calculated in accordance with the process set out in GN36 - BREEAM, CEEQUAL and HQM Ecology Calculation Methodology – Route 2. Credits are awarded as follows: 6.a: Minimising loss of ecological value (one credit - percentage score of 75-94)		Possible ('N?')		
LE04 Change and enhancement of ecological value Minimising loss of ecological value (one credit - percentage score of 75-94)	YES		1.00	BREFAM UK New Construction Version 6 - LE 04 Ecological change and enhancement (bregroup.com)	The following is anticipated to apply (based on T2 Extension BREEAM Bespoke Appendix): Where no ecological enhancement is possible (for aircraft safety reasons) at the development being BREEAM assessed, an ecologically relevant site external to the airport can be used to LE 04 Enhancing site demonstrate compliance against this issue.	Possible ('N?')		May be achievabel via off-ssite ecological enhancement (subject to BRE approval).
LE04 Change and enhancement of ecological value: No net loss of ecological value (two credits - percentage score of 95-104)				Route 2 only 6 Up to three credits are awarded based on the calculation of the change in ecological value occurring as a result of the project. This must be calculated in accordance with the process set out in GN36 - BREEAM, CEEQUAL and HQM Ecology Calculation Methodology – Route 2. Credits are awarded as follows: 6.b: No net loss of ecological value (two credits - percentage score of 95-104)		Possible ('N?')		
LE04 Change and enhancement of ecological value No net loss of ecological value (two credits - percentage score of 95-104)	YES		1.00	BREEAM UK New Construction Version 6 - LE 04 Ecological change and enhancement (bregroup.com)	The following is anticipated to apply (based on T2 Extension BREEAM Bespoke Appendix): Where no ecological enhancement is possible (for aircraft safety reasons) at the development being BREEAM assessed, an ecologically relevant site external to the airport can be used to LE 04 Enhancing site demonstrate compliance against this issue.	Possible ('N?')		May be achievabel via off-ssite ecological enhancement (subject to BRE approval).
LE04 Change and enhancement of ecological value Net gain of ecological value (three credits - percentage score of 105-109)				Route 2 only 6 Up to three credits are awarded based on the calculation of the change in ecological value occurring as a result of the project. This must be calculated in accordance with the process set out in GN36 - BREEAM, CEEQUAL and HQM Ecology Calculation Methodology – Route 2. Credits are awarded as follows: 6.c: Net gain of ecological value (three credits - percentage score of 105-109)		Possible ('N?')		
LE04 Change and enhancement of ecological value Net gain of ecological value (three credits - percentage score of 105-109)	YES		1.00	BREEAM UK New Construction Version 6 - LE 04 Ecological change and enhancement (bregroup.com)	The following is anticipated to apply (based on T2 Extension BREEAM Bespoke Appendix): Where no ecological enhancement is possible (for aircraft safety reasons) at the development being BREEAM assessed, an ecologically relevant site external to the airport can be used to LE 04 Enhancing site demonstrate compliance against this issue.	Possible ('N?')		May be achievabel via off-ssite ecological enhancement (subject to BRE approval).
LE04 Change and enhancement of ecological value Exemplary level credit Significant net gain of ecological value (percentage score of 110 or above)				Route 2 only 6 Up to three credits are awarded based on the calculation of the change in ecological value occurring as a result of the project. This must be calculated in accordance with the process set out in GN36 - BREEAM, CEEQUAL and HQM Ecology Calculation Methodology – Route 2. Credits are awarded as follows: 7.a: Significant net gain of ecological value (percentage score of 110 or above)		Possible ('N?')		
LE04 Change and enhancement of ecological value: Exemplary level credit Significant net gain of ecological value (percentage score of 110 or above)	YES		1.00	BREEAM UK New Construction Version 6 - LE 04 Ecological change and enhancement (bregroup.com)	The following is anticipated to apply (based on T2 Extension BREEAM Bespoke Appendix): Where no ecological enhancement is possible (for aircraft safety reasons) at the development being BREEAM assessed, an ecologically relevant site external to the airport can be used to LE 04 Enhancing site demonstrate compliance against this issue.	Possible ('N?')		May be achievabel via off-ssite ecological enhancement (subject to BRE approval).
LE 05 Long term impact on biodiversity - Prerequisite - statutory obligations, planning and site implementation				1 The client or contractor has confirmed that compliance is being monitored against all relevant UK, EU and international standards relating to the ecology of the site.		Possible ('N?')		
LE 05 Long term impact on biodiversity - Prerequisite - statutory obligations, planning and site implementation				2 The following must be achieved, according to the route being assessed: 2.a Foundation route (Route 1) - Criterion 6 in LE 03 has been achieved. 2.b: Comprehensive route (Route 2) - Criterion 8 in LE 03 has been achieved, and at least one credit under LE 04 for 'Change and Enhancement of Ecology' has been awarded.		Possible ('N?')		
LE 05 Long term impact on biodiversity - Prerequisite - statutory obligations, planning and site implementation	YES		0.00	BREFAM UK New Construction Version 6 - LE 05 Long term ecology management and maintenance (bregroup.com)	The following is anticipated to apply (based on T2 Extension BREEAM Bespoke Appendix): Where no ecological enhancement is possible (for aircraft safety reasons) at the development being BREEAM assessed, an ecologically relevant site external to the airport can be used to LE 04 Enhancing site demonstrate compliance against this issue.	Possible ('N?')		May be achievabel via off-ssite ecological enhancement (subject to BRE approval).
LE 05 Long term impact on biodiversity: Management and maintenance throughout the project				3. Measures have been implemented to manage and maintain ecology throughout the project. These measures are based on input from the project team in collaboration with representative stakeholders and data collated as part of the 'Determining ecological outcomes' in LE 02 (see Methodology). To ensure the optimal ecological outcomes agreed in LE 02 are met in-practice, these measures must monitor and review the effectiveness of the mitigation and enhancement measures in place for LE 03 & LE 04 to ensure they are implemented.		Possible ('N?')		

Credit title, key info and score value				Credit requirements		Pre-Assessment		
LE 05 Long term impact on biodiversity: Management and maintenance throughout the project				4. A section on Ecology and Biodiversity has been included as part of the tenant or building owner information supplied, to inform the owner or occupant of local ecological features, value and biodiversity on or near the site (see Methodology). This should include detailed management and maintenance plans as required by landscape and asset managers as well as relevant parts of the handover information for occupiers written in a format that encourages understanding and supportive behaviours.	Methodology : Management and maintenance throughout the project For criterion 3, management throughout the project may include the following: – Monitoring and reporting of outcomes and successes from the project – Arrangements for the ongoing management of landscape and habitat connected to the project (on and, where relevant, off site) – Maintaining the ecological value of the site and its relationship or connection to its Zone of Influence – Maintaining the site in line with any sustainability linked activities, e.g. wider sustainability benefits (LE 02 Ecological risks and opportunities). Collaboration and data For criterion 3, collaboration between relevant stakeholders referred to in LE 02 (Collaboration throughout the project) should be used to inform decisions relating to the management and maintenance measures taken throughout the project. Handover information For criterion 4, the handover information should include the following content, as appropriate: 1. Details of the ecological value within the property boundary (e.g. public and private gardens, green roofs), common areas (e.g. communal garden), and the surrounding area (e.g. public recreational space). 2. The benefits of the ecological value to the occupants and the broader community. 3. Guidance on how the occupants can make the most of the local ecology and contribute to its management, (e.g. planting ecologically appropriate species in their property), as well as things that should be avoided doing (e.g. disrupting wildlife corridors, planting invasive species or allowing them to colonise and spread) 4. Highlight relevant actions that can be taken to enhance value within the property that is owned or occupied to help ensure its ongoing management and maintenance. 5. Contact details for those responsible for the management and maintenance of the local ecology and sources of local information on biodiversity and ecological management including management companies and local wildlife trusts.	Possible ('N?')		
LE 05 Long term impact on biodiversity: Management and maintenance throughout the project	YES		1.00	BREEAM UK New Construction Version 6 - LE 05 Long term ecology management and maintenance (bregroup.com)	The following is anticipated to apply (based on T2 Extension BREEAM Bespoke Appendix): Where no ecological enhancement is possible (for aircraft safety reasons) at the development being BREEAM assessed, an ecologically relevant site external to the airport can be used to LE 04 Enhancing site demonstrate compliance against this issue.	Possible ('N?')		May be achievabel via off-ssite ecological enhancement (subject to BRE approval).
LE 05 Long term impact on biodiversity: Landscape and ecology management plan				5. A Landscape and Ecology Management Plan, or equivalent, has been developed in accordance with BS 42020:2013 Section 11.1 covering at least the first five years after project completion as a minimum and including: 5.a Actions and responsibilities of relevant individuals prior to handover 5.b The ecological value and condition of the site at handover and how this is expected to develop and change over time 5.c Identification of opportunities for ongoing alignment with activities beyond the development project, which support the aims of BREEAM's Strategic Ecology Framework 5.d Identification and guidance to trigger appropriate remedial actions to address previously unforeseen impacts 5.e Clearly defined and allocated roles and responsibilities for delivering the plan		Possible ('N?')		
LE 05 Long term impact on biodiversity: Landscape and ecology management plan				6 The landscape and management plan or similar will be updated to support maintenance of the ecological value of the site (see sections relating to Maintenance and Monitoring in CIEEM, CIRIA, IEMA, for helpful guidance).		Possible ('N?')		
LE 05 Long term impact on biodiversity: Landscape and ecology management plan (or similar) development	YES		1.00	BREEAM UK New Construction Version 6 - LE 05 Long term ecology management and maintenance (bregroup.com)	The following is anticipated to apply (based on T2 Extension BREEAM Bespoke Appendix): Where no ecological enhancement is possible (for aircraft safety reasons) at the development being BREEAM assessed, an ecologically relevant site external to the airport can be used to LE 04 Enhancing site demonstrate compliance against this issue.	Possible ('N?')		May be achievabel via off-ssite ecological enhancement (subject to BRE approval).
Pol 01 Impact of refrigerants: Pre-requisite				1. All systems with electric compressors comply with the requirements of BS EN 378:2016 (parts 2 and 3). Refrigeration systems containing ammonia comply with the Institute of Refrigeration Ammonia Refrigeration Systems code of practice.		Baseline ('Y')		
Pol 01 Impact of refrigerants: Pre-requisite			0.00	BREEAM UK New Construction Version 6 - Pol 01 Impact of refrigerants (bregroup.com)		Baseline ('Y')		
Pol 01 Impact of refrigerants: Impact of refrigerant (1st Credit)				2. Systems using refrigerants have a DELC of ≤1000kgCO ₂ -eq/kW cooling and heating capacity. OR The direct effect life cycle CO ₂ equivalent emissions (DELC) of ≤100 CO ₂ -eq/kW. For systems which provide cooling and heating, the worst performing output based on the lower of kW cooling output and kW heating output is used to complete the calculation. To calculate the DELC, see methodology in the BREEAM manual. OR All refrigerants used have a global warming potential (GWP) ≤10. OR No refrigerant use within the installed plant or systems.		Potential ('Y?')		
Pol 01 Impact of refrigerants: Impact of refrigerant (1st Credit)			0.67	BREEAM UK New Construction Version 6 - Pol 01 Impact of refrigerants (bregroup.com)		Potential ('Y?')		Proposing to use e.g. R32. Credits needs confirming by BREEAM Pol 1 calc tool.
Pol 01 Impact of refrigerants: Impact of refrigerant (2nd Credit)				3. The direct effect life cycle CO ₂ equivalent emissions (DELC) of ≤100 CO ₂ -eq/kW. For systems which provide cooling and heating, the worst performing output based on the lower of kW cooling output and kW heating output is used to complete the calculation. To calculate the DELC, see methodology in the BREEAM manual OR All refrigerants used have a global warming potential (GWP) ≤10. OR No refrigerant use within the installed plant or systems.		Possible ('N?')		
Pol 01 Impact of refrigerants: Impact of refrigerant (2nd Credit)			0.67	BREEAM UK New Construction Version 6 - Pol 01 Impact of refrigerants (bregroup.com)		Possible ('N?')		Proposing to use e.g. R32. Credits needs confirming by BREEAM Pol 1 calc tool.

Credit title, key info and score value				Credit requirements		Pre-Assessment		
Pol 01 Impact of refrigerants: Leak detection				6. All systems are hermetically sealed or only use environmentally benign refrigerants. OR 7. Where the systems are not hermetically sealed: 7.a Systems have either: 7.a.i A permanent automated refrigerant leak detection system, that is robust and tested, and capable of continuously monitoring for leaks. OR 7.a.ii An inbuilt automated diagnostic procedure for detecting leakage is enabled. 7.b In the event of a leak, the system must be capable of automatically responding and managing the remaining refrigerant charge to limit loss of refrigerant (see Automatic isolation and containment of refrigerant on page 325).	<i>Hermetically sealed systems</i> Hermetically sealed plant (as defined in the F Gas regulations) can be awarded the Leak Detection credit by default. The Regulations' definition of hermetically sealed plant only allows systems to have a tested leakage rate of less than 3 grams per year. This results in the risk of a large refrigerant leak due to system failure being minimised.	Potential (Y?)		
Pol 01 Impact of refrigerants: Leak detection			0.67	BREEAM UK New Construction Version 6 - Pol 01 Impact of refrigerants (bregroup.com)		Potential (Y?)		
Pol 02 Local air quality (1st Credit)				All heating and hot water is supplied by non-combustion systems. For example, only powered by electricity. OR Emissions from all installed combustion plant that provide space heating and domestic hot water do not exceed the levels set in Table 12.4 and Table 12.5 in the BREEAM UK Version 6.0 Technical Manual for achieving 1 credit.		Baseline (Y?)		
Pol 02 Local air quality (1st Credit)			0.67	BREEAM UK New Construction Version 6 - Pol 02 Local air quality (bregroup.com)		Baseline (Y?)	All electric heating	Credits assumed achievable for the project.
Pol 02 Local air quality (2nd Credit)				All heating and hot water is supplied by non-combustion systems. For example, only powered by electricity. OR Emissions from all installed combustion plant that provide space heating and domestic hot water do not exceed the levels set in Table 12.4 and Table 12.5 in the BREEAM UK Version 6.0 Technical Manual for achieving 2 credits.		Baseline (Y?)		
Pol 02 Local air quality (2nd Credit)			0.67	BREEAM UK New Construction Version 6 - Pol 02 Local air quality (bregroup.com)		Baseline (Y?)	All electric heating	As above.
Pol 03 Flood and surface water management: Flood resilience (1st Credit)				2. A site-specific flood risk assessment (FRA) confirms the development is in a flood zone that is defined as having a low annual probability of flooding . The FRA takes all current and future sources of flooding into consideration (see Sources of flooding on page 335) OR (criterion 3 and 4) 3 A site-specific FRA confirms the development is in a flood zone that is defined as having a medium or high annual probability of flooding and is not in a functional floodplain. The FRA must take all current and future sources of flooding into consideration (see Sources of flooding). For smaller sites refer to Level of detail required in the FRA for smaller sites, which overrides criterion 2. 4 To increase the resilience and resistance of the development to flooding, one of the following must be achieved: 4.a: The ground level of the building and access to both the building and the site, are designed (or zoned) so they are at least 600 mm above the design flood level of the site's flood zone (see 600mm threshold). 4.b: The final design of the building and the wider site reflects the recommendations made by an appropriate consultant in accordance with the hierarchy approach outlined in section 5 of BS 8533:2017.	Potential (Y?)			
Pol 03 Flood and surface water management: Flood resilience (1st Credit)			0.67	BREEAM UK New Construction Version 6 - Pol 03 Flood and surface water management (bregroup.com)		Potential (Y?)		Assuming that a site-specific flood risk assessment (FRA) confirms the development is in a flood zone that is defined as having a low annual probability of flooding.
Pol 03 Flood and surface water management: Flood resilience (2nd Credit)				2. A site-specific flood risk assessment (FRA) confirms the development is in a flood zone that is defined as having a low annual probability of flooding. The FRA takes all current and future sources of flooding into consideration (see Sources of flooding on page 335)		Potential (Y?)		
Pol 03 Flood and surface water management: Flood resilience (2nd Credit)			0.67	BREEAM UK New Construction Version 6 - Pol 03 Flood and surface water management (bregroup.com)		Potential (Y?)		As above.
Pol 03 Flood and surface water management: Surface water run-off (Pre-requisite)				5. Surface water run-off design solutions must be bespoke, i.e. they must take account of the specific site requirements and natural or man-made environment of and surrounding the site. The priority levels detailed in the Methodology must be followed, with justification given by the appropriate consultant where water is allowed to leave the site.		Potential (Y?)		
Pol 03 Flood and surface water management: Surface water run-off (Pre-requisite)			0.00	BREEAM UK New Construction Version 6 - Pol 03 Flood and surface water management (bregroup.com)		Potential (Y?)		Pre-requisite is assumed to be achievable.
Pol 03 Flood and surface water management: Surface water run-off (1st Credit)				6. For brownfield sites, drainage measures are specified so that the peak rate of run-off from the site to the watercourses (natural or municipal) shows a 30% improvement for the developed site compared with the predeveloped site. This should comply at the 1-year and 100-year return period events.	<i>Brownfield site</i> Any site which does not fall within the above definition of 'Greenfield site'	Potential (Y?)		
Pol 03 Flood and surface water management: Surface water run-off (1st Credit)				7. For Greenfield sites, drainage measures are specified so that the peak rate of run-off from the site to the watercourses (natural or municipal) is no greater for the developed site than it was for the pre-development site. This should comply at the 1-year and 100-year return period events.	<i>Greenfield site</i> A site which has never been built on, includes minimal development or which has been substantially cleared of all buildings and associated fixed surface infrastructure* and has subsequently remained undisturbed for five years or more. * Typically, the site includes less than 5% residual development by area.	Potential (Y?)		
Pol 03 Flood and surface water management: Surface water run-off (1st Credit)				8. Relevant maintenance agreements for the ownership, long term operation and maintenance of all specified Sustainable Drainage Systems (SuDS) are in place.		Potential (Y?)		
Pol 03 Flood and surface water management: Surface water run-off (1st Credit)				9. Calculations include an allowance for climate change. This should be made in accordance with current best practice planning guidance (see Definitions on page 353).		Potential (Y?)		

Credit title, key info and score value				Credit requirements	Pre-Assessment			
Pol 03 Flood and surface water management: Surface water run-off (1st Credit)			0.67	BREEAM UK New Construction Version 6 - Pol 03 Flood and surface water management (bregroup.com)		Potential (Y?)		Calculations need to confirm achieving the requirement, assuming potential credit.
Pol 03 Flood and surface water management: Surface water run-off (2nd credit)				10. Flooding of property will not occur in the event of local drainage system failure (caused either by extreme rainfall or a lack of maintenance); AND		Baseline (Y?)		
Pol 03 Flood and surface water management: Surface water run-off (2nd credit)				11. Drainage design measures are specified so that the post-development run-off volume, over the development lifetime, is no greater than it would have been prior to the assessed site's development. This must be for the 100-year 6-hour event, including an allowance for climate change (see criterion 15).		Baseline (Y?)		
Pol 03 Flood and surface water management: Surface water run-off (2nd credit)				12. Any additional predicted volume of run-off for this event is prevented from leaving the site by using infiltration or other SuDS techniques.		Baseline (Y?)		
Pol 03 Flood and surface water management: Surface water run-off (2nd credit)				For the one-year peak flow rate, the one-year return period event criterion applies. 15. Relevant maintenance agreements for the ownership, long term operation and maintenance of all specified SuDS are in place.		Baseline (Y?)		
Pol 03 Flood and surface water management: Surface water run-off (2nd credit)				16. For either option, above calculations must include an allowance for climate change; this should be made in accordance with current best practice planning guidance.		Baseline (Y?)		
Pol 03 Flood and surface water management: Surface water run-off (2nd credit)			0.67	BREEAM UK New Construction Version 6 - Pol 03 Flood and surface water management (bregroup.com)		Baseline (Y?)		Calculations need to confirm achieving the requirement, assuming achievable for this project.
Pol 03 Flood and surface water management: Minimising watercourse pollution				17. There is no discharge from the developed site for rainfall up to 5 mm (confirmed by the appropriate consultant).		Possible (N?)		
Pol 03 Flood and surface water management: Minimising watercourse pollution				18. Areas with a low risk source of watercourse pollution, an appropriate level of pollution prevention treatment is provided, using appropriate SuDS techniques.		Possible (N?)		
Pol 03 Flood and surface water management: Minimising watercourse pollution				19. Areas with a high risk of contamination or spillage of substances, such as petrol and oil, have separators (or an equivalent system) are installed in surface water drainage systems.		Possible (N?)		
Pol 03 Flood and surface water management: Minimising watercourse pollution				20. Chemical or liquid gas storage areas have a means of containment fitted to the site drainage system (i.e. shut-off valves). This is to prevent the escape of chemicals to natural watercourses in the event of a spillage or bunding failure.		Possible (N?)		
Pol 03 Flood and surface water management: Minimising watercourse pollution				21. All water pollution prevention systems have been designed and installed in accordance with the recommendations of documents such as the SuDS manual (212) and other relevant industry best practice. They must be bespoke solutions taking account of the specific site requirements and natural or man-made environment of and surrounding the site.		Possible (N?)		
Pol 03 Flood and surface water management: Minimising watercourse pollution				22. A comprehensive and up to date drainage plan of the site will be made available for the building or site occupiers.		Possible (N?)		
Pol 03 Flood and surface water management: Minimising watercourse pollution				23. Relevant maintenance agreements for the ownership, long term operation and maintenance of all specified SuDS must be in place.		Possible (N?)		
Pol 03 Flood and surface water management: Minimising watercourse pollution				24. All external storage and delivery areas are designed and detailed in accordance with the current best practice planning guidance.		Possible (N?)		
Pol 03 Flood and surface water management: Minimising watercourse pollution			0.67	BREEAM UK New Construction Version 6 - Pol 03 Flood and surface water management (bregroup.com)		Possible (N?)		Assuming possible but criterion 17 and pollution prevention need to be confirmed.
Pol 04 Reduction of night time light pollution				1. External lighting pollution has been eliminated through effective design that removes the need for external lighting. This does not adversely affect the safety and security of the site and its users. (if this is the case criteria 2-5 are not applicable)		Potential (Y?)		
Pol 04 Reduction of night time light pollution				2. Where external lighting is specified, the external lighting strategy has been designed in compliance with Table 2 (and its accompanying notes) of the Institution of Lighting Professionals (ILP) Guidance notes for the reduction of obtrusive light, 2011.		Potential (Y?)		
Pol 04 Reduction of night time light pollution				3. All external lighting (except for safety and security lighting) can be automatically switched off between 23:00 and 07:00.		Potential (Y?)		
Pol 04 Reduction of night time light pollution				4. If safety or security lighting is provided and will be used between 23:00 and 07:00, this part of the lighting system complies with the lower levels of lighting recommended during these hours in Table 2 of the ILP guidance notes.		Potential (Y?)		
Pol 04 Reduction of night time light pollution				5 Illuminated advertisements are designed in compliance with ILP PLG05 The Brightness of Illuminated Advertisements.		Potential (Y?)		
Pol 04 Reduction of night time light pollution			0.67	BREEAM UK New Construction Version 6 - Pol 04 Reduction of night time light pollution (bregroup.com)		Potential (Y?)		Assuming potential with good practice of external lighting design.

Credit title, key info and score value				Credit requirements		Pre-Assessment		
Pol 05 Reduction of noise pollution				1 There are no noise-sensitive areas within the assessed building or within 800 m radius of the assessed site (if this is the case criteria 2-5 are not applicable)	Noise-sensitive area Landscapes or buildings where the occupiers are likely to be sensitive to noise created by the new plant installed in the assessed building, including: 1.Residential areas 2.Hospitals, health centres, care homes, doctor's surgeries etc. 3.Schools, colleges and other teaching establishments 4.Libraries 5.Places of worship 6.Wildlife areas, historic landscapes, parks and gardens 7.Located in an Area of Outstanding Natural Beauty or near a Site of Special Scientific Interest 8.Any other development that can be considered noise-sensitive. Not all of these locations will necessarily be sensitive at all times. The assessments should be carried out at times which are relevant to the location use. For example, schools, libraries and doctor's surgeries may not require a night-time assessment of background noise if they are unoccupied at the time. When making the assessment the SQA should make it clear during which periods the receptor is considered sensitive providing clear reasoning and justification.	Potential (Y?)		
Pol 05 Reduction of noise pollution				2. Where there are noise-sensitive areas within the assessed building or noise-sensitive areas within 800 m radius of the assessed site, a noise impact assessment compliant with BS 4142:2014 is commissioned. Noise levels must be measured or determined for: 2.a Existing background noise levels: 2.a.i at the nearest or most exposed noise-sensitive development to the proposed assessed site 2.a.ii including existing plant on a building, where the assessed development is an extension to the building 2.b Noise rating level from the assessed building.		Potential (Y?)		
Pol 05 Reduction of noise pollution				3. The noise impact assessment must be carried out by a suitably qualified acoustic consultant.	Suitably qualified acoustician (SQA)An individual achieving all the following items can be considered to be 'suitably qualified' for the purposes of a BREEAM assessment: 1.Has a minimum of three years relevant experience (within the last five years). Such experience must clearly demonstrate a practical understanding of factors affecting acoustics in relation to construction and the built environment; including, acting in an advisory capacity to provide recommendations for suitable acoustic performance levels and mitigation measures. 2.An individual who holds a recognised acoustic qualification and membership of an appropriate professional body. The primary professional body for acoustics in the UK is the Institute of Acoustics. Where an SQA is verifying the acoustic measurements or calculations carried out by another acoustician who does not meet the SQA requirements, they must, as a minimum, have read and reviewed the report and confirm in writing that they have found it to: 1.Represent sound industry practice 2.Be appropriate given the building being assessed and scope of works proposed 3.Avoid invalid, biased and exaggerated recommendations. Additionally, written confirmation from the third party verifier that they comply with the definition of an SQA is required	Potential (Y?)		
Pol 05 Reduction of noise pollution				4. The noise level from the assessed building, as measured in the locality of the nearest or most exposed noise-sensitive development, must be at least 5dB lower than the background noise throughout the day and night.		Potential (Y?)		
Pol 05 Reduction of noise pollution				5. If the noise sources from the assessed building are greater than the levels described in criterion 4, measures have been installed to attenuate the noise at its source to a level where it will comply with the criterion.		Potential (Y?)		
Pol 05 Reduction of noise pollution			0.67	BREEAM UK New Construction Version 6 - Pol 05 Reduction of noise pollution (bregroup.com)		Potential (Y?)		Assuming that noise level from the assessed building will not exceed the required limit.