

BREEAM New Construction v6
(Healthcare)
Progress Tracker



Hawthorne Medical Centre, Fallowfield

BREEAM SCORE RANGES	
PASS	30
GOOD	45
VERY GOOD	55
EXCELLENT	70
OUTSTANDING	85

Report Prepared By:	Kat Ringland
Date:	18/09/2025

Results Summary						
Category	Section weighting	Credits available	Target Score		Awarded Score	
			Credits targeted	Weighted section target	Provisional Award	Final Award
Management	11.00%	21	20	10.48%	3	1
Health & Wellbeing	14.00%	18	13	10.11%	2	0
Energy	16.00%	21	19	14.48%	10	0
Transport	10.00%	12	7	5.83%	3	0
Water	7.00%	9	7	5.44%	1	0
Materials	15.00%	14	12	12.86%	0	0
Waste	6.00%	10	8	4.80%	0	0
Land Use & Ecology	13.00%	13	8	8.00%	0	0
Pollution	8.00%	12	9	6.00%	4	2
Exemplary Level Credits	10.00%	10	3	3.00%	0	0
Total Score			81.00%		16.69%	1.86%
BREEAM Rating			EXCELLENT		UNCLASSIFIED	UNCLASSIFIED

Key to Responsibilities		
Role	Company	Ref
Client	NHS Property Services	NHS PS
M&E Consultant (MEP)	Silcock Leedham	Silcock Leedham
Architect	Gilling Dod	Gilling Dod
Structural / Civil	Curtins	Curtins
Landscape Architect	Ileriad	Landscape Architect
Ecologist	TBC	Ecologist
BREEAM Assessor	Ridge & Partners LLP	Ridge
BREEAM AP	Ridge & Partners LLP	BREEAM AP
Contractor	TBC	Contractor

Key
1 Targeted (final evidence still required)
Not targeted
Awarded

Assessment Issue	Credits Available	Weighted worth of 1 credit	Credit summary Full details available at: https://files.bregroup.com/breem/technicalmanuals/sd/uk-new-construction-version-6/	Targeted	Provisional Award	Final Award	Risk	Responsibility
MANAGEMENT								
Man 01 Project Brief and Design								
Req 1-3	Project Delivery Planning	1	0.52%					Project Manager Design Team
			RIBA Stage 2 action Prior to the end of RIBA Stage 2 all the project delivery stakeholders (client/developer, contractor, design team) meet to identify and define roles, responsibilities and contributions during each key phase. The project team demonstrates how the stakeholder contributions and consultation process influences the following: - Initial Project Brief - Project Execution Plan - Communications Strategy - Concept Design	-	-	-		
Req 4-7	Stakeholder Consultation (Interested Parties)	1	0.52%	1			Low	Design Team DQI Coordinator
			RIBA Stage 2 & 4 actions Prior to the end of RIBA Stage 2 , an independent third party consults with all interested parties. It must be demonstrated that the consultation has influenced the Project Brief and Concept Design. Prior to the end of RIBA Stage 4 , all interest parties give and receive feedback. Note the BREEAM requirements are extensive and require a detailed consultation plan, consultation and feedback evidence covering all issues required by BREEAM.					
Req 8-9	BREEAM AP (Concept Design)	1	0.52%	1	1	1		Ridge BREEAM AP
			RIBA Stage 1/2 action The project team and client formally agree (contract or letters of appointment) strategic performance targets, including the BREEAM rating, early in the design process. A BREEAM AP has been appointed as BREEAM AP during RIBA Stage 1 / 2 and: - Works 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 throughout Stage 2 - Monitor progress against the performance targets throughout all stages - Identify risks and opportunities related to the achievement of the targets agreed - Provide feedback to the project team as appropriate - Monitor and coordinate the generation of appropriate evidence by the project team.					
Req 11-12	BREEAM AP (Developed Design)	1	0.52%	1	1		Low	Ridge BREEAM AP
			Criteria 8 and 9 are achieved and the appointed BREEAM AP: - Works with the project team, including client, to consider links between BREEAM issues and assist in maximising the project's overall performance against BREEAM throughout RIBA Stage 3 - Monitor progress against the performance targets throughout all stages - Identify risks and opportunities related to the achievement of the targets agreed - Provide feedback to the project team as appropriate - Monitor and coordinate the generation of appropriate evidence by the project team.					
Man 02 Life Cycle Cost and Service Life Planning								
Req 1-3	Elemental Life Cycle Cost	2	0.52%	2			Low	Modero Gilling Dod Silcock Leedham Curtins
			RIBA Stage 2 action Prior to the end of RIBA Stage 2 , a competent person carries out an elemental life cycle costing analysis together with elemental options appraisals in accordance with PD 156865:2008. The LCC should show future replacement costs over 20, 30, 50 or 60 years and include service life, maintenance and operation cost estimates. The LCC should have been used to influence design and specification.					
Req 4-5	Component Level LCC Plan	1	0.52%	1			Low	Modero Gilling Dod Silcock Leedham Iteriad
			RIBA Stage 4 action Prior to the end of RIBA Stage 4 a competent person carries out a component level LCC plan in line with PD 156865:2008. Where present, the LCC plan should include: Envelope; Services; Finishes and External Spaces. The component level LCC must be used to influence design and specification.					
Req 6	Capital Cost Reporting	1	0.52%	1			Low	Cost Consultant Principal Contractor
			Report the capital cost for the building in £k/m2 to the Assessor for reporting to the BRE via the BREEAM Spreadsheet. The total should include the relevant project elements advised by the BRE.					

Key
Targeted (final evidence still required)
Not targeted
Awarded

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Man 03 Responsible Construction Practices								
Req 1	Pre-requisite: Timber		All timber and timber based products used on the project are 'Legally harvested and traded timber'.	n/a	n/a	n/a	Low	Principal Contractor
Req 2	Pre-requisite: For Healthcare NHS Buildings Only		To award any of the available credits for this issue, any party who at any stage manages the construction site (e.g. the principal contractor, the demolition contractor) operates an Environmental Management System (EMS) (see requirements of criterion 3 below).	n/a	n/a	n/a	Low	Principal Contractor
Req 3-4	Environmental Management	1	0.52%	Any party who at any stage manages the construction site: - Operates an EMS e.g. ISO14001. - Implements best practice pollution prevention policies and procedures in line with PPG6	1		Low	Principal Contractor
Req 5-6	BREEAM AP (Site)	1	0.52%	The client and contractor formally agree the BREEAM Rating required. A BREEAM AP is appointed for RIBA Stage 4-6 : - Works with the project team, including the client, to consider the links between BREEAM issues and assist them in achieving the project's performance targets throughout the Construction, Handover and Close Out stages. - Monitors construction progress against the performance targets agreed - Identifies risks and opportunities related to the procurement and construction process - Provides feedback to the contractor and the project team - Monitors and coordinates the generation of appropriate evidence by the project team	1		Low	Principal Contractor Ridge BREEAM AP
Req 7 - 9	Responsible Construction Management	2	0.52%	MANDATORY (1 CREDIT) Up to 2 credits available: 1 credit: The contractor achieves an average score of 27 under CCS, with no section scoring under 9 OR Achieve items listed as required for one credit in table 4.1 of the guidance manual. 2 credits: The contractor achieves an average score of 35 under CCS, with no section scoring under 11 OR Achieve items listed as required for two credits in table 4.1 of the guidance manual.	2		Low	Principal Contractor
Req 10-18	Monitoring of Construction-Site Impacts (Energy and Water)	1	0.52%	Responsibility has been assigned to an individual(s) for monitoring, recording and reporting energy use, water consumption and transport data throughout the build programme. The appointed individual sets targets for, and monitors site energy consumption in kWh and also reports kgCO ₂ and kgCO ₂ /project value. Targets are set for potable water consumption (m3) usage on site, and this is monitored throughout the programme.	1		Low	Principal Contractor
Req 10, 19-22	Monitoring of Construction-Site Impacts (Transport)	1	0.52%	Responsibility has been assigned to an individual(s) for monitoring, recording and reporting energy use, water consumption and transport data throughout the build programme. The appointed individual will set targets for, and monitor data on transport of construction materials and waste. KgCO ₂ eq, km should be reported separately for materials and waste.	1		Medium	Principal Contractor
Man 04 Commissioning and Handover								
Req 1-5	Commissioning - Testing Schedule and Responsibilities	1	0.52%	MANDATORY Appoint an appropriate team member to monitor and programme pre-commissioning, commissioning and testing. A schedule of commissioning is prepared, identifying appropriate timescales and standards e.g. CIBSE, BSRIA. Where a BMS is installed, carry out commissioning and training as per the BREEAM criteria (req 3). The contractor accounts for commissioning, testing, responsibilities and standards within budget and programme of works.	1		Low	Silcock Leedham Commissioning Agent Principal Contractor
Req 6-7	Commissioning - Design and Preparation	1	0.52%	The above credit is achieved and an appropriate team member, not involved in installation works, is appointed during design to undertake design reviews, provide commissioning management input and manage commissioning performance testing and handover / post-handover stages. For a building with complex systems, a specialist commissioning manager must be appointed.	1		Low	Silcock Leedham Commissioning Agent Principal Contractor
Req 8-10	Testing and Inspecting Building Fabric	1	0.52%	Criteria 1-5 is achieved. Additionally, an air tightness survey, and thermographic survey are undertaken to QA integrity of the building fabric, continuity of insulation, avoidance of thermal bridging and air leakage paths. Any defects found are rectified.	1		High	Principal Contractor
Req 11-12	Handover	1	0.52%	MANDATORY (BUILDING USER GUIDE ONLY) Prior to handover, two building user guides are developed - a non technical guide for building occupiers and a technical guide for FM. A draft copy is developed and discussed with users first, where building occupiers are known. Two training schedules are prepared, one as a non-technical training schedule for the building occupiers, and a technical version for FM team.	1		Medium	Principal Contractor

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Man 05 Aftercare									
Req 1-2	Aftercare Support	1	0.52%	Aftercare is provided to building occupiers as follows: - Meeting is held to cover BUG and training schedules and to present key design information - On site FM training - Weekly attendance on site for the first 4 weeks - Longer term aftercare for 12 months e.g. helpline There will be collection and monitoring of energy and water consumption data for a minimum of 12 months, once the building is occupied and systems adjusted accordingly.	1			Low	Principal Contractor
Req 3	Commissioning - Implementation	1	0.52%	MANDATORY Commissioning activities will continue over a 12-month period covering: - Identification of changes made by the owner or operator that might have caused impaired or improved performance. - Testing of all building services under full load conditions - Testing during periods of extreme (high or low) occupancy. - Interviewing of building occupants (where they are affected by the complex services) to identify problems or concerns regarding the effectiveness of the systems. - Production of monthly reports comparing sub-metered energy performance to the predicted one - Identification of inefficiencies and areas in need of improvement. - Re-commissioning of systems (following any work needed to serve revised loads), and incorporation of any revisions in operating procedures into the operations and maintenance (O&M) manuals. Commissioning of complex services must be undertaken by a specialist commissioning manager.	1			Medium	Principal Contractor Commissioning Agent
Req 4-7	Post Occupancy Evaluation	1	0.52%	A Post Occupancy Evaluation will be undertaken by an independent third party one year after building occupation, to gain building performance feedback and to disseminate this information via a case study in order to share good practice and lessons learned. The client commits funds to pay for the POE in advance. Evidence of appointment is required to award the credit.	1	1		Low	NHS PS
HEALTH & WELLBEING									
Hea 01 Visual Comfort									
Req 1-3	Control of Glare from Sunlight	1	0.78%	A glare control assessment is carried out to identify areas at risk from glare and justify areas not at risk. Glare control is provided to appropriate areas, this should not result in increased energy consumption e.g. vertical blinds used so that direct glare can be removed but sunlight is let in. Note blinds must have openness factor $\leq 1\%$ and fabric light transmittance value ≤ 0.1 (10%).	1			Medium	Gilling Dod
Req 4	Daylighting	2	0.78%	1 credit: At least 80% (m2) of staff and public areas plus occupied patient areas (dayrooms, wards) and consulting rooms achieve an average daylight factor of at least 2%. 2 credits: At least 80% (m2) of staff and public areas achieve an average daylight factor of at least 2%, and at least 3% of occupied patient areas and consulting rooms achieve a daylight factor of at least 3%. In both instances, the uniformity criteria listed in Table 5.2 must also be met (either item A, or B plus C).	-	-	-		Gilling Dod
Req 5-7	View Out	1	0.78%	95% of the floor area in 95% of spaces for relevant building areas (i.e. occupied spaces) provides an adequate view out. To achieve this credit, relevant areas must be within 8m to a window with rooms having $>20\%$ of the external wall is window. If over 8m from a window, the area complies with table 1.0 BS 8206. Note internal rooms fail this requirement. In patient-occupied spaces, e.g. wards and dayrooms, the above must be met for relevant building areas, PLUS the distance between the wall with the window or opening and nearest external solid object (e.g. buildings, screens, walls or fences) is $\geq 10m$.	-	-	-		Gilling Dod
Req 8-14	Internal and External Lighting Levels, Zoning and Control	1	0.78%	Internal lighting: - Designed in accordance with the appropriate maintained Illuminance levels (in LUX) recommended by SLL Code for Lighting 2012 and any other relevant industry standard. - Areas with computer screens complies with CIBSE Lighting Guide 7 sections 2.4, 2.13 - 2.15, 2.20 and 6.10 - 6.20. - Internal lighting is zoned to allow for occupant control. Zoning is in accordance with the criteria below for relevant areas present within the building, for example: a. In office areas, zones of no more than four workplaces b. Workstations adjacent to windows or atria and other building areas separately zoned and controlled c. Treatment areas, dayrooms, waiting areas: zoning of seating and activity areas and circulation space with controls accessible to staff. External lighting: - Areas within the construction zone comply with BS5489-1:2013 and BS12464-2:2014 Part 2.	1			Low	Silcock Leedham

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Hea 02 Indoor Air Quality								
Req 1	Pre-Requisite - Indoor Air Quality Plan		An indoor air quality plan will be produced and implemented in accordance with Guidance Note GN06. The indoor air quality plan must consider the following: a. Removal of contaminant sources b. Dilution and control of contaminant sources, including: b.i. Air quality requirements of specialist areas such as laboratories, where present c. Procedures for pre-occupancy flush out and purge ventilation d. Third party testing and analysis e. Maintaining good indoor air quality in-use f. Any relevant local authority plans or policies (for example, Air Quality Management Areas or Local Air Quality Action Plans)	n/a	n/a	n/a	Low	Gilling Dod Silcock Leedham Principal Contractor
Req 2	Ventilation	1	0.78%					
			The following is achieved: 1. Provide fresh air in accordance with the criteria of the relevant standard for ventilation. 2. Design ventilation pathways to minimise build-up of air pollutants as follows: a. In air conditioned and mixed mode areas, air intakes are 10m horizontally from exhausts and sources of external pollution OR are designed in accordance with the relevant standards b. In nat vent areas: openable windows / ventilators >10m from sources of external pollution. 3. HVAC systems incorporate filtration to minimise external air pollution, as in BS EN 16798-3:2017. The specified filters achieve SUP 2+ 4. Occupied spaces have CO ₂ or air quality sensors specified in accordance with Building Regulations ADF2 and: - In mechanically ventilated buildings/spaces, sensors are linked to the mechanical ventilation system and provide demand-controlled ventilation to the space. - In naturally ventilated buildings/spaces, sensors either can alert the building owner or manager when CO ₂ 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. - 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. 5. 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: CIBSE AM10(for naturally ventilated buildings)and CIBSE AM13 (for mixed-mode buildings).	-	-	-		
Req 3	Emissions from Construction Products	2	0.78%	1			High	Gilling Dod Principal Contractor
			At least 3 out of the 5 product types (for 1 credit) or all product types (for 2 credits) listed in Table 5.11 of the BREEAM manual meet the emission limits, testing requirements and any relevant additional requirements. The categories are: - Interior paints and coatings - Wood-based products (including wood flooring) - Flooring materials (including floor levelling compounds and resin flooring) - Ceiling, wall, and acoustic and thermal insulation materials - Interior adhesives and sealants (including floor adhesives) If targeted, 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.					
Req 5-10	Post Construction Indoor Air Quality Measurement	1	0.78%	1			High	Principal Contractor
			- Formaldehyde concentration in indoor air is measured post construction (but pre-occupancy) and does not exceed 100 µg/ m³ averaged over 30 minutes. Sampling and analysis is performed to ISO 16000-2 and ISO 16000-3. -The total volatile organic compound (TVOC) concentration in indoor air is measured post construction (but pre-occupancy) and does not exceed 300 µg/ m³ over 8 hours. Sampling and analysis is performed to ISO 16000-5 and ISO 16000-6 or ISO 16017-1. -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. -Measured concentration levels of formaldehyde (µg/m³) and TVOC (µg/m³) are reported, to the BREEAM Assessor					
Hea 04 Thermal Comfort								
Req 1-4	Thermal Modelling	1	0.78%	1	1		Low	Silcock Leedham
			Full dynamic thermal modelling is carried out in accordance with CIBSE AM11. The study demonstrates that the building design and services strategy can deliver thermal comfort levels in accordance with the criteria set out in CIBSE Guide A Table 1.5. In addition for naturally ventilated buildings overheating meets the recommendations of TM52 or TM59. For air conditioned buildings the PMV (predicted mean vote) and PPD (percentage people dissatisfied) are reported.					
Req 5-8	Design for Future Thermal Comfort	1	0.78%	1	1		Low	Silcock Leedham
			The thermal modelling demonstrates compliance for the above criteria when run for a projected climate change environment (see manual for relevant scenario): Naturally ventilated buildings: - Time period: 2050s - Emissions scenario: Medium (A1B) - 50th percentile DSY 2 and DSY 3 Mech vent or mixed mode buildings: - Time period: 2030s - Emissions scenario: High (A1F1) - 50th percentile DSY 2 and DSY 3 Note that if the thermal comfort criteria are not met, the credit may still be achieved where a report is produced demonstrating how the building has been or can be easily adapted in future using passive design solutions in order to meet the requirements above. For air conditioned buildings/areas, the PMV and PPD indices based on the above modelling must be reported via the BREEAM assessment scoring and reporting tool.					

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Req 9-11	Thermal Zoning and Controls	1	0.78%	The thermal modelling analysis has informed the temperature control strategy for the building and its users, addressing all of the issues below: 1. Zones within the building and how these could be efficiently heated and cooled. 2. The degree of occupant control required for these zones, based on discussions with the end user (or specific design guidance, case studies, feedback). This should consider: - User knowledge of building services - Occupancy type, patterns and room functions - How the user is likely to operate or interact with the system(s). - The user expectations and degree of individual control 3. If there are multiple systems, how they will interact with each other and how this will affect the thermal comfort of occupants. 4. The need for an accessible building user actuated manual override for any automatic systems.	1			Low	Silcock Leedham
Hea 05 Acoustic Performance									
Req 1-2	Sound Insulation	1	0.78%	Achieve the airborne sound insulation performance standards set out in Section 2 of HTM 08-01: Acoustic design requirements, 2013 determined according to the privacy requirements using both Table 3 and Table 4 from HTM 08-01. The weighted standardised impact sound pressure level (L _{nT,w}) must not exceed 65 dB for floors over noise-sensitive rooms, following the guidance in HTM 08-01. A programme of pre-completion acoustic testing is carried out by a compliant test body in accordance with the requirements of Section 7 of HTM 08-01.	1			Medium	Acoustician Principal Contractor
Req 1-2	Indoor Ambient Noise level	1	0.78%	The indoor ambient noise requirements for noise intrusion from external sources in Table 1 of HTM 08-01 are not exceeded. The values for internal noise from mechanical and electrical services in Table 2 of HTM 08-01 are not exceeded. A programme of pre-completion acoustic testing is carried out by a compliant test body in accordance with the requirements of Section 7 of HTM 08-01.	1			Medium	Acoustician Principal Contractor
Req 1-2	Room Acoustics	1	0.78%	Acoustic environment (Control of reverberation and sound absorption): Achieve the requirements relating to sound absorption set out in Section 2 of HTM 08-01. Installation of a specification compliant with the HTM08-01 criteria demonstrates compliance. A site inspection by the developer or SQA is required to confirm that a compliant specification has been installed.	1			Medium	Acoustician Principal Contractor
Hea 06 Security									
Req 1-3	Security of Site and Building	1	0.78%	RIBA Stage 2 action* 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). 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. 3. The controls and recommendations are incorporated into the proposals and implemented into the as-built development. Any deviation from those controls and recommendations shall be justified and agreed with the SQSS.	1			Low	Security Consultant Gilling Dod Silcock Leedham
Hea 07 Safe and Healthy Surroundings									
Req 1-6	Safe Access	1	0.78%	Where external site areas form part of the assessed development the following apply: - There are compliant dedicated cycle lanes from site entrance to any cycle storage. - Footpaths provide direct access from: i. Site entrance to building entrance ii. Car parks to building entrance iii. Building to outdoor space iv. Connecting off-site paths to on-site paths - Pedestrian drop-off areas are designed off, or adjoining to, the access road and should provide direct access to other footpaths - Delivery access does not cross pedestrian / cycle routes, amenity areas or pass through parking areas. - Where there are delivery areas there is a waiting area adequate turning and parking space for the appropriate delivery vehicles. - 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.	1			Medium	Gilling Dod Iteriad
Req 7	Outside Space	1	0.78%	There is an outside space providing building users with an external amenity area. The outside space must be an outdoor landscaped area open to the sky with appropriate seating areas. It must also be accessible to all building users, non-smoking and sited away from areas causing noise pollution e.g. building services, car parks, busy roads and delivery areas.	1			Medium	Gilling Dod NHS PS
ENERGY									
Ene 01 Reduction of Energy Use and Carbon Emissions									
Req 1	Energy Performance	9	0.76%	MANDATORY (MIN. 4 POINTS OR SECURE NEXT CREDIT FOR PREDICTION OF OPERATIONAL ENERGY CONSUMPTION) Points are based on the calculated Energy Performance Ratio for New Construction (EPR _{nc}).	8	8		Low	Silcock Leedham
Req 2-5	Predication of Operational Energy Consumption	4	0.76%	- Achieve Ene 04 req 2 Passive Design and Hea04 Req 1-4 Thermal Modelling - Estimate occupancy, energy use for unregulated energy loads and management practices. - Undertake detailed energy modelling to predict the building energy consumption based on CIBSE TM54:2022 Evaluating operational energy use at the Design stage (RIBA Stage 4). The energy modelling should be carried out using a Dynamic Simulation Model (DSM) with advanced capabilities for HVAC system and controls (E.g. APACHE) - Undertake sensitivity analysis to determine factors that significantly impact energy consumption. - 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. - Undertake scenario modelling and use these findings to inform improvements to design of the building and to operational, maintenance, and handover strategies. - Determine an energy target for the building based on the results of the scenario modelling. - 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.	4			Low	Silcock Leedham NHS PS Design Team

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Ene 02 Energy Monitoring									
Req 1-4	Sub-metering of Major Energy Consuming Systems	1	0.76%	MANDATORY - Energy metering systems are installed that enable at least 90% of the estimated annual energy consumption of each fuel to be assigned to the various end-use categories of energy consuming systems. - The energy consuming systems in buildings with a total useful floor area greater than 1,000m2 are metered using an appropriate energy monitoring and management system. - The systems in smaller buildings are metered either with an energy monitoring/ management system or with separate accessible energy sub-meters with pulsed or other open protocol communication outputs, to enable future connection to an energy monitoring and management system. - The end energy consuming uses are identifiable to the building users, for example through labelling or data outputs.	1			Medium	Silcock Leedham
Req 5	Sub-metering of High Energy Load and Tenancy Areas	1	0.76%	An accessible energy monitoring and management system or separate accessible energy sub-meters with pulsed outputs are provided, covering a significant majority of the energy supply to relevant function areas or departments within the building.	1			Medium	Silcock Leedham
Ene 03 External lighting									
Req 1-2	External lighting	1	0.76%	- The average initial luminous efficacy of the external light fittings within the construction zone is not less than 70 luminaire lumens per circuit Watt. - All external lights have daylight sensors and PIRs in areas of intermittent pedestrian traffic.	1			Low	Silcock Leedham
Ene 04 Low Carbon Design									
Req 1-4	Passive Design Analysis	1	0.76%	RIBA Stage 2 action The first credit of Hea 04 Thermal comfort has been achieved. The following is also achieved: - The project team carries out a Passive Design Analysis (PDA) during Concept Design stage (RIBA Stage 2) which identifies opportunities for the implementation of passive design solutions that reduce demands for energy consuming building services. - The building uses passive design measures to reduce the total heating, cooling, mechanical ventilation, lighting loads and energy consumption in line with the PDA. There is a quantified total reduction in energy demand and CO2 emissions as a result of implementing passive design strategies.	1	1		Low	Silcock Leedham Gilling Dod
Req 5-8	Free Cooling	1	0.76%	Include a free cooling analysis as part of the passive design analysis and identify opportunities for the implementation of free cooling solutions. Or, the building is naturally ventilated or uses any combination of the free cooling strategies listed in the BREEAM Manual.	-	-	-		Silcock Leedham
Req 9-12	Low Zero Carbon Feasibility Study	1	0.76%	RIBA Stage 2 action - A BREEAM compliant feasibility study is carried out by the completion of the Concept Design stage (RIBA Stage 2) by an energy specialist to establish the most appropriate recognised local (on-site or near-site) low or zero carbon (LZC) energy source(s) for the building. - Local LZC technologies have been specified in line with the recommendations of the feasibility study and there is a quantifiable reduction in regulated CO2 emissions from specified LZC technologies.	1	1		Low	Silcock Leedham
Ene 08 Energy Efficient Equipment									
Req 1-3	Energy Efficient Equipment	2	0.76%	All of the building's unregulated energy consuming loads are identified and their contribution to the total annual unregulated energy consumption is estimated. For these systems/ processes a meaningful reduction in the total annual unregulated energy consumption by design, specification or operation will be demonstrated. Significant contributors can include: - Data centres - IT-intensive operating areas - Domestic-scale appliances (fridges, fridge-freezers, washing machines, dishwashers, washer-dryers) - Healthcare equipment - Kitchen and catering facilities	2			High	Silcock Leedham NHS PS
TRANSPORT									
Tra 01 Transport Assessment and Travel Plan									
Req 1-5	Travel Plan	2	0.83%	RIBA Stage 2 action A BREEAM compliant draft travel plan and site specific transport assessment are completed prior to completion of RIBA Stage 2 . The travel plan will include proposals to increase or improve sustainable modes of transport and movement of people and goods during the building operation and use and is implemented post construction and supported by the building's management in operations.	2			Medium	Curtins Transport NHS PS

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Tra 02 Sustainable Transport Measures								
Req 2	Sustainable Transport Measures	10	0.83%	5	3		Medium	Gilling Dod Silcock Leedham NHS PS
WATER								
Wat 01 Water Consumption								
Req 1-5	Water Consumption	5	0.78%	3			Medium	Gilling Dod Silcock Leedham
Wat 02 Water Monitoring								
Req 1	Mandatory			n/a	n/a	n/a		
Req 2-6	Water Sub Meters	1	0.78%	1			Low	Silcock Leedham
Wat 03 Water Leak Detection and Prevention								
Req 1-2	Leak Detection System	1	0.78%	1			Medium	Silcock Leedham
Req 3	Flow Control Devices	1	0.78%	1	1		Low	Silcock Leedham
Wat 04 Water Efficient Equipment								
Req 1-2	Water Efficient Equipment	1	0.78%	1			Low	Iteriad
MATERIALS								
Mat 01 Environmental impacts from construction products - Building life cycle assessment (LCA)								
Req 1-5	Superstructure	6	1.07%	6			High	LCA Consultant Gilling Dod Curtins
Req 6-7	Substructure and Hard Landscaping Options Appraisal	1	1.07%	1			High	LCA Consultant Iteriad Curtins

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Mat 02 Environmental impacts from construction products - Environmental Product Declarations (EPD)								
Req 1-2	Specification of products with a recognised EPD	1	1.07%	This credit requires that the project specifies construction products with an Environmental Product Declaration (EPD) to achieve a total EPD points score of at least 20.	1		Medium	Gilling Dod Principal Contractor
Mat 03 Responsible Sourcing								
Req 1	Pre-requisite			MANDATORY (REQ. 1 ONLY) All timber used within the project will be legally harvested and traded timber.	n/a	n/a	n/a	Low Principal Contractor
Req 2	Enabling Sustainable Procurement	1	1.07%	RIBA Stage 1 action A sustainable procurement plan must be used by the design team to guide specification towards sustainable construction products before Concept Design (i.e. during RIBA Stage 1). The following should be covered: 1. 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. A requirement for assessing the potential to procure construction products locally. There must be a policy to procure construction products locally where possible. 3. Details of procedures in place to check and verify the effective implementation of the sustainable procurement plan.	1		High	NHS PS Gilling Dod Principal Contractor
Req 3	Measuring Responsible Sourcing	3	1.07%	Materials are sourced from suppliers with appropriate responsible sourcing certification (e.g. BES6001 / ISO14001 / FSC / CSA / MTCC / PEFC / SFI etc.). Credits are awarded as follows: - 1 credit: For superstructure materials, achieve at least 10% of available points - 2 credits: As above, plus for internal finishes and substructure and hard landscaping, achieve at least 20% of available points - 3 credits: As above, plus for internal finishes and substructure and hard landscaping, achieve at least 30% of available points	2		High	Gilling Dod Principal Contractor
Mat 05 Designing for Durability and Resilience								
Req 1-4	Designing for Durability and Resilience	1	1.07%	1. The building incorporates suitable durability / protection measures / designed features / solutions to prevent damage to vulnerable parts of the internal and external building and landscaping, including: - Protection from the effects of high pedestrian traffic in main entrances, public areas and thoroughfares (corridors, lifts, stairs, doors etc.) - Protection against any internal vehicular/trolley movement within 1m of the internal building fabric in storage, delivery, corridor and kitchen areas. - Protection against, or prevention from, any potential vehicular collision where vehicular parking and manoeuvring - Protection from malicious damage to building materials and finishes, in public and common areas where appropriate. 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 either of the following: a. The element or product achieving an appropriate quality or durability standard or design guide, see Table 9.14 in BREEM V6 NC Manual for more details. b. A detailed assessment of the element's resilience when exposed to the applicable material degradation and environmental factors. 3. Include convenient access to the roof and façade for cost-effective cleaning, replacement and repair in the building's design. 4. Design the roof and façade to prevent water damage, ingress and detrimental ponding.	1		Medium	Gilling Dod
Mat 06 Material Efficiency								
Req 1-3	Material Efficiency	1	1.07%	RIBA Stage 1 & 2 actions At RIBA Stages 1 and 2 , set targets and report on opportunities and methods to optimise the use of materials. A dedicated report that sets out a clear framework to guide material efficiency activities throughout design and construction is developed at RIBA Stage 1, in line with BREEM criteria. Strategies to implement or action material efficiency requirements are developed in line with BREEM criteria at RIBA Stage 2. Material efficiency workshops are held at Stages 2 - 5 and appropriate measures implemented.	-	-	-	Project Team
WASTE								
Wst 01 Construction Site Waste Management								
Req 1-2	Pre-Demolition Audit	1	0.60%	RIBA Stage 2 action* A pre-demolition audit is carried out to BRE standards during RIBA Stage 2 . The audit includes any existing buildings/structures or hard surfaces being considered for demolition, and is used to determine whether refurbishment or reuse is feasible, and to maximise the recovery of material for subsequent high grade or value applications. In addition, the audit must: - Be carried out by a competent person prior to strip-out or demolition works and at Stage 2 - Guide the design, consider materials for reuse and set targets for waste management - Engage all contractors in maximising high grade reuse and recycling opportunities - Compare actual waste arisings and waste management routes used with those forecast and investigate significant deviations from planned targets - Be referenced in the Contractor's Resource Management Plan	1		Low	Demolition Contractor Principal Contractor
Req 3-4	Construction Resource Efficiency	3	0.60%	A Resource Management Plan (RMP) has been developed covering the non-hazardous waste related to on-site construction and dedicated off-site manufacture or fabrication (including demolition and excavation waste) generated by the building's design and construction. The RMP also covers accurate data records on waste arisings and waste management routes. Amount of waste generated per 100m2 GIFA: 1 credit: ≤ 13.3m3 actual volume (not bulk) / ≤ 11.1 tonnes 2 credits: ≤ 7.5m3 actual volume (not bulk) / ≤ 6.5 tonnes - potential 3 credits: ≤ 3.4m3 actual volume (not bulk) / ≤ 3.2 tonnes Exemplary level: ≤ 1.6m3 actual volume (not bulk) / ≤ 1.9 tonnes	2		Medium	Principal Contractor
Req 5-6	Diversion of Resources from Landfill	1	0.60%	The following percentages of non-hazardous construction (on-site and off-site manufacture / fabrication in a dedicated facility), demolition waste generated by the project have been diverted from landfill: - Non Demolition - 70% by volume or 80% by tonnage - Demolition - 80% by volume or 90% by tonnage	1		Low	Principal Contractor

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Wst 02 Use of Recycled and Sustainably Sourced Aggregates								
Req 1	Pre-requisite		A pre-demolition audit of any existing buildings, structures or hard surfaces was carried out in accordance with Wst 01 Req at RIBA Stage 2.	n/a	n/a	n/a		n/a
Req 2-6	Project Sustainable Aggregate Points	1	0.60% At least 3.5 points are achieved using the Wst 02 Sustainable Aggregates calculator for use of recycled and sustainably sourced aggregates. The calculation is based on: - Identifying all aggregate uses and types on the project - The quantity in tonnes for each identified use and aggregate type. - The region in which the aggregate source is located. - The distance in kilometres travelled by all aggregates by transport type.	-	-	-		Curtins Principal Contractor
Wst 03 Operational Waste								
Req 1-2	Dedicated Space for Recyclables	1	0.60% MANDATORY A dedicated recycling area, adequately sized to serve the development and accessible to building occupiers and waste contractors is provided. The recyclable waste storage area must be appropriately labelled with permanent, weather-proof labelling. This space will be 2m ² per 1000m ² net floor area of internal space if there is no food preparation on site (capped at 10m ²) or 4m ² per 1000m ² if food is prepared on site (capped at 20m ²). Please note that the floor area should be rounded up. For consistent and large amounts of operational waste generated, provide a static compactor / baler in a dedicated waste management space AND a compliant vessel for composting organic waste. Where composting facilities are provided, a tap must be installed within or adjacent to the bin store. The waste facilities are compliant with HTM 07-01 (England version).	1			Medium	Gilling Dod
Wst 05 Adaptation to Climate Change								
Req 1-3	Resilience of structure, fabric, building services and renewables installations	1	0.60% RIBA Stage 2 & 4 actions Conduct a Climate Change Adaptation Strategy Appraisal using: 1. 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: - Hazard identification - Hazard assessment - Risk estimation - Risk evaluation - Risk management 2. Develop recommendations or solutions based on a climate change adaptation strategy appraisal, before or during Concept Design (Stage 2) , to mitigate the identified impact. 3. Provide an update during RIBA Stage 4 (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.	1			Medium	Gilling Dod Silcock Leedham Curtins
Wst 06 Design for Disassembly and Adaptability								
Req 1-2	Design for disassembly and adaptability - Recommendations	1	0.60% RIBA Stage 2 action Conduct a study to explore the ease of disassembly and the functional adaptation potential of different design scenarios by the end of Concept Design (Stage 2) . See full credit guidance within BREEAM V6 NC manual for the minimum considerations within the report. Develop recommendations or solutions based on the study during or prior to Concept Design (Stage 2) that aim to enable and facilitate disassembly and functional adaptation.	1			Medium	Gilling Dod Silcock Leedham Curtins
Req 3-5	Design for disassembly and adaptability - Implementation	1	0.60% RIBA Stage 4 action Achieve the above credit, and: - Provide an update, during Technical Design (Stage 4) , on: a. How the recommendations proposed by Concept Design have been implemented where practical and cost effective. Omissions have been justified in writing to the assessor. b. Changes to recommendations during the Technical Design stage. - Produce a building adaptability and disassembly guide to communicate the characteristics allowing functional adaptability and disassembly to prospective tenants.	1			Medium	Gilling Dod Silcock Leedham Curtins
LAND USE & ECOLOGY								
LE 01 Site Selection								
Req 1	Previously Developed Land	1	1.00% At least 75% of the development's footprint (including building, hard landscaping, and temporary works) is on previously developed land covered by building or hard landscaping.	-	-	-		n/a
Req 2-3	Contaminated land	1	1.00% The site is classified as significantly contaminated and appropriate remediation is undertaken to enable development.	-	-	-		Curtins

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LE 02 Ecological risks and opportunities								
Req 1-2	Pre-requisite		The client or contractor confirms compliance is monitored against all relevant UK and EU or international legislation relating to the ecology of the site.	n/a	n/a	n/a	Low	Principal Contractor
Req 4-6	Survey & Evaluation	1	1.00% RIBA Stage 2 action A Suitably Qualified Ecologist is appointed at a project stage that ensures early involvement in site configuration and can influence planning decisions. Prior to planning application (RIBA Stage 2) an appropriate level of survey and evaluation has been carried out to determine the ecological baseline, taking account of the zone of influence to establish: - Current and potential value and condition of the site, and related areas within the zone of influence - Direct and indirect risks to current ecological value - Capacity and feasibility for enhancement of the ecological value of the site Recommendations and data collected from the survey and evaluation are shared with appropriate project team members to influence decisions made for activities during site preparation, design and construction works, which can support ecological features.	1			High	Ecologist Design Team NHS PS
Req 7-10	Determining Ecological Outcomes	1	1.00% RIBA Stage 2 action Achieve LE 02 "Survey and Evaluation". The project team liaise and collaborate with representative stakeholders to identify and consider ecological outcome for the sites (appropriate to the scale and type of development) for the project, taking into account the Route 2 mitigation hierarchy of actions listed in the table in the BREEAM V6 Manual. The optimal ecological outcome for the site is selected after liaising with representative stakeholders and the project team. This must take place prior to completion of Concept Design .	1			High	Ecologist Design Team NHS PS
LE 03 Managing Negative Impacts on Ecology								
Req 1	Pre-requisite		LE 02 criteria 1-10 has been achieved.	n/a	n/a	n/a	Low	
Req 2-4	Planning and measures on-site	1	1.00% RIBA Stage 2 action Further planning to avoid and manage negative ecological impacts on-site is carried out in line with the BREEAM methodology early enough to influence the concept design and design brief as well as site preparation planning (typically Concept Design stage). 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). The above is 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).	1			High	Ecologist Design Team NHS PS
Req 8	Managing negative impacts of the project	2	1.00% Achieve the LE 03 credit "Planning and measures on-site" 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 there will be a minimised loss in ecological value. 2 credits are available where there is no overall loss.	1			High	Principal Contractor Ecologist
LE 04 Ecological Change and Enhancement								
Req 1-2	Pre-requisite		LE 03 req 8 has been achieved and the client or contractor confirms compliance is monitored against all relevant UK and EU or international legislation relating to site ecology.	n/a	n/a	n/a	Low	Principal Contractor
Req 4-5 (Route 2)	Ecological Enhancement	1	1.00% Measures have been implemented that enhance ecological value, which are based on input from the project team and SQE in collaboration with representative stakeholders and data collated as part of the 'Determining ecological outcomes' in LE 02. Measures are implemented in the following order: - On site, and where this is not feasible - Off site within the Zone of Influence. Data collated are analysed and where potentially valuable, provided to the local environmental records centres nearest to, or relevant for, the site.	1			Medium	Landscape Architect Principal Contractor
Req 6 (Route 2)	Change and enhancement of ecology	3	1.00% The change in ecological value occurring as a result of the project is calculated in accordance with the process set out in GN36 using the BREEAM LE04 calculator or DEFRA 3.1 BNG calculator: 1 credit: 75% - 94% (minimising loss) 2 credits: 95% - 104% (no net loss) 3 credits: 105% and 109% (net gain) Exemplary level credit: 110% or above (significant net gain)	1			Low	Ecologist Landscape Architect

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LE 05 Long Term Ecology Management and Maintenance								
Req 1-2	Pre-requisite		The client or contractor will confirm that compliance is being monitored against all relevant UK, EU and international standards relating to the ecology of the site. LE 03 criteria 8 is achieved and at least 1 credit is achieved against LE04	n/a	n/a	n/a	Low	Principal Contractor
Req 3-4	Management and maintenance throughout the project	1	1.00%	1			Medium	Ecologist Design Team Principal Contractor
Req 5-6	Landscape and ecology management plan (or similar) development	1	1.00%	1			Medium	Landscape Architect
POLLUTION								
Poi 01 Impact of Refrigerants								
Req 2	Pre-requisite		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.	n/a	n/a	n/a	High	Silcock Leedham
Req 3-5	Impact of Refrigerant	2	0.67%	-	-	-		Silcock Leedham
Req 6-7	Leak Detection System	1	0.67%	1			High	Silcock Leedham
Poi 02 Local Air Quality								
Req 1-2	Local Air Quality	2	0.67%	2	2		Low	Silcock Leedham
Poi 03 Flood and Surface Water Management								
Req 1	Pre-requisite		An Appropriate Consultant is appointed to carry out, demonstrate and/or confirm the development's compliance with all the criteria.	n/a	n/a	n/a		Curtins
Req 2	Flood Risk	2	0.67%	2	2	2		Curtins
Req 5	Pre-requisite		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.	n/a	n/a	n/a	Low	Curtins
Req 6-9	Surface Water Run-Off - Rate	1	0.67%	1			Low	

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Req 10-15	Surface Water Run-Off - Volume	1	0.67%	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 EITHER a. 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 e below). b. Any additional predicted volume of run-off for this event is prevented from leaving the site by using infiltration or other SuDS techniques. OR (only where criteria a and b above cannot be achieved: c. Justification from the appropriate consultant indicating why the above criteria cannot be achieved, i.e. where infiltration or other SuDS techniques are not technically viable options. d. Drainage design measures are specified so that the post-development peak rate of run-off is reduced to the limiting discharge. The limiting discharge is defined as the highest flow rate from the following options: the pre-development one-year peak flow rate; the mean annual flow rate (Qbar); 2L/s/ha. For the one-year peak flow rate, the one-year return period event criterion applies. e. Relevant maintenance agreements for the ownership, long term operation and maintenance of all specified SuDS are in place. f. For either option, above calculations must include an allowance for climate change; this should be made in accordance with current best practice planning guidance.	1			Medium	Curtins
Req 15-22	Minimising water course pollution	1	0.67%	- There is no discharge from the developed site for rainfall up to 5 mm (confirmed by the appropriate consultant) - In areas with a low risk source of watercourse pollution, an appropriate level of pollution prevention treatment is provided, using appropriate SuDS techniques. - Areas with a high risk of contamination or spillage of substances, such as petrol and oil, have separators installed in surface water drainage systems. - Chemical or liquid gas storage areas have a means of containment fitted to the site drainage system. - All water pollution prevention systems have been designed and installed in accordance with the SuDS manual and other relevant industry best practice. - A comprehensive and up to date drainage plan of the site will be made available for the building or site occupiers. - Relevant maintenance agreements for the ownership, long term operation and maintenance of all specified SuDS must be in place. - All external storage and delivery areas are designed and detailed in accordance with the current best practice planning guidance.	-	-	-		Curtins
Pol 04 Reduction of Night Time Light Pollution									
Req 1-5	Reduction of Night Time Light Pollution	1	0.67%	The external lighting within the construction zone complies with the following: - Complies with Table 2 of the ILP Guidance notes for the reduction of obtrusive light, 2011 - All external lighting (except for safety and security lighting) can be automatically switched off between 23:00 and 07:00. - Any safety or security lighting which is used between 23:00 and 07:00, complies with the lower levels of lighting recommended in Table 2 of the ILP's Guidance notes. - Illuminated advertisements must be designed in compliance with ILP PLG05.	1			Low	Silcock Leedham
Pol 05 Reduction of Noise Pollution									
Req 1-5	Reduction of Noise Pollution	1	0.67%	Either there are no noise-sensitive areas or buildings within 800m radius of the assessed site or: - A noise impact assessment in compliance with BS 4142:2014 will be carried out by a suitably qualified acoustician and the following noise levels measured/determined: i. Existing background noise levels at the nearest or most exposed noise-sensitive development to the proposed development or at a location where background conditions can be argued to be similar. ii. The rating noise level resulting from the new noise source. - The noise level from the proposed site/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. - Where the noise source(s) from the proposed site/building is greater than above, measures have been installed to attenuate the noise at its source to a level where it will comply with the above	1			Low	Acoustician Principal Contractor
EXEMPLARY LEVEL CREDITS									
Man 03 Req 23	Responsible Construction Management	1	1.00%	Either: - Achieve a minimum of 40 points under the CCS scheme, with no subsection score of less than 7, PLUS items G, P and Q in Table 4.1, OR: - Achieve all items listed in Table 4.1 Refer to GN33 for further details.	1			High	Principal Contractor
Hea 01 Req 15	Daylighting	1	1.00%	a. Relevant building areas meet exemplary daylight factors and the relevant criteria in Table 5.8 of the guidance. OR b. Relevant building areas meet exemplary average and minimum point daylight illuminance criteria in Table 5.9 of the guidance.	-	-	-		n/a
Hea 01 Req 16	Internal and External Lighting Zones & Controls	1	1.00%	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.	1			Medium	Silcock Leedham
Hea 02 Req 11	Minimising sources of air pollution	1	1.00%	Achieve Hea 02 requirement / criterion 4. Three of the product types listed meet the emission limits, testing requirements and any additional requirements listed in Table 5.12 in the manual. 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.	-	-	-		n/a
Hea 06 Req 4	Security of Site and Building	1	1.00%	A compliant risk based security assessment scheme has been used, and the performance against the scheme has been confirmed by independent assessment and verification. Note that SABRE is currently the only BRE recognised scheme.	-	-	-		n/a
Ene 01 Req 6-7	Beyond Zero Net Regulated Carbon	2	1.00%	The building achieves an EPR of at least 0.9 and zero net regulated carbon emissions. Energy generation from on-site and near-site LZC sources offsets carbon emissions from regulated energy use plus unregulated energy use. - 1 credit: 10% - 2 credits: 50%	-	-			n/a
Ene 01 Req 9	Carbon Negative Req 9	1	1.00%	>100% carbon emissions from unregulated (and regulated) energy use are offset by energy generated from off-site and near-site LZC sources.	-	-			n/a

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Ene 01 Req 10-12	Post Occupancy Stage	2	1.00%	- Achieve maximum available credits in Ene 02 and the credits for Ene 01 "Prediction of Operational Energy Consumption". - Funds are committed to pay for the post occupancy stage. An assessor is appointed to report on the actual energy consumption compared with targets set. - Energy model is submitted to the BRE & retained by the building owner.	-	-			NHS PS
Wat 01 Req 7-8	Water Consumption	1	1.00%	Achieve an improvement of at least 65% over the notional baseline for water consumption.	-	-			n/a
Mat 01 Req 11-14	LCA & LCC Alignment	3	1.00%	1. Exemplary level credit 1: Consider core building services options during Concept Design. 2. Exemplary level credit 2: Achieve Man 02 credits. Include the same design options for the LCA and align the appraisal activity to consider both embodied carbon and lifecycle costs. 3. Exemplary level credit 3: Have the LCA verified by a suitably qualified third party.	1			High	LCA Consultant
Mat 03 Req 3	Measuring Responsible Sourcing	1	1.00%	Materials are procured from manufacturers with appropriate responsible sourcing certification for the following: superstructure, internal finishes, substructure, hard landscaping and core building services (50% of available points must be achieved).	-	-	-		n/a
Wst 01 Req 3-4	Construction Waste Management	1	1.00%	1. Non hazardous construction waste will be less than 1.6m³ or 1.9 tonnes per 100m² GIFA. 2. Diversion from landfill: - Non Demolition - 85% by Volume or 90% by tonnage - Excavation - 95% by Volume or 90% by tonnage	-	-	-		n/a
Wst 02 Req 7	Project Sustainable Aggregate Points	1	1.00%	At least 6 points will be achieved using the Wst 02 calculator.	-	-	-		n/a
Wst 05 Req 4-5	Responding to Climate Change	1	1.00%	Achieve all the following: - Hea 04: Criterion 6 - Ene 01: 6 credits - Ene 04: Passive Design Analysis credit - Wat 01: 3 credits - Mat 05: Criteria 2-4 - Wst 05: Req 1-3 (full credit) - Pol 03: 1 credit for flood resilience plus 2 credits for surface water run-off	-	-	-		n/a
LE 02 Req 11-13	Determine the Ecological Outcomes for the Site	2	1.00%	The following is achieved: - Achieve LE 02 criteria 8 to 10. - 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 below for a list of the minimum areas for consideration. The following credits must also be achieved: - Hea 07: Safe Access - Hea 07: Outdoor Space - Pol 03: Surface Water Run-Off and Minimising Watercourse Pollution - Pol 05: Reduction of Noise Pollution	-	-	-		n/a
LE 04 Req 08	Ecological Value	1	1.00%	The change in ecological value occurring is calculated in accordance with the process set out in GN36 - BREEAM, CEEQUAL and HQM Ecology Calculation Methodology – Route 2. The credit is awarded as follows: - Significant net gain of ecological value (percentage score of 110 or above)	-	-	-		n/a
Unlisted, BRE Approved Innovations		10	1.00%	Further exemplary credits are available for innovations that can be listed under any of the relevant BREEAM categories.	-	-	-		n/a