

Florentia Village, Haringey Light Industrial Units - BREEAM 2018 Final PCR Evidence Tracker

The table below details which credits were awarded at, design stage, for the construction of 4 blocks/shells containing a number of light Industrial units at Florentia Village in Haringey.

It also details what evidence will be required for the final PCR assessment. The credits which are highlighted **grey** are those that were not sought.

The scoring sheets reflect a 'Simple Buildings' assessment based against BREEAM 2018 NC criteria.

As planning required design stage certification early in the process, a number of reports/calculations that could not be undertaken until after the Main Contractors appointment, were included for within a BREEAM compliant obligations document. These credits/evidence requirements are highlighted in **blue** on the tracker below.

Obtaining all of the identified credits will result in a score of **79.95%** which carries a BREEAM rating of '**Excellent**'.

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Ref	Title	Credits Available	Credits required for rating	Notes/Requirements/responsibilities	Action at PCR stage	Owner	When required
MAN 01	<u>Project Brief & Design</u>	1	0	Project Delivery Planning – Prior to concept design all relevant stakeholders have met and roles and responsibilities are identified. Discussions are held with regards to end user requirements, aims of strategy, budget, the built form, aftercare etc.	Credit withdrawn		
		1	1	Stakeholder Consultation (Interested Parties) – Prior to completion of concept design public consultation with all interested third party stakeholders is to have taken place. The resulting Statement of Community Involvement is to demonstrate how the stakeholder comments influenced the evolving design. All interested parties are to receive feedback on the consultation process prior to completion of detailed design (RIBA Stage 4)	N/A Evidence the same as design stage	Assessor	N/A
		-	-	Pre-Requisite BREEAM AP - The project team have formally agreed the strategic performance targets early in the design stage.	Evidence the same as design stage, and written confirmation from Main Contractor that the target rating formed part of their contract.	Main Contractor	Before PCR submission
		1	1	BREEAM AP (Concept Design) – Assessor to be appointed prior to start of Concept Design (RIBA Stage 2). Formal pre-assessment to be produced, and meetings held during which the risks and opportunities related to the achievement of the required rating are identified. Assessor to start collating required evidence and advise the team of any non-compliances	N/A Evidence the same as design stage	Assessor	N/A
		1	1	BREEAM AP (Developed Design) – Assessor to be appointed prior to start of Concept Design (RIBA Stage 2). Assessor to continue to monitor and report on progress towards achieving target rating.	N/A Evidence the same as design stage	Assessor	
MAN 02	<u>Life Cycle Cost and Service Life Planning</u>	1	1	Capital Cost Reporting – Report the final capital cost of the project in £/m ² , including construction, site management, construction financing, insurance & taxes, and inspection & testing fees (total figure – breakdown not necessary)	QS to provide cost to Assessor	QS	Before final PCR submission

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Ref	Title	Credits Available	Credits required for rating	Notes/Requirements/responsibilities	Action at PCR stage	Owner	When required
MAN 03	<u>Responsible Construction Practices</u>	-	-	Pre-Requisite - All site timber to be legally harvested and traded	Main Contractor to provide written confirmation of compliance and copies of certification.	Main Contractor	Before final PCR submission
		1	1	It must be ensured that the successful Main Contractor carries current ISO 14001 certification (or BS8555:2016) and that they comply with all areas of PPG6 throughout the works	Copy of iso 14001 certificate and written confirmation that PPG6 was followed for the duration of the works.	Main Contractor	Before final PCR submission
		2	1	Main contractor to provide following documentation: - CMP to show how the site entrance has been designed to minimise the impacts arising from vehicles arriving at & leaving the development footprint. - Company policy literature showing how the risks of air, land and water pollution will be minimised during the works. - CMP to show how the development footprint will be kept safe, clean and organised at all times, this should include reference to facilities, material and waste storage areas. It should also be detailed that it will be ensured that there is clear & safe access in and around the building at the point of handover. - CMP to detail the processes and equipment to be provided to respond to medical emergencies. - Company Policy literature showing the management practices and facilities that are in place to ensure and encourage equality, fair treatment and respect of all site operatives. - Training/Induction details which show how it will be ensured that ongoing training is provided, and up to date, for personnel and visitors regarding the construction site management, H&S etc. This should include details on how it will be ensured that site operatives are trained for the tasks that they are undertaking. - CMP to detail how all visitor, workforce and community accidents, incidents and near misses are recorded and what action will be taken to reduce the likelihood of them reoccurring.	Main Contractor to provide copies of final CCS Monitors reports and certificate. Target score set out in Obligations document was 35. CCS monitoring has now changed and a minimum score of at least 11 in each section will be required.	Main Contractor	Before final PCR submission

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			1	In addition to the above, the Main Contractor is also to provide the following documentation: - The CMP is to detail what processes are in place to facilitate collecting and recording feedback from the community and to address any concerns related to the development footprint. - The CMP is to detail how aspects of the construction process which might impact on the local community are to be communicated regularly, ensuring that nuisance and intrusion are minimised. - The CMP is to detail how the risks of the site becoming a focus for antisocial behaviour in the local community are to be minimised (e.g. robust perimeter fencing, CCTV, avoiding dark corners) - The CMP is to detail the provision of secure, clean and organised facilities (e.g. changing and storage) for site operatives within the development footprint - Documentation is to be provided which shows how the Main Contractor will identify and implement initiatives to promote and maintain the health and wellbeing of all site operatives within the development footprint. This can be via site facilities, site management arrangements, staff policies etc. - The CMP is to include details of how the risks of nuisance from vibration, light and noise pollution are to be minimised.			

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		1	Exemplary Credit	In addition to the 13 items listed above, the main contractor is to also provide the following: - Show how it will be ensured that the development footprint is accessible for delivery vehicles fitted with safety features (e.g. side under run protection) to remove or limit the need for on street loading or unloading. Where on street loading is unavoidable, this should be appropriately managed. - Provide documentation identifying access routes to the development footprint, including for heavy vehicles to minimise traffic disruption and safety risks to others. - Evidence of a procedure being in place whereby the main contractor can ensure that any fleet operators that regularly visit the site (waste collection, material deliveries) ensure that driver training and awareness to promote safety within the development footprint and off site is carried out. - Evidence of a procedure being in place whereby the main contractor can ensure that any associated fleet operators capture and investigate any road accidents, incidents and near misses, and reports them back to the main contractor for their analysis.	The requirement for the Main Contractor to provide CMP and in-house policy documents covering all the requirements is included in the ER's. CEMP and confirmation of compliance will be required at PCR. If CCS score of at least 13 in each section is achieved then credit is awarded by default.	Main Contractor	Before final PCR submission
		2	-	Pre-Requisite Monitoring of Construction Site Impacts. Main contractor to assign the responsibility for monitoring, recording and reporting energy use, water consumption and transportation data resulting from all on-site construction processes throughout the build programme.	Copies of monitoring records for on site water, energy and transportation use/impacts.	Main Contractor	Before final PCR submission
			1	Main contractor is to set targets for the site energy consumption in kWh (and where relevant, litres of fuel) as a result of the use of construction plant, equipment (mobile and fixed) and site accommodation. The energy usage is then to be monitored and recorded, with the total co2 emissions being reported to the assessor) Targets are also to be set for the potable water consumption in m3 arising from the above. Usage is also to be monitored and recorded and reported to the BREEAM Assessor.			

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Ref	Title	Credits Available	Credits required for rating	Notes/Requirements/responsibilities	Action at PCR stage	Owner	When required
			1	Main Contractor is to set targets for transportation movements and impacts resulting from delivery of the majority of construction materials to site and waste from site. As a minimum this should cover: - Transportation of materials (used in major building elements, ground works and landscaping) from the point of supply to the building site, including any transport, intermediate storage and point of supply. - Transportation of waste from the site gate to the disposal processing or recovery centre gate. - The collated data (reported separately for waste and materials) and including total transport related CO2 emissions, and distance travelled is to be provided to the Assessor.			
MAN 04	<u>Commissioning and Handover</u>	2	1	It is assumed that a compliant schedule of commissioning and testing will be produced as part of the works. The schedule is to identify relevant commissioning standards such as BSRIA and CIBSE. During the design stage, the Main Contractor will appoint an appropriate project team member with the responsibility for undertaking design reviews and giving advice on suitability for ease of commissioning, providing input to the programme and during installation stages, management of the commissioning processes until post-handover stage	Requirement included in Sections B7 & C52 of M&E Specifications. Copy of commissioning schedule, commissioning reports and certificates.	Main Contractor	Before final PCR submission
			1	Prior to handover 2 building user guides are to be developed, one non-technical guide for the building users, and a technical guide for the FM Team. Draft copies of the guides are to be discussed with users first to ensure that the contents are appropriate. In addition, 2 separate training schedules are also to be produced.	Requirement included in Sections B7 & C52 of M&E Specifications. Copy of Building User Guides and training schedules	M&E Sub-contractor c/o Main Contractor	Before final PCR submission

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Ref	Title	Credits Available	Credits required for rating	Notes/Requirements/responsibilities	Action at PCR stage	Owner	When required
MAN 05	Aftercare	3	1	Aftercare Support – During handover meetings the building occupier is to be introduced to the aftercare support available, including the contents of the BUG's. A walkabout of the completed building during which the systems and controls are explained and demonstrated is to occur. Initial aftercare, for the period of at least one month is to be provided by weekly attendance. Continuing aftercare, for at least a year, is to be provided via a helpline, nominated individual or other appropriate system. In addition to the above, an infrastructure is to be in place whereby the buildings energy and water consumption can be monitored, which would allow analysis between expected and actual consumption, and for any discrepancies to be analysed.	Requirement included within Clause A11 and 6.2 of M&E Specification. Main Contractor to provide written confirmation of compliance	Main Contractor	Before final PCR submission
			1	Commissioning Implementation – A specialist commissioning manager is to be appointed who, during the first 12 months of occupation will: - identify any changes made by the occupants which may have impaired/improved performance - Test all services under full load condition, carrying out testing during periods of extreme occupancy - Interview occupants to identify problems or concerns regarding the effectiveness of the systems - Produce monthly reports comparing sub-metered energy performance to those predicted in the 'As Fitted' Part L calculation - Identify inefficiencies and areas in need of improvement Re-commission systems if necessary	Requirement included within Section C52 of the M&E Specifications. Main Contractor to provide written confirmation.		
			0	Post Occupancy Evaluation – Client to commit to undertaking a POE which highlights any improvements or interventions that need to be made to inform operational processes. An independent party is to carry out POE, which shall cover the following: - A review of the design intent and construction process - Feedback from building occupants and FM on the design and environmental conditions (light, noise, temperature, air quality, control, maintenance, facilities & amenities, access & layout, energy & water consumption and any other relevant issues) The POE Assessor is to provide a report detailing outcomes/findings as a form of lessons learned to the client.	Credit withdrawn		

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HEA 01	<u>Visual comfort</u>	3	0	Daylighting – Daylighting calculations are required to be carried out for office areas. Calculations are to show that at least 80% of the office area will receive average daylight factor of 2% with a uniformity ratio of at least 0.3.	Credit will be reviewed upon receipt of detailed layouts		
			0	Undertake a glare control assessment which identifies areas at risk of glare. The glare control assessment also justifies any areas deemed not at risk of glare. Where risk has been identified within a relevant building area a glare control strategy is used to design out the potential for glare. The glare control strategy does not increase energy consumption used for lighting. This is achieved by: a Maximising daylight levels in all weather, cloudy or sunny AND b Ensuring the use or location of shading does not conflict with the operation of lighting control systems.	Credit withdrawn		
			0	View Out – Current proposed site plans indicate that view out to occupied spaces may be achievable	Credit removed to allow for ventilation strategy		
			1	It is assumed that all External lighting will be designed & installed in line with BS 5489-1:2013 & BSEN 12464-2:2014	Requirement included within the M&E Specifications. Electrical sub-contractor to provide written confirmation that design standards were followed and as built external lighting drawing	M&E sub-contractor c/o Main Contractor	Before final PCR submission
HEA 02	<u>Indoor air quality</u>	3	Pre-Requisite	Indoor Air Quality Plan – A compliant plan is to be produced during concept design which considers the removal of contaminants, dilution & control of sources, procedures for pre-occupancy flush out, third party testing & analysis and maintaining good indoor air quality in-use	Copy of plan required	Main Contractor	Before final PCR submission

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			1	Ventilation– Fresh air it to be provided in accordance with the relevant standard, with pathways being designed to minimise the ingress and build-up of air pollutants.	Requirement included within Section 35 of the Mechanical Specifications. Mechanical sub-contractor to provide further written confirmation.	M&E sub-contractor c/o Main Contractor	Before final PCR submission
			1	Emissions from Construction Products – 4 of the specified finishing products meet the emissions criteria specified by BREEAM	Architect to provide details of as built finishes	Architect	Prior to DS Submission
			0	Exemplary Emissions from Construction Products – All of the finishing products identified by BREEAM need to meet the emissions limits	Credit not sought; inclusion would raise score by 1.10%		
HEA 04	Thermal comfort	3	1	A Compliant fully dynamic Thermal model is to be commissioned. The model is to be carried out using software in compliance with CIBSE AM11, and show that if air-conditioned, occupied spaces meet the needs of CIBSE Guide A, and if naturally ventilated as well as meeting Table 1.5 of Guide A the requirements of CIBSE TM52 are also met. If Building is air-conditioned PMV and PPD are to be reported.	Requirement contained within section 6.2 and Sections B20 & B30 of Mechanical Specification	M&E sub-contractor c/o Main Contractor	Before final PCR submission
			1	Above model is to include calculations that show that the requirements will be met for a projected climate change environment	Copy of compliant thermal comfort model		
			1	The resulting model is to inform the thermal zoning and control of the buildings systems. Discussions with end user are also to inform the level of control provided.			
HEA 05	Acoustic performance	1	0	Noise report to be commissioned that will detail how indoor ambient noise levels that comply with Section 7 of BS8233:2014 are to be achieved. Post Construction testing will be required to verify	Credits withdrawn.		
HEA 06	Security	2	1	A police force CPDA/ALO or SQSS needs to be liaised with regards to secure by design. Recommendations to be implemented.	SBD certification. Copies of all correspondence to be sent to assessor.	Turner Works	Before final PCR submission
			Exemplary	A compliant risk-based security rating scheme (SABRE) is to be used, and the scheme certified against the requirements.	Credit not targeted. If achieved score would rise by 1%.		

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HEA 07	<u>Safe & Healthy Surroundings</u>	2	0	Safe Access – The following must be allowed for: - Dedicated & safe cycle paths from the sites entrance to the cycle storage areas - Dedicated & safe footpaths from site entrance to building entrance; and from car park to building entrance, from the building to the outdoor space - Delivery areas shall not be accessed via the general parking area and should not cross or share pedestrian/cycle paths or outside amenity areas accessible to building users and the general public - Dedicated waiting area for goods vehicles with appropriate separation from the manoeuvring area and car parking - Parking and turning areas to be designed for simple manoeuvring according to type of delivery vehicle expected.	Credit not achievable based on latest site plans		
			1	Compliant outdoor space to be provided for staff to take breaks in. Space must be of an adequate size, be located away from any smoking areas, provide a sitting area, and not be close to any persistent noise sources.	Photos required	Assessor	Before final PCR submission
ENE 01	<u>Reduction of CO₂ Emissions</u>	9	6	BRUKL outputs for 'Be Green' scenarios in Energy report, when area-weighted allow for 6 credits to be awarded	As Built Part L BRUKL Outputs	Mechanical Designer	Before final PCR submission
		4	Pre-Requisite	Prediction of operational energy consumption – Prior to completion of concept design a preliminary design workshop which focuses on operational energy performance is to be held	Credits not targeted.		
			0	Additional modelling is to be undertaken during design and post construction stages in order to show predicted operational energy consumption targets by end use. Reports are to include for any design assumptions and show input data (with justifications). A risk assessment is then to be drawn up which highlights any significant design, technical and process risks that should be monitored and managed throughout the construction and commissioning process.			
		Exemplary Credits	-	Energy generation from on-site and near-site LZC's is sufficient to off-set CO2 emissions from regulated energy use plus a % of emissions from unregulated energy use (10% 1 credit; 50% 2 credits; 100% 3 credits)	Credits can only be awarded if 100% of regulated energy is off set. If a sufficient offset specified & installed, then each credit would increase the score by 1%		

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Ref	Title	Credits Available	Credits required for rating	Notes/Requirements/responsibilities	Action at PCR stage	Owner	When required
		2	0	Post Occupancy Stage – The client funds to pay for post occupancy stage. This requires an energy assessor to be appointed and to report the actual energy consumption compared with the targets made. The resulting energy model would need to be submitted to the BRE	Credits withdrawn		
ENE 02	<u>Energy Monitoring</u>	2	2	It is assumed that energy metering systems will be installed which will allow for 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 (space heating, hot water heating, cooling, ventilation, pumps, lighting, small power, LZCs, controls & other major uses such as lifts). The meters are to be linked to an appropriate BMS system and their end use is to be clearly identifiable. The BMS is to allow monitoring of energy consumption of various function areas (offices, warehouse, ancillary)	As Built Distribution schematic. Photos of installed devices	M&E sub-contractor c/o Main Contractor	Before final PCR submission
ENE 03	<u>External lighting</u>	1	1	It is assumed that the average initial luminous efficacy of the external luminaires is not less than 70 luminaire lumens per circuit Watt, and that the luminaires are automatically controlled for prevention of operation during daylight hours and, if relevant, presence detection in areas of intermittent pedestrian traffic.	As Built External Lighting drawings including luminaire schedules	M&E sub-contractor c/o Main Contractor	Before final PCR submission
ENE 04	<u>Low Carbon Design</u>	3	1	Passive Design Analysis – During concept design the project team carries out a compliant analysis which identifies opportunities for implementing passive design measures, which are then implemented to reduce total heating, cooling, ventilation, lighting loads and energy consumption in line with the analysis. The reductions in energy and CO2 predicted by the implementation of the agreed measures are to be quantified within the resulting report	Photos of installed measures	Assessor	Before final PCR submission
			1	A free cooling analysis would need to be included within the passive design analysis report, which identifies opportunities for the implementation of free cooling solutions. The building would then be designed as naturally ventilated utilising any combination of the free cooling strategies identified within the report	Photos of installed measures	Assessor	Before final PCR submission
			1	LZC Feasibility Study – By the end of concept design an energy assessor is to be appointed to undertake a compliant LZC report, which establishes the most appropriate (recognised) LZC for the building, which are then to be implemented. The reduction in emissions provided by the recommended LZC is to be quantified within the report.	Photos of installed measures	Assessor	Before final PCR submission

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ENE 06	<u>Energy Efficient Transportation Systems</u>	2	2	Compliant lift selection reports including passenger analysis and energy comparisons to be produced. Lifts to be fitted with energy saving features. If goods lifts noted on drawings can be classified as access lifts which have a speed of less than 0.15m/s then these credits can be awarded by default.	Lift Manufacturers to be approached for required analysis and to draw up specifications Photos of installed lifts	Main Contractor	Before final PCR submission
TRA 01	<u>Transport Assessment and Travel Plan</u>	2	2	A compliant 2018 travel plan is required as follows: As well as detailing the current environment for cyclists, pedestrians and public transport users, the plan is to show the impact that the building will have on these; details of any amenities within 500m of the site (food, cash, post box, leisure facility, school etc.); how disabled access will be incorporated; and a calculation of the accessibility index (AI) of public transport services. The plan must show how the tenant/developer was involved in the selection of proposals given to increase sustainable modes of transport, and the movement of goods during the building's operation, and confirm that the plan will be implemented upon occupation.	Same as Design Stage	N/A	N/A
TRA 02	<u>Sustainable Transport Measures</u>	10	5	3 Compliant amenities are located within 500m of the scheme. - Install compliant cycle storage spaces to meet 1/10 staff. - Ensure that there is space within the units for any incoming tenants to provide locker and changing facilities - Compliant Outdoor space will be provided.	Photos of nearby amenities and installed measures	Assessor	Before final PCR submission
WAT 01	<u>Water consumption</u>	5	2	It is assumed that specified sanitaryware will allow for 2 credits to be awarded.	Photos of installed sanitaryware	Assessor	Before final PCR submission
WAT 02	<u>Water monitoring</u>	1	1	It is assumed that a pulsed water meter will be provided on the incoming main, and that if there are areas, that form part of the works, which will consume more than 10% of total water use, that these will be provided with pulsed sub-meters.	Requirement included in Clause 4.1.1 & 4.1.3 of Mechanical Specification. Photos of installed meters	M&E Sub contractor c/o Main Contractor	Before final PCR submission

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WAT 03	<u>Water leak detection and prevention</u>	1	1	Water Leak Detection System would need to be installed. This consists of pulsed boundary meter, Comms cable into the unit and compliant head end equipment linked to internal water sub-meters AUTOMATIC EXCESS FLOW VALVES ALLOW BOTH CREDITS TO BE AWARDED	Requirement is included in Clause 6.2 and Section B15 of M&E Specification. Photos of installed devices	M&E Sub-contractor c/o Main Contractor	Before final PCR submission
			1	Sanitary Supply shut off valves to be installed to cold water supplies to toilet areas.	Requirement is included in Clause 6.2 and Section B15 of M&E Specification. Photos of installed devices	M&E Sub-contractor c/o Main Contractor	
MAT 01	<u>Life cycle impacts</u>	6	5	During concept/technical design carry out an LCA (using approved software) on the proposed superstructure design. The results are to be submitted to the BRE prior to planning being sought. During technical design repeat the above process considering any changes to specification.	Results/scenarios to be reviewed during technical design	Specialist & Team	Before final PCR submission
MAT 02	<u>Environmental Impacts from Construction products - EPD</u>	1	1	It is assumed that at least 20 points (1 credit) can be awarded for most of main construction material manufacturers having EPD's in place on their products.	Assessor to review following detailed design and main contractors' provision of manufacturer details	Assessor & Main Contractor	Before final PCR submission
MAT 03	<u>Responsible sourcing of materials</u>	4	-	Pre-Requisite Materials - It is assumed that all timber-based products used on the project will be legally harvested and traded as per the UK Governments Timber Procurement Policy	Requirement included within the ER's. Main Contractor to provide written confirmation and certificates.	Main Contractor	Before final PCR submission

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			1	Enabling Sustainable Procurement Plan – A sustainable procurement plan must be in place before concept design, which will then be used by the design team to guide specification. The plan must include sustainability aims, objectives and targets, and include a requirement to procure locally where possible, and have procedures in place such that its effective implementation can be verified. The plan is to also identify the risks, opportunities of procurement against a broad range of social, environmental and economic issues following the process set out in BSISO 20400:2017	Compliant plan in place for early design stages. Written confirmation that plan has been followed	Main Contractor	Before final PCR submission
			2	It is assumed at this stage that at least 2 credits can be awarded for the responsible sourcing of materials	Assessor to review following detailed design and main contractors' provision of manufacturer details	Assessor & Main Contractor	Before final PCR submission
MAT 05	<u>Designing for durability & resilience</u>	1	1	Protecting Vulnerable parts of the building from damage – specification of robustness measures to protect vulnerable parts of the building. Material Degradation Report – Collation of material design measures to protect against environmental degradation e.g. corrosion, fading, distortion etc. Design also need to include for convenient roof & façade access to allow for cleaning, replacement and repair of materials. It must be shown that the roof has been designed to prevent water damage, ingress and detrimental ponding	Compliant Report produced by Turner Works. Photos of installed measures	Assessor	Before final PCR submission
MAT 06	<u>Material Efficiency</u>	1	1	Material efficiency Report - Opportunities identified and measures taken to optimise to use of materials in design, procurement, construction, maintenance and end of life. Consultation needs to occur at all main RIBA stages 1-5	Compliant Report produced by Turner Works Report to be updated/reviewed in each Workstage	Turner Works	Before final PCR submission
WST 01	<u>Construction Waste Management</u>	-	-	The building will be constructed on a brown field site; therefore a compliant pre demolition audit is to be carried out.	Requirement included within the ER's. Pre Demo Audit required	Demolition Contractor	Prior to site clearance

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		3	2	Main Contractor is to produce a compliant Resource Management Plan (RMP) at design stage which includes all waste minimisation techniques that will be undertaken and estimates of all expected waste streams. The RMP is to be kept up to date throughout the works. Overall target to be achieved shall be no more than 6.5 tonnes of non-hazardous construction waste/100m2 GIFA	Requirement included within the ER's. Main Contractor to provide both design stage and PCR SWMP	Main Contractor	
		1	1	Main Contractor is to detail within his RMP how waste is to be sorted into different categories and what his target divert from landfill for all construction waste is to be. Overall target to be achieved is 80%	Requirement included within the ER's. Main Contractor to provide both design stage and PCR SWMP	Main Contractor	
		Exemplary	-	Exemplary credits require that waste is minimised to no more than 1.9 tonnes/100m2 and at least 90% of construction waste and 95% of excavation waste are diverted from landfill	Credits do not currently form part of the score. If targets were to be achieved this would increase the score by 1.80%		
WST 02	<u>Recycled aggregates</u>	1	0	The use of compliant recycled aggregates should be widespread across the site. Sufficient aggregate should be incorporated such that a minimum of 6.5 points can be awarded in the BREEAM calculator. Further discussion is required with Structural Engineer regarding suitability	Not currently targeted. To be discussed upon main contractor appointment.		
WST 03	<u>Operational waste</u>	1	1	It is assumed that a compliant dedicated clearly labelled space will be provided, that is accessible to all building users for the segregation and storage of operational recyclable waste volumes.	Photos of installed facilities	Assessor	Before final PCR submission
WST 05	<u>Adaptation to Climate Change</u>	1	1	Climate change adaptation strategy appraisal for structural and fabric resilience by the end of Concept Design stage. A risk assessment to identify and evaluate the impact on the building over its projected life cycle from extreme weather conditions arising from climate change and, where feasible, militate against these impacts. The assessment is to be updated during technical design showing how the practical and cost-effective recommendations have been incorporated	Compliant Report produced by Turner Works. Report to be reviewed/updated in each Workstage	Turner Works	Before final PCR submission
WST 06	<u>Design for Disassembly & Adaptability</u>	2	1	By the end of concept design a study is to be undertaken that explores the ease of disassembly and the functional adaptation potential of different design scenarios. The resulting report should also show how the recommendations were developed to enable and facilitate disassembly and functional adaptation.	Compliant Report produced by Turner Works.	Turner Works	Before final PCR submission

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			1	The above report would need to be revised during technical design to show how the recommendations proposed during concept design have been implemented where practical and cost effective to do so, with any omissions being justified in writing. The report would also need to detail any changes made to the recommendations during the technical design period. As a result of the above a 'Building Adaptation and Disassembly' guide would need to be produced for the tenants.	Report to be reviewed/updated in each Workstage		
LE 01	Site selection	2	2	Site is Brownfield	As Design stage	Assessor	Before final PCR submission
				Credit only available if SI report states that the existing site is significantly contaminated, and that remediation measures will need to be implemented prior to the construction works starting on site.	There are reports of contamination on site. Confirmation of remediation required		
LE 02	Identifying and Understanding the Risks and Opportunities for the Project	2	Pre-Requisite	BREEAM Guidance Note 34 shows that a comprehensive assessment and evaluation of Ecology will need to be followed for the project. Confirmation required that compliance will be monitored against all relevant UK and EU/International legislation relating to ecology of the site.	As Design Stage	N/A	N/A
			2	Survey & Evaluation - A suitably qualified ecologist (SQE) is to be appointed during concept design to carry out an appropriate level of survey and evaluation of the existing site, (the level of detail required in the survey is dependent on the proposed site characteristics), but survey must establish existing ecological baseline, the risks posed by the development, and the feasibility of ecological enhancement.	As Design Stage	N/A	N/A
				Determining the Ecological Outcomes – during concept design stage team must liaise with all representative stakeholders to identify and consider ecological outcome for the site. The determination process must involve identification, appraisal and selection of specific solutions and measures in line with the following hierarchy: • Avoidance • Protection • Reduction of negative impacts • On site compensation • Enhancement	As Design Stage	N/A	N/A
LE 03	Managing Negative	3	Pre-Requisite	Credit LE02 has been achieved	None	None	NONE

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Ref	Title	Credits Available	Credits required for rating	Notes/Requirements/responsibilities	Action at PCR stage	Owner	When required
	<u>Impacts on Ecology</u>		1	Planning, Liaison, implementation and data – Roles and responsibilities have been clearly defined to support successful delivery of required outcomes at an early stage (prior to concept design). Site preparation and construction works have been planned for and are implemented at an early stage to optimise benefits and outputs, resulting in the LE 02 Ecological Outcome report recommendations to be implemented.	Written confirmation of Implementation of LE02 Appraisal Plan recommendations	Ecologist & Main Contractor	Construction stage
			2	Negative impacts are managed according to LE 02 hierarchy, which has resulted in there being no loss of ecological value	Implementation of LE02 Appraisal Plan recommendations	Ecologist & Main Contractor	Construction stage
LE 04	<u>Change and Enhancement of Ecological Value</u>	3	Pre-Requisite	Credit LE03 has been achieved	None	None	NONE
			4	The implementation of the ecologist's report will result in a small ecological enhancement of the site, and where this is not feasible enhancement off site, but within the zone of influence. All negative impacts on ecology will be managed as per the advice given in the Ecologist's report	Implementation of LE02 Appraisal Plan recommendations	Ecologist & Main Contractor	Construction stage
LE 05	<u>Long Term Ecological Management and Maintenance</u>	2	Pre-Requisite	Credit LE04 has been achieved As part of the handover pack, a section on Ecology and Biodiversity is to be provided, which informs the tenant of local ecological features, value and biodiversity on or near the site	Landscape and management plan to be produced, along with section on ecology for BUG.	Ecologist & Main Contractor	Before final PCR submission
			2	A landscape & ecology management plan, in line with BS 42020:2013, and covering a minimum of 5 years is to be produced which includes: • Actions & responsibilities, prior to handover, to give to relevant individuals • The ecological value & condition of the site over the development life • Identification of opportunities for ongoing alignment with activities external to the project and which support the aims of BREEAM Strategic Ecology Framework • Identification & guidance for remedial actions to address previously unforeseen impacts • Clearly defined and allocated roles and responsibilities The plan is to be updated as appropriate to support the maintenance of the ecological value of the site			

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Ref	Title	Credits Available	Credits required for rating	Notes/Requirements/responsibilities	Action at PCR stage	Owner	When required
POL 02	<u>Local Air Quality</u>	2	2	It is assumed that heating and hot water is supplied by non-combustion systems. For example, only powered by electricity OR if 'wet' system is proposed, average NOx of boilers is to be 24mg/kWh or below	Requirement included in Clause 6.2 of M&E Specification. Further written confirmation required.	M&E Sub-contractor c/o Main Contractor	Before final PCR submission
POL 03	<u>Flood and surface Water Management</u>	5	2	Compliant Flood risk assessment required. It is assumed at this stage that the Flood risk assessment concludes that the site lies within an area that is at low risk of flooding	As Design Stage	N/A	N/A
			1	Flood risk assessment details that drainage measures will be specified to maintain peak rate of surface water run-off from site to at least 30% below the existing rate, and that this complies with all events up to and including the 100-year return period event. Report details maintenance agreements for ownership, long term operation & maintenance of all specified SuDs. Calculations include an allowance for climate change, which is in accordance with current best practice.	Details of maintenance requirements. As Built Drainage strategy	Drainage Consultant	Before final PCR submission
			1	Flood risk assessment details that there is no increase in impermeable area as a result of the development	Photos of site boundary	Assessor	Before final PCR submission
			0	The flood risk assessment details that there will be no discharge from the developed site for the first 5mm of rainfall, and that areas with a low-risk source of watercourse pollution will have an appropriate level of pollution prevention treatment provided, using appropriate SuDS techniques. Areas with a high risk of contamination or spillage are to have separators installed, and any areas where chemicals or liquid gas are to be stored have a means of containment fitted to the drainage system (shut-off valves etc.) All water pollution prevention systems are to be designed and installed in accordance with the SuDS manual and must be bespoke solutions taking account of the specific site requirements and natural or man-made environment of and surrounding the site.	Not currently targeted.		
POL 4	<u>Reduction of night time light pollution</u>	1	1	It is assumed that the external lighting strategy to be designed in compliance with Table 2 of the ILP Guidance notes for the reduction of obtrusive light, 2011, as well as lower levels for security lighting overnight. Lighting to be controlled by photocells or timeclock	Requirement included in M&E Specification. Written confirmation will be required	M&E sub-contractor c/o Main Contractor	Before final PCR submission

