

Hi Myles,

Thank you for getting us involved in Egerton Road. To confirm we consider the programme and works to be achievable via full planning permission.

As far as possible, we will seek to authorise the proposed car park refresh via permitted development (PD ) rights, however due to the height of the proposed canopy full planning permission will be required. In terms of additional information required, we will need a full breakdown of the proposed refresh works in order to determine if any of the works can be achieved via PD rights. This will allow us to determine what other additional input is required in terms of supporting documentation for the planning application.

I would propose the scope of works below, enabling Quod to take full ownership of the delivery of the planning permission for the works:

- Quod to review the full extent of works, once provided, and confirm the extent of the application
- Quod to provide required document list
- Quod to review all supporting documents and drawings
- Quod to prepare and submit planning application
- Quod to lead on LPA engagement, including responding to queries
- Quod to advise on the decision notice and conditions

A high-level programme from a planning perspective is provided below:

- **February 2026:** Appointment and extent of works confirmed
- **March 2026 (early):** Final drawings and documents provided
- **March 2026 (late):** Submit planning application
- **June 2026:** Application determined

Our fees to undertake the above scope of works would be £9,500 (+VAT and excluding disbursements) subject to our usual terms and conditions. I would provide strategic oversight attending key meetings and the project would be led on a day-to-day basis by Hannah Swainston (Associate), with support from Sam Conalty (Planner). Our CVs are attached.

We are very happy to provide a formal letter if required, but noted the urgency of getting the quote over. Any queries or if you require any further information, please do let us know.

Thank you

### BRE Certification Report

|                                     |                                                 |
|-------------------------------------|-------------------------------------------------|
| <b>Project Name:</b>                | Valor Hotspur Industrial Estate, Tottenham      |
| <b>Submitted by:</b>                | Dora Rebola                                     |
| <b>Assessor Organisation:</b>       | Cudd Bentley Consulting                         |
| <b>Date Submitted:</b>              | 13 Feb 2026                                     |
| <b>Report:</b>                      | Combined Design & PCR Stage (Straight to PCR)   |
| <b>BREEAM Scheme &amp; Version:</b> | BREEAM UK New Construction v6.1 - SD5079: 6.1.2 |
| <b>Construction Rating:</b>         | Excellent - 79.85%                              |

## Project Details

2 shell and core industrial units in Tottenham

### Summary of Building's Assessment Performance

The building has achieved a score of **79.85%** against the **BREEAM UK New Construction v6.1 - SD5079: 6.1.2** Environmental and Sustainability Standard. This translates into a final post construction stage BREEAM rating of **Excellent**. The BREEAM assessor has determined this rating using an auditable trail of evidence, all of which is referenced throughout this assessment report.

### Project Team

| Name              | Company                 |
|-------------------|-------------------------|
| Admin Account     | Cudd Bentley            |
| Daniella Adesida  | Glencar                 |
| Jacob Aseervadam  | Logika Consultants      |
| Ayesha Batool     | Cudd Bentley            |
| Daniel Bilton     | CSA                     |
| Jon Bottrell      | Cudd Bentley Consulting |
| Steven Bowron     | Burrows Graham          |
| Noah Chinn        | csa-qs                  |
| Alex Crane        | Chetwoods Architects    |
| Max Freeman       | Valor                   |
| Alexandra Jackson | Logika                  |
| Joseph Jacob      | Glencar                 |
| Ryan Jashek       | Cudd Bentley Consulting |
| Terry Jones       | Able Electrical         |
| Hasnaat Mahmood   | CBC                     |
| Jeremy Miles      | Burrows Graham          |
| Ronan Murphy      | Glencar                 |
| Andrea Parrett    | Delta                   |
| Andrew Pearson    | CDMC                    |
| Conor Phillips    | Valor                   |
| Dora Rebola       | Cudd Bentley Consulting |
| Oliver Renforth   | CBC                     |
| Michael Rolleston | Delta                   |
| Chris Sheldon     | Delta                   |
| Kasia Shepherd    | Glencar                 |
| Thomika St Louis  | CBC                     |
| Ahmed Tawheed     | CBC                     |
| Nava Yazdi Nejad  | CBC                     |

### Minimum Standards

| Rating Benchmark: | Pass | Good | Very Good | Excellent | Outstanding |
|-------------------|------|------|-----------|-----------|-------------|
| Achieved:         | Yes  | Yes  | Yes       | Yes       | Yes         |

### Performance by Section

| Name                 | Weighting | Credits Available | Credits Achieved | % Achieved | Weighted Score |
|----------------------|-----------|-------------------|------------------|------------|----------------|
| Management           | 11.00%    | 18                | 18               | 100.00%    | 11%            |
| Health and Wellbeing | 8.00%     | 10                | 8                | 80.00%     | 6.4%           |
| Energy               | 14.00%    | 21                | 20               | 95.24%     | 13.33%         |
| Transport            | 11.50%    | 12                | 5                | 41.67%     | 4.79%          |
| Water                | 7.00%     | 9                 | 7                | 77.78%     | 5.44%          |
| Materials            | 17.50%    | 14                | 9                | 64.29%     | 11.25%         |
| Waste                | 7.00%     | 10                | 10               | 100.00%    | 7%             |
| Land Use and Ecology | 15.00%    | 13                | 9                | 69.23%     | 10.38%         |
| Pollution            | 9.00%     | 12                | 11               | 91.67%     | 8.25%          |
| Innovation           | 10.00%    | 10                | 2                | 20.00%     | 2%             |
| Total Score          |           |                   |                  | 79.85%     |                |

## Management

|                          |              |
|--------------------------|--------------|
| <b>Credits Achieved:</b> | 18 out of 18 |
| <b>% Achieved:</b>       | 100.00%      |
| <b>Weighting:</b>        | 11.00%       |
| <b>Weighted Score:</b>   | 11.00%       |

| Criteria                                                                                                                                      | Credits Available | Credits Achieved | % Achieved | Weighted Score |
|-----------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------------------|------------|----------------|
| Man 01.1: Project brief and design > Project delivery planning                                                                                | 1                 | 1                | 100.00%    | 0.61%          |
| Man 01.2: Project brief and design > Stakeholder consultation                                                                                 | 1                 | 1                | 100.00%    | 0.61%          |
| Man 01.3.1: Project brief and design > BREEAM Advisory Professional : BREEAM AP (Concept Design)                                              | 1                 | 1                | 100.00%    | 0.61%          |
| Man 01.3.2: Project brief and design > BREEAM Advisory Professional : BREEAM AP (Developed Design)                                            | 1                 | 1                | 100.00%    | 0.61%          |
| Man 02.1: Life cycle cost and service life planning > Elemental life cycle cost (LCC)                                                         | 2                 | 2                | 100.00%    | 1.22%          |
| Man 02.2: Life cycle cost and service life planning > Component level life options appraisal                                                  | 1                 | 1                | 100.00%    | 0.61%          |
| Man 02.3: Life cycle cost and service life planning > Capital cost reporting                                                                  | 1                 | 1                | 100.00%    | 0.61%          |
| Man 03.1: Responsible construction practices > Pre-requisite - Legal and sustainable timber                                                   | 0                 | 0                | 0.00%      | 0.00%          |
| Man 03.3: Responsible construction practices > Environmental management                                                                       | 1                 | 1                | 100.00%    | 0.61%          |
| Man 03.4: Responsible construction practices > BREEAM Advisory Professional (Site)                                                            | 1                 | 1                | 100.00%    | 0.61%          |
| Man 03.5: Responsible construction practices > Responsible construction management                                                            | 2                 | 2                | 100.00%    | 1.22%          |
| Man 03.6.1: Responsible construction practices > Monitoring of construction site impacts : Pre-requisite                                      | 0                 | 0                | 0.00%      | 0.00%          |
| Man 03.6.2: Responsible construction practices > Monitoring of construction site impacts : Utility consumption                                | 1                 | 1                | 100.00%    | 0.61%          |
| Man 03.6.3: Responsible construction practices > Monitoring of construction site impacts : Transportation of construction materials and waste | 1                 | 1                | 100.00%    | 0.61%          |
| Man 04.1: Commissioning and handover > Commissioning - testing schedule and responsibilities                                                  | 1                 | 1                | 100.00%    | 0.61%          |
| Man 04.2: Commissioning and handover > Commissioning - design and preparation                                                                 | 1                 | 1                | 100.00%    | 0.61%          |
| Man 04.3: Commissioning and handover > Testing and inspecting building fabric                                                                 | 1                 | 1                | 100.00%    | 0.61%          |
| Man 04.4: Commissioning and handover > Handover                                                                                               | 1                 | 1                | 100.00%    | 0.61%          |
| <b>Total Score</b>                                                                                                                            |                   |                  |            | <b>11.00%</b>  |

### Man 01.1: Project brief and design > Project delivery planning

|                           |                                                                                                                                       |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                                            |
| <b>Minimum Standards:</b> | None                                                                                                                                  |
| <b>Aim:</b>               | To optimise final building design through recognising and encouraging an integrated design process and robust stakeholder engagement. |

### Design Stage Validation Statement

#### Credit 1 Project delivery planning

**Requirement 1:** Prior to completion of the Concept Design (completion of design was on the June 2021 as per

planning submission, please refer to Ref.20, the project delivery stakeholders have met to identify and define their roles, responsibilities, and contributions for each key phase of project delivery.

BREEAM identifies the project delivery stakeholders as the client, occupier, principal contractor and design team. Valor Real Estate comprises the client and part of the design team. The design team is then supplemented by Chetwoods (architects) and a number of other sub-contractors in specialties such as building services, civil & structural engineers etc. Please refer Ref.463 produced to record the agreed roles, responsibilities and contributions to the different stages of the project delivery.

**Ref.24**, where roles and responsibilities have been established and communicated with the design team, all prior to 05.2024 (end of RIBA stage 2) these evidences show the presence of the main contractor and client and design team. Confirmation that the occupier was not known can be seen in BREEAM responsibilities. Ref.689 p.2/3

**Ref.56** is a constructions logistics plan and Ref.58 is a delivery management plan from the client in preparation for the construction and delivery activities on site

**Requirement 2:** Each one of the following items when defining roles, responsibilities, and contributions for each key phase of the project were discussed. Please refer to Ref.689, where each of the below-listed details are included:

- End-user requirements **(p.2/3)**
- Aims of the design and design strategy **(p.2/3)**
- Particular installation and construction requirements or limitations **(p.2/3)**
- Occupiers' budget and technical expertise in maintaining any proposed systems
- Maintainability and adaptability of the proposals
- Operational energy
- Requirements for the production of the project and end-user documentation **(p.3/3)**
- Requirements for commissioning, training and aftercare support **(p.3/3)**

Confirmation that the occupier was not known in Ref.689 p.2/3

**Requirement 3:** The project team demonstrates how the project delivery stakeholders' contributions and the consultation process outcomes influence Initial Project Brief, Project Execution Plan, Communication Strategy, and Concept Design.

- Please refer to **Ref.30** for the base build spec, and **Ref.34** for the Design and access statement
- Please see **Ref.27** for the Project Execution Plan.
- Please see **Ref.26** for the communication strategy. See also **Ref.24** the design team has established their roles and are communicating the relevant strategies
- Please see indicating the Concept Design consultation process influence. **Ref. 28** is the planning decision confirming the submission of concept design design drawings and reports

Based on the evidence provided 1 credit is awarded.

Ref 20 demonstrates compliance with issue criterion 1.

Ref 24 demonstrates compliance with this issue.

Ref 26 demonstrates compliance with this issue.

Ref 27 demonstrates compliance with this issue.

Ref 28 demonstrates compliance with this issue.

Ref 29 demonstrates compliance with this issue.

Ref 30 demonstrates compliance with this issue.

Ref 34 demonstrates compliance with this issue.

Ref 56 demonstrates compliance with this issue.

Ref 58 demonstrates compliance with this issue.

Ref 60 demonstrates compliance with this issue.

Ref 62 demonstrates compliance with this issue.

Ref 512 demonstrates compliance with this issue.

Ref 653 demonstrates compliance with this issue.

Ref 654 demonstrates compliance with this issue.

Ref 689 demonstrates compliance with this issue.

Ref 690 demonstrates compliance with this issue.

Ref 697 demonstrates compliance with this issue.

Ref 701 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

### **Credit 1** *Project delivery planning*

**Requirement 1:** Prior to completion of the Concept Design (completion of design was on the June 2021 as per planning submission, please refer to Ref.20, the project delivery stakeholders have met to identify and define their roles, responsibilities, and contributions for each key phase of project delivery.

BREEAM identifies the project delivery stakeholders as the client, occupier, principal contractor and design team. Valor Real Estate comprises the client and part of the design team. The design team is then supplemented by Chetwoods (architects) and a number of other sub-contractors in specialties such as building services, civil & structural engineers etc. Please refer Ref.463 produced to record the agreed roles, responsibilities and contributions to the different stages of the project delivery.

**Ref.24**, where roles and responsibilities have been established and communicated with the design team, all prior to 05.2024 (end of RIBA stage 2) these evidences show the presence of the main contractor and client and design team. Confirmation that the occupier was not known can be seen in BREEAM responsibilities. Ref.689 p.2/3

**Ref.56** is a constructions logistics plan and Ref.58 is a delivery management plan from the client in preparation for the construction and delivery activities on site

**Requirement 2:** Each one of the following items when defining roles, responsibilities, and contributions for each key phase of the project were discussed. Please refer to Ref.689, where each of the below-listed details are included:

- End-user requirements **(p.2/3)**
- Aims of the design and design strategy **(p.2/3)**
- Particular installation and construction requirements or limitations **(p.2/3)**
- Occupiers' budget and technical expertise in maintaining any proposed systems
- Maintainability and adaptability of the proposals
- Operational energy
- Requirements for the production of the project and end-user documentation **(p.3/3)**
- Requirements for commissioning, training and aftercare support **(p.3/3)**

Confirmation that the occupier was not known in Ref.689 p.2/3

**Requirement 3:** The project team demonstrates how the project delivery stakeholders' contributions and the consultation process outcomes influence Initial Project Brief, Project Execution Plan, Communication Strategy, and Concept Design.

- Please refer to **Ref.30** for the base build spec, and **Ref.34** for the Design and access statement
- Please see **Ref.27** for the Project Execution Plan.

- Please see **Ref.26** for the communication strategy. See also **Ref.24** the design team has established their roles and are communicating the relevant strategies
- Please see indicating the Concept Design consultation process influence. **Ref. 28** is the planning decision confirming the submission of concept design design drawings and reports

**Based on the evidence provided 1 credit is awarded.**

Ref 24 demonstrates compliance with this issue.

Ref 26 demonstrates compliance with this issue.

Ref 27 demonstrates compliance with this issue.

Ref 28 demonstrates compliance with this issue.

Ref 29 demonstrates compliance with this issue.

Ref 30 demonstrates compliance with this issue.

Ref 34 demonstrates compliance with this issue.

Ref 56 demonstrates compliance with this issue.

Ref 58 demonstrates compliance with this issue.

Ref 60 demonstrates compliance with this issue.

Ref 62 demonstrates compliance with this issue.

Ref 512 demonstrates compliance with this issue.

Ref 653 demonstrates compliance with this issue.

Ref 654 demonstrates compliance with this issue.

Ref 689 demonstrates compliance with this issue.

Ref 690 demonstrates compliance with this issue.

Ref 697 demonstrates compliance with this issue.

Ref 701 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                                | Compliance Refs |
|-----------|----------------------------------------------------------------------------------------------------------|-----------------|
| Ref 20    | Quod, Valor, Planning Statement, Man 01, 01_05_2024.pdf                                                  | Design: 1       |
| Ref 24    | Valor, Design Team, Tottenham West Road Call Actions 07_02_24, Man 01, 07_02_2024.msg                    |                 |
| Ref 26    | Valor, CBC, 01 BREEAM_V6_Man 01_Communication Strategy - Valor Update, Man 01, 10_05_2024.pdf            |                 |
| Ref 27    | Valor, CBC, 01 BREEAM_V6_Man 01_Project Execution Plan - Valor Update, Man 01, 10_05_2024.pdf            |                 |
| Ref 28    | Council, Valor, DM Decision, Man 01, 06_12_2024.pdf                                                      |                 |
| Ref 29    | Valor, Valor, Tottenham, West Rd - Development Programme Rev M 24.10.24, Man 01, 24_10_2024.pdf          |                 |
| Ref 30    | Valor, Valor, Hotspur Tottenham - Base Build Spec, Man 01, 24_10_2024.pdf                                |                 |
| Ref 34    | Chetwoods, Valor, 5554 - Valor Tottenham Design & Access Statement-PL3 (Low Res), Man 01, 30_04_2024.pdf |                 |
| Ref 56    | TTP Consulting, Valor, Construction Logistics Plan, Man 01, 31_05_2024.pdf                               |                 |
| Ref 58    | Valor, Valor, Delivery Management Plan Parcel 2, Man 01, 31_05_2024.pdf                                  |                 |
| Ref 60    | CBC, Valor, Energy and Sustainability Statement, Man 01, 29_03_2024.pdf                                  |                 |
| Ref 62    | CBC, Valor, External Lighting Assessment, Man 01, 25_03_2024.pdf                                         |                 |
| Ref 512   | Valor, Valor, Hotspur RIBA Stages Dates, Man 01, 07_08_2025.pdf                                          |                 |
| Ref 653   | Chetwoods, Valor, G1222-CA-U2-00-DR-A-01051-PROPOSED SITE PLAN-C1,                                       |                 |

|         |                                                                                           |  |
|---------|-------------------------------------------------------------------------------------------|--|
|         | Man 01, 24_06_2025.pdf                                                                    |  |
| Ref 654 | Chetwoods, Valor, G1222-CA-U1-00-DR-A-01051-PROPOSED SITE PLAN-C1, Man 01, 24_06_2025.pdf |  |
| Ref 689 | MAN01 - Roles Responsibilities and contributions Update 2, Man 01, Undated.pdf            |  |
| Ref 690 | Call Actions STAGE 1-2, Man 01, Undated.zip                                               |  |
| Ref 697 | Valor, CBC, man01 Performance letter, Man 01, Undated.pdf                                 |  |
| Ref 701 | Valor, CBC, man01 Sustainability Champion, Man 01, Undated.pdf                            |  |

## Man 01.2: Project brief and design > Stakeholder consultation

|                           |                                                                                                                                       |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                                            |
| <b>Minimum Standards:</b> | None                                                                                                                                  |
| <b>Aim:</b>               | To optimise final building design through recognising and encouraging an integrated design process and robust stakeholder engagement. |

## Design Stage Validation Statement

### Credit 2 : Stakeholder consultation (interested parties)

**Requirement 4:** Prior to completion of the Concept Design, the design team consults with all interested parties (see Definitions) on matters that cover the minimum consultation content as set out in the methodology.

Please refer to Ref 691 BREEAM AP Meeting minutes conducted during the concept design stage, Ref.513 confirms compliance with the RIBA stages. Prior to that a consultation programme has been carried out with the following stakeholders:

- Chetwoods
- Delta-House
- Valor
- Burrows Graham

Please refer to consultation content covered:

1. Functionality, build quality and impact (including aesthetics).
2. Provision of appropriate internal and external facilities (for future building occupants and visitors or users). **(Page 3/11)**
3. Maintenance resources implications. **(Page 4/11)**
4. Impacts on the local community, e.g. local traffic or transportation impact. **(Page 5/11)**
5. Opportunities for shared use of facilities and infrastructure with the community or appropriate stakeholders. **(Page 6/11)**
6. Compliance with statutory (national or local) consultation requirements. **(Page 7/11)**
7. Energy use and sustainability measures. **(Page 8/11)**
8. Implementing principles and processes that deliver an inclusive and accessible design. **(Page 9/11)**

**Requirement 5:** Consequences of the stakeholder contributions and consultation exercise outcomes before the end of stage 2 are summarized in **Ref.509 (Pages 10-11/11)**

The consultation feedback focused on stakeholder's suggestions, comments, recommendations, and consultation outcomes. The suggestions and outcomes influenced or modifications to the proposed design and building operations were discussed. Please refer to **Ref.509(Pages 2 - 9 /11)**

**Requirement 6:** The consultation process was repeated prior to completion of the detailed design (RIBA Stage 4, Technical Design or equivalent), all interested parties (see Definitions) have given and received consultation feedback.

Please refer to for the stage 4 stakeholder consultation minutes

Based in this 1 credit is awarded.

Ref 21 demonstrates compliance with this issue.

Ref 57 demonstrates compliance with this issue.

Ref 59 demonstrates compliance with this issue.

Ref 61 demonstrates compliance with this issue.

Ref 63 demonstrates compliance with this issue.

Ref 509 demonstrates compliance with this issue.

Ref 513 demonstrates compliance with this issue.

Ref 691 demonstrates compliance with this issue.

Ref 698 demonstrates compliance with this issue.

Ref 702 demonstrates compliance with this issue.

Ref 722 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

### **Credit 2 : Stakeholder consultation (interested parties)**

**Requirement 4:** Prior to completion of the Concept Design, the design team consults with all interested parties (see Definitions) on matters that cover the minimum consultation content as set out in the methodology.

Please refer to Ref 691 BREEAM AP Meeting minutes conducted during the concept design stage, Ref.513 confirms compliance with the RIBA stages. Prior to that a consultation programme has been carried out with the following stakeholders:

- Chetwoods
- Delta-House
- Valor
- Burrows Graham

Please refer to consultation content covered:

1. Functionality, build quality and impact (including aesthetics).
2. Provision of appropriate internal and external facilities (for future building occupants and visitors or users). **(Page 3/11)**
3. Maintenance resources implications. **(Page 4/11)**
4. Impacts on the local community, e.g. local traffic or transportation impact. **(Page 5/11)**
5. Opportunities for shared use of facilities and infrastructure with the community or appropriate stakeholders. **(Page 6/11)**
6. Compliance with statutory (national or local) consultation requirements. **(Page 7/11)**
7. Energy use and sustainability measures. **(Page 8/11)**
8. Implementing principles and processes that deliver an inclusive and accessible design. **(Page 9/11)**

**Requirement 5:** Consequences of the stakeholder contributions and consultation exercise outcomes before the end of stage 2 are summarized in **Ref.509 (Pages 10-11/11)**

The consultation feedback focused on stakeholder's suggestions, comments, recommendations, and consultation outcomes. The suggestions and outcomes influenced or modifications to the proposed design and building operations were discussed. Please refer to **Ref.509(Pages 2 - 9 /11)**

**Requirement 6:** The consultation process was repeated prior to completion of the detailed design (RIBA Stage 4, Technical Design or equivalent), all interested parties (see Definitions) have given and received consultation feedback.

Please refer to for the stage 4 stakeholder consultation minutes

Based in this 1 credit is awarded.

Ref 21 demonstrates compliance with this issue.

Ref 57 demonstrates compliance with this issue.

Ref 59 demonstrates compliance with this issue.

Ref 61 demonstrates compliance with this issue.

Ref 63 demonstrates compliance with this issue.

Ref 509 demonstrates compliance with this issue.

Ref 513 demonstrates compliance with this issue.

Ref 691 demonstrates compliance with this issue.

Ref 698 demonstrates compliance with this issue.

Ref 702 demonstrates compliance with this issue.

Ref 722 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                                      | Compliance Refs |
|-----------|----------------------------------------------------------------------------------------------------------------|-----------------|
| Ref 21    | Quod, Valor, Planning Statement, Man 01, 01_05_2024.pdf                                                        |                 |
| Ref 57    | TTP Consulting, Valor, Construction Logistics Plan, Man 01, 31_05_2024.pdf                                     |                 |
| Ref 59    | Valor, Valor, Delivery Management Plan Parcel 2, Man 01, 31_05_2024.pdf                                        |                 |
| Ref 61    | CBC, Valor, Energy and Sustainability Statement, Man 01, 29_03_2024.pdf                                        |                 |
| Ref 63    | CBC, Valor, External Lighting Assessment, Man 01, 25_03_2024.pdf                                               |                 |
| Ref 509   | Chetwoods Architects, Valor, Man 1_ Stake Holder Consultation Pro-forma - Stage 2_REV2, Man 01, 11_03_2024.pdf |                 |
| Ref 513   | Valor, Valor, Hotspur RIBA Stages Dates, Man 01, 07_08_2025.pdf                                                |                 |
| Ref 691   | Call Actions STAGE 1-2, Man 01, Undated.zip                                                                    |                 |
| Ref 698   | Valor, CBC, man01 Performance letter, Man 01, Undated.pdf                                                      |                 |
| Ref 702   | Valor, CBC, man01 Sustainability Champion, Man 01, Undated.pdf                                                 |                 |
| Ref 722   | Chetwoods Architects, Man 1_ Stake Holder Consultation Pro-forma - Stage 4_REV1, Man 01, Undated.pdf           |                 |

### Man 01.3.1: Project brief and design > BREEAM Advisory Professional : BREEAM AP (Concept Design)

|                           |                                                                                                                                       |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                                            |
| <b>Minimum Standards:</b> | None                                                                                                                                  |
| <b>Aim:</b>               | To optimise final building design through recognising and encouraging an integrated design process and robust stakeholder engagement. |

### Design Stage Validation Statement

#### Credit 3 BREEAM AP (concept design)

**Requirement 8:** The client along with the project team have formally agreed on achieving "BREEAM EXCELLENT" as per planning requirements early in the design process. Please refer to Ref.699 where the client and the BREEAM AP sign a letter, in November 2023 (prior to final stage 2) stating the goal to achieve a BREEAM Excellent. Please see Ref.514 for a confirmation of the RIBA stages

#### Requirement 9:

**Please refer to Ref 703** for an appointment letter from the client that clarifies that the BREEAM AP (**Sushil Pathak**) was appointed at Concept Design Stage on the project to assist with following:

- Work with the project team, including the client, to consider the links between BREEAM issues and assist them in maximizing the project's overall performance against BREEAM, from their appointment and throughout Concept Design
  - Monitor progress against the performance targets agreed under criterion 8 throughout all stages after their appointment where decisions critically impact BREEAM performance
  - Proactively identify risks and opportunities related to the achievement of the targets agreed under criterion 8
  - Provide feedback to the project team as appropriate, to support them in taking corrective actions and achieving their agreed performance targets
  - Monitor and, where relevant, coordinate the generation of appropriate evidence by the project team.
- -
- Please refer to **Ref.684** for the pre-assessment verified by BREEAM AP.for early stage meeting minutes, showing the BREEAM APs involvement.

Based on the evidence provided 1 credit is awarded.

Ref 514 demonstrates compliance with this issue.

Ref 683 demonstrates compliance with this issue.

Ref 684 demonstrates compliance with this issue.

Ref 699 demonstrates compliance with this issue.

Ref 703 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

### Credit 3 BREEAM AP (concept design)

**Requirement 8:** The client along with the project team have formally agreed on achieving "BREEAM EXCELLENT" as per planning requirements early in the design process. Please refer to Ref.699 where the client and the BREEAM AP sign a letter, in November 2023 (prior to final stage 2) stating the goal to achieve a BREEAM Excellent. Please see Ref.514 for a confirmation of the RIBA stages

### Requirement 9:

**Please refer to Ref 703**for an appointment letter from the client that clarifies that the BREEAM AP (**Sushil Pathak**) was appointed at Concept Design Stage on the project to assist with following:

- Work with the project team, including the client, to consider the links between BREEAM issues and assist them in maximizing the project's overall performance against BREEAM, from their appointment and throughout Concept Design
  - Monitor progress against the performance targets agreed under criterion 8 throughout all stages after their appointment where decisions critically impact BREEAM performance
  - Proactively identify risks and opportunities related to the achievement of the targets agreed under criterion 8
  - Provide feedback to the project team as appropriate, to support them in taking corrective actions and achieving their agreed performance targets
  - Monitor and, where relevant, coordinate the generation of appropriate evidence by the project team.
- -
- Please refer to **Ref.684** for the pre-assessment verified by BREEAM AP.for early stage meeting minutes, showing the BREEAM APs involvement.

Based on the evidence provided 1 credit is awarded.

Ref 514 demonstrates compliance with this issue.

Ref 683 demonstrates compliance with this issue.

Ref 684 demonstrates compliance with this issue.

Ref 699 demonstrates compliance with this issue.

Ref 703 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                       | Compliance Refs |
|-----------|-----------------------------------------------------------------|-----------------|
| Ref 514   | Valor, Valor, Hotspur RIBA Stages Dates, Man 01, 07_08_2025.pdf |                 |
| Ref 683   | Call Actions STAGE 1-2, Man 01, Undated.zip                     |                 |
| Ref 684   | CBC, 6726-CBC-RS-RP-S-005-P02, Man 01, Undated.pdf              |                 |
| Ref 699   | Valor, CBC, man01 Performance letter, Man 01, Undated.pdf       |                 |
| Ref 703   | Valor, CBC, man01 Sustainability Champion, Man 01, Undated.pdf  |                 |

### Man 01.3.2: Project brief and design > BREEAM Advisory Professional : BREEAM AP (Developed Design)

|                    |                                                                                                                                       |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| Credits Achieved:  | 1 out of 1                                                                                                                            |
| Minimum Standards: | None                                                                                                                                  |
| Aim:               | To optimise final building design through recognising and encouraging an integrated design process and robust stakeholder engagement. |

### Design Stage Validation Statement

**Requirement 10:** Criteria 8 and 9 are achieved.

**Requirement 11:** Ref 704, an appointment letter from the client clarifies that the BREEAM AP ( **Sushil Pathak**) was appointed at Technical and Development Design Stage on the project to assist with following:

- Work with the project team, including the client, to consider the links between BREEAM issues and assist them in maximising the project's overall performance against BREEAM, from their appointment and throughout Developed Design
- Monitor progress against the performance targets agreed under criterion 8 throughout all stages after their appointment where decisions critically impact BREEAM performance
- Proactively identify risks and opportunities related to the achievement of the targets agreed under criterion 8
- Provide feedback to the project team as appropriate, to support them in taking corrective actions and achieving their agreed performance targets
- Monitor and, where relevant, coordinate the generation of appropriate evidence by the project team.

Please refer also to Ref.688, a collection of design team meeting minutes for Developed design stage meeting minutes showing the presence of the client and several disciplines from the design team including architecture, M&E and Landscape. BREEAM is **point "sustainability"** in the meeting minutes and His presence allows for continuous identification of risks and opportunities, to monitor and give feedback.

Ref 515 demonstrates compliance with this issue.

Ref 687 demonstrates compliance with this issue.

Ref 688 demonstrates compliance with this issue.

Ref 700 demonstrates compliance with this issue.

Ref 704 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

**Requirement 10:** Criteria 8 and 9 are achieved.

**Requirement 11:** Ref 704, an appointment letter from the client clarifies that the BREEAM AP ( **Sushil Pathak**) was appointed at Technical and Development Design Stage on the project to assist with following:

- Work with the project team, including the client, to consider the links between BREEAM issues and assist them in maximising the project's overall performance against BREEAM, from their appointment and throughout Developed Design
- Monitor progress against the performance targets agreed under criterion 8 throughout all stages after their appointment where decisions critically impact BREEAM performance
- Proactively identify risks and opportunities related to the achievement of the targets agreed under criterion 8
- Provide feedback to the project team as appropriate, to support them in taking corrective actions and achieving their agreed performance targets
- Monitor and, where relevant, coordinate the generation of appropriate evidence by the project team.

Please refer also to Ref.688, a collection of design team meeting minutes for Developed design stage meeting minutes showing the presence of the client and several disciplines from the design team including architecture, M&E and Landscape. BREEAM is point "sustainability" in the meeting minutes and His presence allows for continuous identification of risks and opportunities, to monitor and give feedback.

### 1 credit achieved

Ref 515 demonstrates compliance with this issue.

Ref 687 demonstrates compliance with this issue.

Ref 688 demonstrates compliance with this issue.

Ref 700 demonstrates compliance with this issue.

Ref 704 demonstrates compliance with this issue.

## Schedule of Evidence

| Reference | File Name                                                       | Compliance Refs |
|-----------|-----------------------------------------------------------------|-----------------|
| Ref 515   | Valor, Valor, Hotspur RIBA Stages Dates, Man 01, 07_08_2025.pdf |                 |
| Ref 687   | Call Actions STAGE 1-2, Man 01, Undated.zip                     |                 |
| Ref 688   | Bi-Weekly Call Actions stage 3-4, Man 01, Undated.zip           |                 |
| Ref 700   | Valor, CBC, man01 Performance letter, Man 01, Undated.pdf       |                 |
| Ref 704   | Valor, CBC, man01 Sustainability Champion, Man 01, Undated.pdf  |                 |

## Man 02.1: Life cycle cost and service life planning > Elemental life cycle cost (LCC)

|                           |                                                                                                                                                                                                               |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 2 out of 2                                                                                                                                                                                                    |
| <b>Minimum Standards:</b> | None                                                                                                                                                                                                          |
| <b>Aim:</b>               | To promote the business case for sustainable buildings and to deliver whole life value by encouraging the use of life cycle costing to improve design, specification, through-life maintenance and operation. |

## Design Stage Validation Statement

**Conflict of Interest Reference:** KBCN1708 Conflict of Interest statement issued by the BREEAM Assessor of Cudd Bentley Consulting Ltd to confirm the integrity of assessments undertaken by the organisation. Please refer to: Ref.658 is the conflict of Interest letter from the Assessor.

### Credit 1 Elemental LCC

**Criterion 1:** Competent person & LCC plan.

A competent person has been appointed and has carried out the LCC Plan at Process Stage 2.

Ref.1 is the stage 2 elemental LCC report. page 5, item 1.2 confirms that the person undertaking the LCC is competent

Ref 693 is the authors qualifications, confirming him as a competent person.

Ref.1, page 1 shows that the report was completed February 2024, during the concept design stage. Ref.516 is a confirmation of the RIBA stages.

The RIBA stages have been further clarified within Ref.20.

An outline, entire asset LCC plan was carried out at RIBA Stage 2, together with design options appraisals and in line with pd 156865:2008. Please refer to Ref.1

Ref.1, page 5, item 1.3 for confirmation this study was carried out during RIBA stage 2 and in line with PD 156865:2008.

Ref.1, page 19 outlines the options appraisals that were prepared.

**Requirement 2:** The elemental LCC plan:

- Provides an indication of future replacement costs over a period of analysis as required by the client (e.g. 20, 30, 50, or 60 years). The default design life of 60 years was used for modelling purposes (in line with the UK default). Please refer to Ref.1 **page 19**
- Includes service life, maintenance, and operation cost estimates. Please refer to Ref.1 **page 19**

**Requirement 3:** Design alternatives have been considered by the design team and an elemental LCC plan has been used to influence building and systems design and specification to minimise life cycle costs and maximise critical value.

Ref.458 page 4, is the LCC workshop meeting minutes confirming the integration of LLC outcomes in the final design.

Ref.1, page 18, states the impact of life cycle cost on design.

Ref 1 demonstrates compliance with this issue.

Ref 458 demonstrates compliance with this issue.

Ref 516 demonstrates compliance with this issue.

Ref 558 demonstrates compliance with this issue.

Ref 559 demonstrates compliance with this issue.

Ref 560 demonstrates compliance with this issue.

Ref 561 demonstrates compliance with this issue.

Ref 562 demonstrates compliance with this issue.

Ref 563 demonstrates compliance with this issue.

Ref 564 demonstrates compliance with this issue.

Ref 565 demonstrates compliance with this issue.

Ref 566 demonstrates compliance with this issue.

Ref 567 demonstrates compliance with this issue.

Ref 568 demonstrates compliance with this issue.

Ref 635 demonstrates compliance with this issue.

Ref 658 demonstrates compliance with this issue.

Ref 693 demonstrates compliance with this issue.

Ref 842 demonstrates compliance with this issue.

Ref 931 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

**Conflict of Interest Reference:** KBCN1708 Conflict of Interest statement issued by the BREEAM Assessor of Cudd Bentley Consulting Ltd to confirm the integrity of assessments undertaken by the organisation. Please refer to: Ref.658 is the conflict of Interest letter from the Assessor.

### Credit 1 Elemental LCC

**Criterion 1:** Competent person & LCC plan.

A competent person has been appointed and has carried out the LCC Plan at Process Stage 2.

Ref.1 is the stage 2 elemental LCC report. page 5, item 1.2 confirms that the person undertaking the LCC is competent

Ref 693 is the authors qualifications, confirming him as a competent person.

Ref.1, page 1 shows that the report was completed February 2024, during the concept design stage. Ref.516 is a confirmation of the RIBA stages.

The RIBA stages have been further clarified within Ref.20.

An outline, entire asset LCC plan was carried out at RIBA Stage 2, together with design options appraisals and in line with pd 156865:2008. Please refer to Ref.1

Ref.1, page 5, item 1.3 for confirmation this study was carried out during RIBA stage 2 and in line with PD 156865:2008.

Ref.1, page 19 outlines the options appraisals that were prepared.

ref931 page 4 indicates a suitable person has been appointed for the studies.

**Requirement 2:** The elemental LCC plan:

- Provides an indication of future replacement costs over a period of analysis as required by the client (e.g. 20, 30, 50, or 60 years). The default design life of 60 years was used for modelling purposes (in line with the UK default). Please refer to Ref.1 **page 19**
- Includes service life, maintenance, and operation cost estimates. Please refer to Ref.1 **page 19**
- **Ref931** pages 7 to 20 contain alternatives to materials with costs and life cycle in mind, within the time frame of 60years.

**Requirement 3:** Design alternatives have been considered by the design team and an elemental LCC plan has been used to influence building and systems design and specification to minimise life cycle costs and maximise critical value.

Ref.458 page 4, is the LCC workshop meeting minutes confirming the integration of LLC outcomes in the final design.

Ref.1, page 18, states the impact of life cycle cost on design.

Ref 842 contains the meeting minutes of the involved parties and how the plan developed from their involvement on the LCC discussion, as well as the decision of composite cladding for the envelope, the base case for building services was considered as the preferred scenario for the building services, Carpet flooring tiles for the finishes and concrete yard for the external spaces.

**Ref931** pages 7 to 20 contain alternatives and choices of materials with costs and life cycle in mind, within the time frame of 60years.

Ref1127 pages 4 to 8 shows installed materials in the Envelope, External and Internal Luminaires, controls and sensors, Ventilation systems, Internal and external Finishes and External spaces' installations in accordance with the LCC reports and evidence documentation.

## 2 credits achieved

Ref 1 demonstrates compliance with this issue.

Ref 458 demonstrates compliance with this issue.

Ref 516 demonstrates compliance with this issue.

Ref 558 demonstrates compliance with this issue.

Ref 559 demonstrates compliance with this issue.

Ref 560 demonstrates compliance with this issue.

Ref 561 demonstrates compliance with this issue.

Ref 562 demonstrates compliance with this issue.

Ref 563 demonstrates compliance with this issue.

Ref 564 demonstrates compliance with this issue.

Ref 565 demonstrates compliance with this issue.

Ref 566 demonstrates compliance with this issue.

Ref 567 demonstrates compliance with this issue.

Ref 568 demonstrates compliance with this issue.

Ref 635 demonstrates compliance with this issue.

Ref 658 demonstrates compliance with this issue.

Ref 693 demonstrates compliance with this issue.

Ref 842 demonstrates compliance with this issue.

Ref 931 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## Schedule of Evidence

| Reference | File Name                                                                                                     | Compliance Refs |
|-----------|---------------------------------------------------------------------------------------------------------------|-----------------|
| Ref 1     | CBC, Valor, 6726-CBC-GC-RP-S-005-P02, Man 02, 29_02_2024.pdf                                                  |                 |
| Ref 458   | CBC, Valor, 6726-CBC-VB-MI-S-000001, Man 02, 08_04_2024.pdf                                                   |                 |
| Ref 516   | Valor, Valor, Hotspur RIBA Stages Dates, Man 02, 07_08_2025.pdf                                               |                 |
| Ref 558   | Chetwoods Architects, Valor, 5554-CA-01-00-DR-A-01100-PROPOSED WAREHOUSE PLAN-PL2, Man 02, 31_07_2025.pdf     |                 |
| Ref 559   | Chetwoods Architects, Valor, 5554-CA-01-00-DR-A-01110-PROPOSED GF + FF GA PLANS-PL3, Man 02, 31_07_2025.pdf   |                 |
| Ref 560   | Chetwoods Architects, Valor, 5554-CA-01-00-DR-A-93001-FENCING DETAILS-PL3, Man 02, 31_07_2025.pdf             |                 |
| Ref 561   | Chetwoods Architects, Valor, 5554-CA-01-00-DR-A-03100-PROPOSED WAREHOUSE SECTIONS-PL3, Man 02, 31_07_2025.pdf |                 |
| Ref 562   | Chetwoods Architects, Valor, 5554-CA-01-00-DR-A-01115-PROPOSED ROOF PLAN-PL4, Man 02, 31_07_2025.pdf          |                 |

|          |                                                                                                               |  |
|----------|---------------------------------------------------------------------------------------------------------------|--|
| Ref 563  | Chetwoods Architects, Valor, 5554-CA-01-00-DR-A-02100-PROPOSED ELEVATIONS-PL4, Man 02, 31_07_2025.pdf         |  |
| Ref 564  | Chetwoods Architects, Valor, 5554-CA-01-00-DR-A-41001-BUILDING EXTERNAL FINISHES-PL3, Man 02, 31_07_2025.pdf  |  |
| Ref 565  | Chetwoods Architects, Valor, G1222-CA-U1-00-DR-A-02100-PROPOSED ELEVATIONS-PL6, Man 02, 31_07_2025.pdf        |  |
| Ref 566  | Chetwoods Architects, Valor, 5554-CA-01-00-DR-A-00100-PROPOSED SITE PLAN - UNIT 1-PL7, Man 02, 31_07_2025.pdf |  |
| Ref 567  | Chetwoods Architects, Valor, 5554-CA-01-00-DR-A-97001-CYCLCE SHELTER DETAILS-PL2, Man 02, 31_07_2025.pdf      |  |
| Ref 568  | Chetwoods Architects, Valor, 5554-CA-01-00-DR-A-03101-PROPOSED OFFICE SECTIONS-PL2, Man 02, 31_07_2025.pdf    |  |
| Ref 635  | CBC, 6726-CBC-NY-RP-S-000006-P01, Man 02, Undated.pdf                                                         |  |
| Ref 658  | CBC, Conflict of interest letter, Man 02, Undated.pdf                                                         |  |
| Ref 693  | -802906_CB-ONLY-Sushil-Pathak-Qualifications, Man 02, Undated.pdf                                             |  |
| Ref 842  | CBC, CBC, 6726-CBC-NY-MI-S-000002, Man 02, 12_01_2026.pdf                                                     |  |
| Ref 931  | 6726-CBC-NY-RP-S-000006-P01.pdf                                                                               |  |
| Ref 1127 | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, Man 02, 03_12_2025.pdf                                     |  |

## Man 02.2: Life cycle cost and service life planning > Component level life options appraisal

|                           |                                                                                                                                                                                                               |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                                                                                                                    |
| <b>Minimum Standards:</b> | None                                                                                                                                                                                                          |
| <b>Aim:</b>               | To promote the business case for sustainable buildings and to deliver whole life value by encouraging the use of life cycle costing to improve design, specification, through-life maintenance and operation. |

### Design Stage Validation Statement

**Conflict of Interest Reference:** KBCN1708 Conflict of Interest statement issued by the BREEAM Assessor of Cudd Bentley Consulting Ltd to confirm the integrity of assessments undertaken by the organisation. Please refer to: Ref.659 is the conflict of Interest letter from the Assessor.

#### Credit 2 The component LCC plan

##### Requirement 4: Component LCC Plan

A competent person has been appointed and has carried out the component LCC Plan at Process Stage 4.

Ref 677 is the stage for component LCC report. page 4, item 1.2 confirms the person undertaking the LCC is competent

Ref 692 is the authors qualifications, confirming him as a competent person.

Ref 677 page 1 shows that the report was completed November 2024, during the technical design stage. Ref.516 is a confirmation of the RIBA stages.

A component level LCC options appraisal was carried out at RIBA stage 4 in line with PD 156865: 2008. Please refer to Ref 677, page 4, paragraph 3

The component level LCC includes (where present):

- Envelope, e.g. cladding, windows, or roofing (Page 7-9)
- Services, e.g. heat source cooling source, or controls (Page 9-16)
- Finishes, e.g. walls, floors or ceilings (Page 16-18)
- External spaces, e.g. alternative hard landscaping, boundary protection. (Page 19-20)

**Requirement 5:** The component level LCC options appraisal has been used to influence building and systems design and specification to minimise life cycle costs and maximise critical value.

Ref 677 is the STAGE 4 LCC workshop meeting minutes confirming the integration of LLC outcomes in the final design.

Please see drawing showing LCC options implemented into the design:

a. Envelope, e.g. cladding, windows, or roofing - Ref.582, Ref.587, Ref. 585, Ref.586, Ref.584, Ref.574,  
c. Finishes, e.g. walls, floors or ceilings - Ref.583, Ref.579, Ref.578, Ref.577, Ref.576, Ref.575, Ref.573,  
Ref.571, Ref.570, Ref.669

d. External spaces, e.g. alternative hard landscaping, boundary protection. Ref.582, Ref.581, Ref.580,  
Ref.572

Ref 481 demonstrates compliance with this issue.

Ref 517 demonstrates compliance with this issue.

Ref 569 demonstrates compliance with this issue.

Ref 570 demonstrates compliance with this issue.

Ref 571 demonstrates compliance with this issue.

Ref 572 demonstrates compliance with this issue.

Ref 573 demonstrates compliance with this issue.

Ref 574 demonstrates compliance with this issue.

Ref 575 demonstrates compliance with this issue.

Ref 576 demonstrates compliance with this issue.

Ref 577 demonstrates compliance with this issue.

Ref 578 demonstrates compliance with this issue.

Ref 579 demonstrates compliance with this issue.

Ref 580 demonstrates compliance with this issue.

Ref 581 demonstrates compliance with this issue.

Ref 582 demonstrates compliance with this issue.

Ref 583 demonstrates compliance with this issue.

Ref 584 demonstrates compliance with this issue.

Ref 585 demonstrates compliance with this issue.

Ref 586 demonstrates compliance with this issue.

Ref 587 demonstrates compliance with this issue.

Ref 659 demonstrates compliance with this issue.

Ref 677 demonstrates compliance with this issue.

Ref 679 demonstrates compliance with this issue.

Ref 692 demonstrates compliance with this issue.

Ref 932 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

**Conflict of Interest Reference:** KBCN1708 Conflict of Interest statement issued by the BREEAM Assessor of Cudd Bentley Consulting Ltd to confirm the integrity of assessments undertaken by the organisation. Please refer to: Ref.659 is the conflict of Interest letter from the Assessor.

### Credit 2 The component LCC plan

#### Requirement 4: Component LCC Plan

A competent person has been appointed and has carried out the component LCC Plan at Process Stage 4.

Ref 677 is the stage for component LCC report. page 4, item 1.2 confirms the person undertaking the LCC is competent

Ref 692 is the authors qualifications, confirming him as a competent person.

Ref 677 page 1 shows that the report was completed November 2024, during the technical design stage. Ref.516 is a confirmation of the RIBA stages.

A component level LCC options appraisal was carried out at RIBA stage 4 in line with PD 156865: 2008. Please refer to Ref 677, page 4, paragraph 3

The component level LCC includes (where present):

- a. Envelope, e.g. cladding, windows, or roofing (Page 7-9)
- b. Services, e.g. heat source cooling source, or controls (Page 9-16)
- c. Finishes, e.g. walls, floors or ceilings (Page 16-18)
- d. External spaces, e.g. alternative hard landscaping, boundary protection. (Page 19-20)

- **Ref932** pages 7 to 20 contain alternatives to materials, within the requested categories, with costs and life cycle in mind, within the time frame of 60years.

**Requirement 5:** The component level LCC options appraisal has been used to influence building and systems design and specification to minimise life cycle costs and maximise critical value.

Ref 677 is the STAGE 4 LCC workshop meeting minutes confirming the integration of LLC outcomes in the final design.

Please see drawing showing LCC options implemented into the design:

- a. Envelope, e.g. cladding, windows, or roofing - Ref.582, Ref.587, Ref. 585, Ref.586, Ref.584, Ref.574,
- c. Finishes, e.g. walls, floors or ceilings - Ref.583, Ref.579, Ref.578, Ref.577, Ref.576, Ref.575, Ref.573, Ref.571, Ref.570, Ref.669
- d. External spaces, e.g. alternative hard landscaping, boundary protection. Ref.582, Ref.581, Ref.580, Ref.572

Ref 842 contains the meeting minutes of the involved parties and how the plan developed from their involvement on the LCC discussion, as well as the final decisions of composite cladding for the envelope, the base case for building services was considered as the preferred scenario for the building services, Carpet flooring tiles for the finishes and concrete yard for the external spaces.

- **Ref932** pages 7 to 20 contain alternatives to materials with costs and life cycle in mind, within the time frame of 60years, with Composite cladding for envelope~, proposed Mitsubishi Electric system for building services, carpet tiles for finishes and Concrete Yard) for external spaces were recommended.

Ref1127 pages 4 to 8 shows installed materials in the Envelope, External and Internal Luminaires, controls and sensors, Ventilation systems, Internal and external Finishes and External spaces' installations in accordance with the LCC reports and evidence documentation.

#### 1 credit achieved

Ref 481 demonstrates compliance with this issue.

Ref 517 demonstrates compliance with this issue.

Ref 569 demonstrates compliance with this issue.

Ref 570 demonstrates compliance with this issue.

Ref 571 demonstrates compliance with this issue.

Ref 572 demonstrates compliance with this issue.

Ref 573 demonstrates compliance with this issue.

Ref 574 demonstrates compliance with this issue.

Ref 575 demonstrates compliance with this issue.

Ref 576 demonstrates compliance with this issue.

Ref 577 demonstrates compliance with this issue.

Ref 578 demonstrates compliance with this issue.

Ref 579 demonstrates compliance with this issue.

Ref 580 demonstrates compliance with this issue.

Ref 581 demonstrates compliance with this issue.

Ref 582 demonstrates compliance with this issue.

Ref 583 demonstrates compliance with this issue.

Ref 584 demonstrates compliance with this issue.

Ref 585 demonstrates compliance with this issue.

Ref 586 demonstrates compliance with this issue.

Ref 587 demonstrates compliance with this issue.

Ref 659 demonstrates compliance with this issue.

Ref 677 demonstrates compliance with this issue.

Ref 679 demonstrates compliance with this issue.

Ref 692 demonstrates compliance with this issue.

Ref 932 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                                    | Compliance Refs |
|-----------|--------------------------------------------------------------------------------------------------------------|-----------------|
| Ref 481   | CBC, Valor, 6726-CBC-NY-RP-S-000006-P01, Man 02, 07_04_2025.pdf                                              |                 |
| Ref 517   | Valor, Valor, Hotspur RIBA Stages Dates, Man 02, 07_08_2025.pdf                                              |                 |
| Ref 569   | Chetwoods Architects, Valor, G1222-CA-U1-XX-SH-A-08100-DOOR SCHEDULE-C4, Man 02, 31_07_2025.pdf              |                 |
| Ref 570   | Chetwoods Architects, Valor, G1222-CA-U1-00-DR-A-01105-PROPOSED WAREHOUSE GA PLAN-C3, Man 02, 31_07_2025.pdf |                 |
| Ref 571   | Chetwoods Architects, Valor, G1222-CA-U1-00-DR-A-32001-LEVEL ACCESS                                          |                 |

|          |                                                                                                                    |  |
|----------|--------------------------------------------------------------------------------------------------------------------|--|
|          | DOOR DETAILS-C2, Man 02, 31_07_2025.pdf                                                                            |  |
| Ref 572  | Chetwoods Architects, Valor, G1222-CA-U1-00-DR-A-32002-DOCK DOOR DETAILS-C3, Man 02, 31_07_2025.pdf                |  |
| Ref 573  | Chetwoods Architects, Valor, G1222-CA-U1-ZZ-DR-A-35000-REFLECTED CEILING PLANS - OFFICE-C3, Man 02, 31_07_2025.pdf |  |
| Ref 574  | Chetwoods Architects, Valor, G1222-CA-U1-00-DR-A-97010-EXTERNAL BUILDING PROTECTION-C2, Man 02, 31_07_2025.pdf     |  |
| Ref 575  | Chetwoods Architects, Valor, G1222-CA-U1-ZZ-DR-A-01120-PROPOSED OFFICE GA PLANS-C5, Man 02, 31_07_2025.pdf         |  |
| Ref 576  | Chetwoods Architects, Valor, G1222-CA-U1-ZZ-DR-A-31005-WINDOW DETAILS AND ELEVATIONS-C4, Man 02, 31_07_2025.pdf    |  |
| Ref 577  | Chetwoods Architects, Valor, G1222-CA-U1-ZZ-DR-A-24101-STAIR 2 - MEZZANINE ESCAPE STAIR-C3, Man 02, 31_07_2025.pdf |  |
| Ref 578  | Chetwoods Architects, Valor, G1222-CA-U1-ZZ-DR-A-22110-WALL TYPES PLANS - OFFICE-C7, Man 02, 31_07_2025.pdf        |  |
| Ref 579  | Chetwoods Architects, Valor, G1222-CA-U1-ZZ-DR-A-48000-FINISHES PLANS - OFFICE-C5, Man 02, 31_07_2025.pdf          |  |
| Ref 580  | Chetwoods Architects, Valor, G1222-CA-U1-00-DR-A-93000-FENCING DETAILS-C2, Man 02, 31_07_2025.pdf                  |  |
| Ref 581  | Chetwoods Architects, Valor, G1222-CA-U1-00-DR-A-01051-PROPOSED SITE PLAN-C2, Man 02, 31_07_2025.pdf               |  |
| Ref 582  | Chetwoods Architects, Valor, G1222-CA-U1-00-DR-A-94000-EXTERNAL SITE FINISHES-C2, Man 02, 31_07_2025.pdf           |  |
| Ref 583  | Chetwoods Architects, Valor, G1222-CA-U1-ZZ-DR-A-24100-STAIR 1 - OFFICE-C4, Man 02, 31_07_2025.pdf                 |  |
| Ref 584  | Chetwoods Architects, Valor, G1222-CA-U1-ZZ-DR-A-03110-PROPOSED WAREHOUSE SECTIONS-C2, Man 02, 31_07_2025.pdf      |  |
| Ref 585  | Chetwoods Architects, Valor, G1222-CA-U1-ZZ-DR-A-02110-PROPOSED ELEVATIONS-C5, Man 02, 31_07_2025.pdf              |  |
| Ref 586  | Chetwoods Architects, Valor, G1222-CA-U1-ZZ-DR-A-03115-PROPOSED OFFICE SECTIONS-C2, Man 02, 31_07_2025.pdf         |  |
| Ref 587  | Chetwoods Architects, Valor, G1222-CA-U1-ZZ-DR-A-21010-PROPOSED CLADDING SETTING OUT-C1, Man 02, 31_07_2025.pdf    |  |
| Ref 659  | CBC, Conflict of interest letter, Man 02, Undated.pdf                                                              |  |
| Ref 677  | CBC, 6726-CBC-NY-MI-S-000002, Man 02, Undated.pdf                                                                  |  |
| Ref 679  | CBC, 6726-CBC-NY-RP-S-000006-P01, Man 02, Undated.pdf                                                              |  |
| Ref 692  | -802906_CB-ONLY-Sushil-Pathak-Qualifications, Man 02, Undated.pdf                                                  |  |
| Ref 932  | 6726-CBC-NY-RP-S-000006-P01.pdf                                                                                    |  |
| Ref 1127 | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, Man 02, 03_12_2025.pdf                                          |  |

### Man 02.3: Life cycle cost and service life planning > Capital cost reporting

|                           |                                                                                                                                                                                                               |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                                                                                                                    |
| <b>Minimum Standards:</b> | None                                                                                                                                                                                                          |
| <b>Aim:</b>               | To promote the business case for sustainable buildings and to deliver whole life value by encouraging the use of life cycle costing to improve design, specification, through-life maintenance and operation. |

### Design Stage Validation Statement

#### Credit 3 Capital cost reporting

**Requirement 6:** The total capital cost of the building was confirmed by the Design Manager. Please refer to the Ref.2, a letter from the client estimating capital cost.

This has been calculated by the assessor to be £1,659 £k/m2.

Ref 2 demonstrates compliance with this issue.

Ref 886 demonstrates compliance with this issue.

### Post Construction Stage Validation Statement

#### Credit 3 Capital cost reporting

**Requirement 6:** The total capital cost of the building was confirmed by the Design Manager. Please refer to the Ref.2, a letter from the client estimating capital cost.

This has been calculated by the assessor to be £1,423.86/m2.

### 1 credit achieved

Ref 2 demonstrates compliance with this issue.

Ref 886 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                 | Compliance Refs |
|-----------|-------------------------------------------------------------------------------------------|-----------------|
| Ref 2     | Daniel Bilton, CBC, 02 BREEAM_2018_Man 02_Capital Cost, Man 02, 30_01_2023.pdf            |                 |
| Ref 886   | Glencar, CBC, Valor Tottenham BREEAM Man02 Capital Cost Reporting, Man 02, 15_01_2026.pdf |                 |

### Man 03.1: Responsible construction practices > Pre-requisite - Legal and sustainable timber

|                           |                                                                                                                                                     |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | Are all timber and timber-based products used during the construction process of the project 'legally harvested and traded timber'? <b>Yes</b>      |
| <b>Minimum Standards:</b> | None                                                                                                                                                |
| <b>Aim:</b>               | To recognise and encourage construction sites which are managed in an environmentally and socially considerate, responsible and accountable manner. |

### Design Stage Validation Statement

**Credit 0.1 Prerequisite** - Legally harvested and traded timber

**Requirement 1:** All timber and timber-based products used during the construction process of the project are 'legally harvested and traded timber'.

Ref.600 page 1 and 64 confirms that the main contractor is responsible for ensuring that All timber and timber-based products used on the construction process of the project are legally harvested and traded timber, as part of the Mechanical/Electrical/Main Contractor/Demolition specifications.

Ref.37 P.1/5 is a letter from the main contractor Glencar confirming that all timber and timber-based products used during the construction process of the project are legal and sustainable timber

Ref 37 demonstrates compliance with this issue.

Ref 600 demonstrates compliance with this issue.

Ref 766 demonstrates compliance with this issue.

Ref 767 demonstrates compliance with this issue.

Ref 769 demonstrates compliance with this issue.

Ref 777 demonstrates compliance with this issue.

Ref 843 demonstrates compliance with this issue.

Ref 851 demonstrates compliance with this issue.

### Post Construction Stage Validation Statement

**Credit 0.1 Prerequisite** - Legally harvested and traded timber

**Requirement 1:** All timber and timber-based products used during the construction process of the project are 'legally harvested and traded timber'.

Ref.600 page 1 and 64 confirms that the main contractor is responsible for ensuring that All timber and timber-based products used on the construction process of the project are legally harvested and traded timber, as part of the Mechanical/Electrical/Main Contractor/Demolition specifications.

Ref.37 P.1/5 is a letter from the main contractor Glencar confirming that all timber and timber-based products used during the construction process of the project are legal and sustainable timber

Ref 766 contain the valid certificates of ICAT material (FSC SA-COC-001813 for Howden Joinery, FSC SA-COC-004472 for SIG Trading, PEFC SA-PEFC-COC-001813 for Howden Joinery), confirmed by aquisition document ref843, Ref 769 and and **ref777**(MP Moran FSC and PEFC certification commitment for the list of materials delivered in this folder, a list of PEFC tree species classification and a Sustainable Resource Commitment from the company MP Morgan), Ref 767 (FSCSTD-40-004 (Version 3.1) EN and FSC-STD-50-001 (Version 2.1) EN for FSC® Chain of Custody Certification for Total Laminate Systems Ltd) , all for a compliant chain of custody of Tree based products.

**ref851** confirm that allsite timber used during construction has been legally sourced and harvested in line the UK Governments Timber Procurement Policy.

### Pre requisite compliant

Ref 37 demonstrates compliance with this issue.

Ref 600 demonstrates compliance with this issue.

Ref 766 demonstrates compliance with this issue.

Ref 767 demonstrates compliance with this issue.

Ref 769 demonstrates compliance with this issue.

Ref 777 demonstrates compliance with this issue.

Ref 843 demonstrates compliance with this issue.

Ref 851 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                          | Compliance Refs |
|-----------|----------------------------------------------------------------------------------------------------|-----------------|
| Ref 37    | Glencar, CBC, BREEAM Man03 Responsible Construction Practices, Man 03, 02_04_2025.pdf              |                 |
| Ref 600   | Glencar, CBC, Confirmation from the contractor that Specs will be followed, Man 03, 12_05_2025.pdf |                 |
| Ref 766   | Glencar, Valor, ICAT, Man 03, 13_11_2025.zip                                                       |                 |
| Ref 767   | Glencar, Valor, TLS, Man 03, 13_11_2025.zip                                                        |                 |
| Ref 769   | Glencar, Valor, Entex, Man 03, 13_11_2025.zip                                                      |                 |
| Ref 777   | Glencar, Valor, 20251120140202_001, Man 03, 21_11_2025.pdf                                         |                 |
| Ref 843   | 20251125160001690.pdf                                                                              |                 |
| Ref 851   | 6726_Valor Park Tottenham- PC Multi Credit Letter.pdf                                              |                 |

### Man 03.3: Responsible construction practices > Environmental management

|                           |                                                                                                                                                     |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                                                          |
| <b>Minimum Standards:</b> | None                                                                                                                                                |
| <b>Aim:</b>               | To recognise and encourage construction sites which are managed in an environmentally and socially considerate, responsible and accountable manner. |

### Design Stage Validation Statement

#### Credit 1: Environmental management

**Requirement 3:** The principal contractor operates an environmental management system (EMS) covering their main operations. The EMS is Third-party certified, to ISO 14001/EMAS or equivalent standard.

Please refer to:

**Ref.413** for the ISO14001 certificate for the demolition contractor

**Ref.40** p.1/5 for the commitment from the main contractor confirming that they operate an EMS system.

**Ref.39** for the ISO14001 certificate for the main contractor.

**Requirement 4:** The principal contractor is committed to implementing best practice pollution prevention policies and procedures on-site in accordance with Working at construction and demolition sites: PPG6, Pollution Prevention Guidelines.

Please refer to:

**Ref.40** p 1/5 includes the main contractors commitment to adhering to PPG6, Pollution Prevention Guidelines.

**Ref.41** is the PPG checklist. Ref.42 is the PPG tool box talks

**Ref.43** for the construction environmental management plan. p. 18/19 detailing pollution prevention procedures

Ref 39 demonstrates compliance with this issue.

Ref 40 demonstrates compliance with this issue.

Ref 41 demonstrates compliance with this issue.

Ref 42 demonstrates compliance with this issue.

Ref 43 demonstrates compliance with this issue.

Ref 413 demonstrates compliance with this issue.

Ref 844 demonstrates compliance with this issue.

Ref 845 demonstrates compliance with this issue.

Ref 846 demonstrates compliance with this issue.

Ref 847 demonstrates compliance with this issue.

Ref 848 demonstrates compliance with this issue.

Ref 849 demonstrates compliance with this issue.

Ref 850 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

**Credit 1:** Environmental management

**Requirement 3:** The principal contractor operates an environmental management system (EMS) covering their main operations. The EMS is Third-party certified, to ISO 14001/EMAS or equivalent standard.

Please refer to:

**Ref.413** for the ISO14001 certificate for the demolition contractor

**Ref.40** p.1/5 for the commitment from the main contractor confirming that they operate an EMS system.

**Ref.39** for the ISO14001 certificate for the main contractor.

**Requirement 4:** The principal contractor is committed to implementing best practice pollution prevention policies and procedures on-site in accordance with Working at construction and demolition sites: PPG6, Pollution Prevention Guidelines.

Please refer to:

**Ref.40** p 1/5 includes the main contractors commitment to adhering to PPG6, Pollution Prevention Guidelines.

**Ref.41** is the PPG checklist. Ref.42 is the PPG tool box talks

**Ref.43** for the construction environmental management plan. p. 18/19 detailing pollution prevention procedures.

In the Post construction stage the document **ref844** describes **ISO 14001** certification compliant, with climate change training and a documented plan to protect and enhance the local natural environment.

ICAT contain the valid certificates of ICAT material, confirmed by document **ref846**, **ref850**, ref849 and **ref845** for other timber sourcing materials, which are valid and complaint.

**ref847** confirm that allsite timber used during construction has been legally sourced and harvested in line the UK Governments Timber Procurement Policy.

## 1 credit achieved

Ref 39 demonstrates compliance with this issue.

Ref 40 demonstrates compliance with this issue.

Ref 41 demonstrates compliance with this issue.

Ref 42 demonstrates compliance with this issue.

Ref 43 demonstrates compliance with this issue.

Ref 413 demonstrates compliance with this issue.

Ref 844 demonstrates compliance with this issue.

Ref 845 demonstrates compliance with this issue.

Ref 846 demonstrates compliance with this issue.

Ref 847 demonstrates compliance with this issue.

Ref 848 demonstrates compliance with this issue.

Ref 849 demonstrates compliance with this issue.

Ref 850 demonstrates compliance with this issue.

## Schedule of Evidence

| Reference | File Name                                                                             | Compliance Refs |
|-----------|---------------------------------------------------------------------------------------|-----------------|
| Ref 39    | Glencar, Valor, Glencar 14001 2024 Cert, Man 03, 12_05_2025.pdf                       |                 |
| Ref 40    | Glencar, CBC, BREEAM Man03 Responsible Construction Practices, Man 03, 13_05_2025.pdf |                 |
| Ref 41    | Glencar, Valor, PPG6 Checklist VPT, Man 03, 12_05_2025.pdf                            |                 |
| Ref 42    | Glencar, Valor, PPG6 Toolbox Talk, Man 03, 13_05_2025.pdf                             |                 |
| Ref 43    | Glencar, Valor, Construction Enviromental Management Plan, Man 03, 31_05_2024.pdf     |                 |
| Ref 413   | Metro, Valor, ISO 14001_Exp_2026.02.13, Man 03, 25_06_2025.pdf                        |                 |
| Ref 844   | 561341_2_MSR_516661.pdf                                                               |                 |
| Ref 845   | 20251120140202_001.pdf                                                                |                 |
| Ref 846   | 20251125160001690.pdf                                                                 |                 |
| Ref 847   | 6726_Vvalor Park Tottenham- PC Multi Credit Letter.pdf                                |                 |
| Ref 848   | ICAT.zip                                                                              |                 |
| Ref 849   | Entex.zip                                                                             |                 |
| Ref 850   | TLS.zip                                                                               |                 |

## Man 03.4: Responsible construction practices > BREEAM Advisory Professional (Site)

|                           |                                                                                                                                                     |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                                                          |
| <b>Minimum Standards:</b> | None                                                                                                                                                |
| <b>Aim:</b>               | To recognise and encourage construction sites which are managed in an environmentally and socially considerate, responsible and accountable manner. |

## Design Stage Validation Statement

### Credit 2 BREEAM AP (site)

**Requirement 5:** The client and the contractor formally agree performance targets. The client and the contractor have formally agreed with performance targets to achieve "BREEAM EXCELLENT". Please refer to: Ref.46 p. 1/5 for the main contractors letter confirmation of performance targets

**Requirement 6:** A BREEAM AP (Kasia Shepherd) was appointed at an appropriate time and level on the project. Please refer to:

Ref.46 p. 2/5. the letter confirms that the BREEAM AP will be responsible for items 6a-6e

Ref.44 is a screenshot of BREEAM AP, Kasia Shepherds Greenbook live accreditation with the 'site sustainability manager scheme'.

Ref.45 is BREEAM AP, Kasia Shepherds Site Sustainability Manager (SSM) training certificate

Ref 483 is the Ref.45 is BREEAM APs on site Site Sustainability Manager Report.

A confirmed in Ref.46 p. 2/5. The BREEAM AP will assist in the following:

**Requirement 6.a:** Work with the project team, including the client, to consider the links between BREEAM issues and assist them in achieving and if possible, going beyond the design intent, to maximise the project's performance against the agreed performance targets throughout the Construction, Handover, and Close Out stages

**Requirement 6.b:** construction progress against the performance targets agreed under criterion 5 throughout all stages where decisions critically impact BREEAM performance.

**Requirement 6.c:** Proactively identify risks and opportunities related to the procurement and construction process and the achievement of the targets agreed under criterion 5.

**Requirement 6.d:** Provide feedback to the constructors and the project team as appropriate, to support them in taking corrective actions and achieving their agreed performance targets.

**Requirement 6.e:** Monitor and, where relevant, coordinate the generation of appropriate evidence by the project team and the provision to the assessor.

Ref 44 demonstrates compliance with this issue.

Ref 45 demonstrates compliance with this issue.

Ref 46 demonstrates compliance with this issue.

Ref 483 demonstrates compliance with this issue.

Ref 838 demonstrates compliance with this issue.

Ref 839 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

### Credit 2 BREEAM AP (site)

**Requirement 5:** The client and the contractor formally agree performance targets. The client and the contractor have formally agreed with performance targets to achieve "BREEAM EXCELLENT". Please refer to: Ref.46 p. 1/5 for the main contractors letter confirmation of performance targets

Ongoing monitoring against these agreed targets during the construction phase is confirmed in final AP reports **Ref.838** and **Ref.839**, which demonstrate that construction site impact targets were set and monitored, including electricity and water consumption, transport from material deliveries and waste collections, using the Tracker Plus KPI system.

**Requirement 6:** A BREEAM AP (Kasia Shepherd) was appointed at an appropriate time and level on the project. Please refer to:

Ref.46 p. 2/5. the letter confirms that the BREEAM AP will be responsible for items 6a-6e

Ref.44 is a screenshot of BREEAM AP, Kasia Shepherds Greenbook live accreditation with the 'site sustainability manager scheme'.

Ref.45 is BREEAM AP, Kasia Shepherds Site Sustainability Manager (SSM) training certificate

Ref 483 is the Ref.45 is BREEAM APs on site Site Sustainability Manager Report.

A confirmed in Ref.46 p. 2/5. The BREEAM AP will assist in the following:

**Requirement 6.a:** Work with the project team, including the client, to consider the links between BREEAM issues and assist them in achieving and if possible, going beyond the design intent, to maximise the project's performance against the agreed performance targets throughout the Construction, Handover, and Close Out stages

This is evidenced in **Ref.838** and **Ref.839**, which confirm regular site visits review, of records, and checking the project team to ensure compliancy, including Responsible Construction Practices, construction waste management, responsible sourcing of materials and ecology protection.

**Requirement 6.b:**construction progress against the performance targets agreed under criterion 5 throughout all stages where decisions critically impact BREEAM performance.

**Ref.838** and **Ref.839** confirm that construction site impact targets were monitored, including energy and water consumption, transport impacts, waste management and pollution prevention measures.

**Requirement 6.c:**Proactively identify risks and opportunities related to the procurement and construction process and the achievement of the targets agreed under criterion 5.

**Ref.839** confirms implementation of a Sustainable Procurement Plan, segregation of site waste, correct storage of materials, pollution prevention measures, and compliance with responsible sourcing requirements with FSC-certified timber.

**Requirement 6.d:**Provide feedback to the constructors and the project team as appropriate, to support them in taking corrective actions and achieving their agreed performance targets.

**Ref.838** and **Ref.839** confirm continued site monitoring, including checks on mechanical plant shutdown when not in use, secure site access, controlled deliveries, and implementation of ecological recommendations following the Ecological Appraisal.

**Requirement 6.e:** Monitor and, where relevant, coordinate the generation of appropriate evidence by the project team and the provision to the assessor.

This is demonstrated in **Ref.838** and **Ref.839**, which confirm that system tracker reports, CCS certification evidence (including exemplary Man 03 performance), waste data monitored, responsible sourcing certification, and ecology evidence were compiled.

## **1 credit achieved**

Ref 44 demonstrates compliance with this issue.

Ref 45 demonstrates compliance with this issue.

Ref 46 demonstrates compliance with this issue.

Ref 483 demonstrates compliance with this issue.

Ref 838 demonstrates compliance with this issue.

Ref 839 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                             | Compliance Refs |
|-----------|---------------------------------------------------------------------------------------|-----------------|
| Ref 44    | Kasia Shepherd, Valor, Kasia Shepherd SSM, Man 03, 12_05_2025.jpg                     |                 |
| Ref 45    | Kasia Shepherd, Valor, SSM Certificate, Man 03, 12_05_2025.pdf                        |                 |
| Ref 46    | Glencar, CBC, BREEAM Man03 Responsible Construction Practices, Man 03, 12_05_2025.pdf |                 |
| Ref 483   | Glencar, Valor, BREEAM SSM report no 1, Man 03, 18_07_2025.pdf                        |                 |
| Ref 838   | Kasia Shepherd, CBC, BREEAM SSM report Final, Man 03, 15_12_2025.pdf                  |                 |
| Ref 839   | Kasia Shepherd, CBC, BREEAM SSM report no 2, Man 03, 15_12_2025.pdf                   |                 |

### Man 03.5: Responsible construction practices > Responsible construction management

|                           |                                                                                                                                                     |             |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| <b>Credits Achieved:</b>  | 2 out of 2                                                                                                                                          |             |
| <b>Minimum Standards:</b> | Excellent                                                                                                                                           | Outstanding |
|                           | 1 credit                                                                                                                                            | 2 credits   |
| <b>Aim:</b>               | To recognise and encourage construction sites which are managed in an environmentally and socially considerate, responsible and accountable manner. |             |

### Design Stage Validation Statement

#### Credit 3 Responsible construction management

**Requirement 7, 8, 9:** The contractor has achieved the required items and an additional 6 items listed in Table 4.1 Responsible construction management items.

Please refer to:

Ref.601 page 1 and 67-68, confirms that the main contractor is responsible for ensuring the minimum required criteria on page 67-68 Required for one credit has been achieved , as part of the Mechanical/Electrical/Main Contractor/Demolition specifications.

Ref.47 page 2, is a letter from the main contractor confirming that they aspire to achieve a minimum of 39 CCS points

Ref.22 for the CCS invoice

**Ref.43** for the construction environmental management plan. p. 17/19 item 6.11 confirming that the site will be registered with CCS

Ref 22 demonstrates compliance with issue criteria 7, 8, 9, 23.

Ref 47 demonstrates compliance with this issue.

Ref 601 demonstrates compliance with this issue.

Ref 765 demonstrates compliance with this issue.

Ref 784 demonstrates compliance with this issue.

Ref 852 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

### Post Construction Stage Validation Statement

#### Credit 3 Responsible construction management

**Requirement 7, 8, 9:** The contractor has achieved the required items and an additional 6 items listed in Table 4.1 Responsible construction management items.

Please refer to:

Ref.601 page 1 and 67-68, confirms that the main contractor is responsible for ensuring the minimum required criteria on page 67-68 Required for one credit has been achieved , as part of the Mechanical/Electrical/Main Contractor/Demolition specifications.

Ref.47 page 2, is a letter from the main contractor confirming that they aspire to achieve a minimum of 39 CCS points

Ref.22 for the CCS invoice

**Ref.43** for the construction environmental management plan. p. 17/19 item 6.11 confirming that the site will be registered with CCS.

With the CCs and document **ref852** with works progressing in line with the programme, **ISO 9001** compliant for maintained effective quality management and third-party feedback and **ISO 45001** compliance for workers training and wellbeing, we can confirm compliance in the post construction stage for this requirement.

## 2 credits achieved

Ref 47 demonstrates compliance with this issue.

Ref 601 demonstrates compliance with this issue.

Ref 765 demonstrates compliance with this issue.

Ref 784 demonstrates compliance with this issue.

Ref 852 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## Schedule of Evidence

| Reference | File Name                                                                                          | Compliance Refs     |
|-----------|----------------------------------------------------------------------------------------------------|---------------------|
| Ref 22    | Valor, CCS, Paid-Invoice-SRO38554, Man 03, 11_04_2025.pdf                                          | Design: 7, 8, 9, 23 |
| Ref 47    | Glencar, Valor, BREEAM Man03 Responsible Construction Practices, Man 03, 12_05_2025.pdf            |                     |
| Ref 601   | Glencar, CBC, Confirmation from the contractor that Specs will be followed, Man 03, 12_05_2025.pdf |                     |
| Ref 765   | CCS, Valor, 561340_null_MSR_516661, Man 03, 11_07_2025.pdf                                         |                     |
| Ref 784   | CCS, Glencar, 561341_2_MSR_516661, Man 03, 21_11_2025.pdf                                          |                     |
| Ref 852   | 561341_2_MSR_516661.pdf                                                                            |                     |
| Ref 1127  | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, Man 03, 03_12_2025.pdf                          |                     |

## Man 03.6.1: Responsible construction practices > Monitoring of construction site impacts : Pre-requisite

|                           |                                                                                                                                                     |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | Monitoring responsibility assigned? <b>Yes</b>                                                                                                      |
| <b>Minimum Standards:</b> | None                                                                                                                                                |
| <b>Aim:</b>               | To recognise and encourage construction sites which are managed in an environmentally and socially considerate, responsible and accountable manner. |

## Design Stage Validation Statement

### Credit 4 Monitoring of construction site impacts

**Requirement 10:** The contractor has confirmed they will appoint a suitable individual for monitoring, recording, and reporting energy use, water consumption, and transportation data (where measured) resulting from all on-site construction processes (and dedicated off-site manufacturing) throughout the building program. To ensure the robust collection of information, this individual will have the appropriate authority and responsibility to request and access the data required.

Please refer to:

Ref.602 page 1 and 69, confirms that the main contractor is responsible for assigning responsibility to an individual(s) for monitoring, recording, and reporting energy use, water consumption and transport data e, as part of the Mechanical/Electrical/Main Contractor/Demolition specifications.

Ref.49 p.4/5 includes the initial commitment to compliance with this clause, additionally 'responsibility has been assigned to Dominic Hale, Assistant Construction Manager for monitoring, recording, and reporting energy use, water consumption and transportation data'

Ref 49 demonstrates compliance with this issue.

Ref 602 demonstrates compliance with this issue.

Ref 875 demonstrates compliance with this issue.

Ref 876 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

### Credit 4 Monitoring of construction site impacts

**Requirement 10:** The contractor has confirmed they will appoint a suitable individual for monitoring, recording, and reporting energy use, water consumption, and transportation data (where measured) resulting from all on-site construction processes (and dedicated off-site manufacturing) throughout the building program. To ensure the robust collection of information, this individual will have the appropriate authority and responsibility to request and access the data required.

Please refer to:

Ref.602 page 1 and 69, confirms that the main contractor is responsible for assigning responsibility to an individual(s) for monitoring, recording, and reporting energy use, water consumption and transport data e, as part of the Mechanical/Electrical/Main Contractor/Demolition specifications.

Ref.49 p.4/5 includes the initial commitment to compliance with this clause, additionally 'responsibility has been assigned to Dominic Hale, Assistant Construction Manager for monitoring, recording, and reporting energy use, water consumption and transportation data'

Ref875, Ref876 confirm that construction site impact targets were monitored, including energy and water consumption, transport impacts, waste management and pollution prevention measures, with performance tracked using the Tracker Plus KPI system.

### Pre requisite compliant

Ref 49 demonstrates compliance with this issue.

Ref 602 demonstrates compliance with this issue.

Ref 875 demonstrates compliance with this issue.

Ref 876 demonstrates compliance with this issue.

## Schedule of Evidence

| Reference | File Name                                                                                          | Compliance Refs |
|-----------|----------------------------------------------------------------------------------------------------|-----------------|
| Ref 49    | Glencar, CBC, BREEAM Man03 Responsible Construction Practices, Man 03, 12_05_2025.pdf              |                 |
| Ref 602   | Glencar, CBC, Confirmation from the contractor that Specs will be followed, Man 03, 12_05_2025.pdf |                 |
| Ref 875   | BREEAM SSM report no 2.pdf                                                                         |                 |
| Ref 876   | BREEAM SSM report Final.pdf                                                                        |                 |

## Man 03.6.2: Responsible construction practices > Monitoring of construction site impacts : Utility consumption

|                           |            |
|---------------------------|------------|
| <b>Credits Achieved:</b>  | 1 out of 1 |
| <b>Minimum Standards:</b> | None       |

|             |                                                                                                                                                     |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Aim:</b> | To recognise and encourage construction sites which are managed in an environmentally and socially considerate, responsible and accountable manner. |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|

## Design Stage Validation Statement

**Requirement 11:** First monitoring credit - Utility consumption  
Achieved as per requirement 10.

**Requirement 12:** The Nominated individual will set targets for the site energy consumption in kWh (and where relevant, litres of fuel used) as a result of the use of construction plant, equipment (mobile and fixed), and site accommodation.  
Please refer to:

**Ref.603** page 1 and 69, confirms that the main contractor is responsible for assigning responsibility to an individual(s) for monitoring, recording, and reporting energy use, water consumption and transport data, as part of the Mechanical/Electrical/Main Contractor/Demolition specifications.

**Ref.52** p.4/5 includes the initial commitment to compliance with this clause. See 'Energy' for targets .

**Requirement 13:** The Nominated individual will monitor and record data for the energy consumption described in criterion 12.  
Please refer to:

**Ref.52** p.4/5 Dominic Hale is responsible for monitoring and recording data for the energy consumption.

**Requirement 14:** The Nominated individual will monitor total carbon dioxide emissions (total kgCO<sub>2</sub>/project value) from the construction process. The total carbon dioxide emissions will be reported.

**Ref.52** p.4/5 Dominic Hale is responsible for monitoring total carbon dioxide emissions

**Requirement 15:** Water consumption  
Achieved as per criterion 10

**Requirement 16:** The Nominated individual will set targets for the potable water consumption (m<sup>3</sup>) arising from the use of construction plant, equipment (mobile and fixed), and site accommodation.  
Please refer to:

**Ref.52** p.4/5 See 'Water' for targets .

**Requirement 17:** Monitor and record data for the potable water consumption described in criterion 16. The potable waste consumption (m<sup>3</sup>) arising from the site process were reported to be 5,861.5m<sup>3</sup>. Please refer to:

**Ref.52** p.4/5 Dominic Hale is responsible for monitoring and recording data for the potable water consumption.

**Requirement 18:** Use the collated data to report the total net water consumption (m<sup>3</sup>), i.e. consumption minus any recycled water use from the construction process.

Please refer to:

**Ref.52** p.4/5 Dominic Hale is responsible for monitoring and recording data for the net energy consumption.

Ref 52 demonstrates compliance with this issue.

Ref 603 demonstrates compliance with this issue.

Ref 831 demonstrates compliance with this issue.

Ref 877 demonstrates compliance with this issue.

Ref 878 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

**Requirement 11:** First monitoring credit - Utility consumption  
Achieved as per requirement 10.

**Requirement 12:** The Nominated individual will set targets for the site energy consumption in kWh (and where relevant, litres of fuel used) as a result of the use of construction plant, equipment (mobile and fixed), and site accommodation.  
Please refer to:

**Ref.603** page 1 and 69, confirms that the main contractor is responsible for assigning responsibility to an individual(s) for monitoring, recording, and reporting energy use, water consumption and transport data, as part of the Mechanical/Electrical/Main Contractor/Demolition specifications.

**Ref.52p.4/5** includes the initial commitment to compliance with this clause. See 'Energy' for targets .

**Requirement 13:** The Nominated individual will monitor and record data for the energy consumption described in criterion 12.  
Please refer to:

**Ref.52p.4/5** Dominic Hale is responsible for monitoring and recording data for the energy consumption.

**Requirement 14:** The Nominated individual will monitor total carbon dioxide emissions (total kgCO<sub>2</sub>/project value) from the construction process. The total carbon dioxide emissions will be reported.

**Ref.52p.4/5** Dominic Hale is responsible for monitoring total carbon dioxide emissions

**Requirement 15:** Water consumption  
Achieved as per criterion 10

**Requirement 16:** The Nominated individual will set targets for the potable water consumption (m<sup>3</sup>) arising from the use of construction plant, equipment (mobile and fixed), and site accommodation.  
Please refer to:

**Ref.52p.4/5** See 'Water' for targets .

**Requirement 17:** Monitor and record data for the potable water consumption described in criterion 16. The potable waste consumption (m<sup>3</sup>) arising from the site process were reported to be 5,861.5m<sup>3</sup>. Please refer to:

**Ref.52p.4/5** Dominic Hale is responsible for monitoring and recording data for the potable water consumption.

**Requirement 18:** Use the collated data to report the total net water consumption (m<sup>3</sup>), i.e. consumption minus any recycled water use from the construction process.

Please refer to:

**Ref.52p.4/5** Dominic Hale is responsible for monitoring and recording data for the net energy consumption.

Final reports Ref877, ref878 confirm that construction site impact targets were monitored, including energy and water consumption, waste management and pollution prevention measures, with performance tracked using the Tracker Plus KPI system.

### 1 credit achieved

Ref 52 demonstrates compliance with this issue.

Ref 603 demonstrates compliance with this issue.

Ref 831 demonstrates compliance with this issue.

Ref 877 demonstrates compliance with this issue.

Ref 878 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                          | Compliance Refs |
|-----------|----------------------------------------------------------------------------------------------------|-----------------|
| Ref 52    | Glencar, CBC, BREEAM Man03 Responsible Construction Practices (3), Man 03, 12_05_2025.pdf          |                 |
| Ref 603   | Glencar, CBC, Confirmation from the contractor that Specs will be followed, Man 03, 12_05_2025.pdf |                 |
| Ref 831   | Glencar, Valor, BREEAM Man03 Monitoring of Construction Site Impacts, Man 03, 11_12_2025.pdf       |                 |
| Ref 877   | BREEAM SSM report no 2.pdf                                                                         |                 |
| Ref 878   | BREEAM SSM report Final.pdf                                                                        |                 |

### Man 03.6.3: Responsible construction practices > Monitoring of construction site impacts : Transportation of construction materials and waste

|                           |                                                                                                                                                     |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                                                          |
| <b>Minimum Standards:</b> | None                                                                                                                                                |
| <b>Aim:</b>               | To recognise and encourage construction sites which are managed in an environmentally and socially considerate, responsible and accountable manner. |

### Design Stage Validation Statement

**Requirement 19:** Second monitoring credit - transportation of construction materials and waste  
Achieved as per criterion 10.

**Requirement 20:** Set targets for transportation movements and impacts resulting from the delivery of the majority of construction materials to the site and construction waste from all on-site construction processes throughout the building program. Please refer to:

Ref.604 page 1 and 69, confirms that the main contractor is responsible for assigning responsibility to an individual(s) for monitoring, recording, and reporting energy use, water consumption and transport data, as part of the Mechanical/Electrical/Main Contractor/Demolition specifications.

**Ref.53p.4-5/5** See 'Transport' for targets

**Requirement 21:** Monitor and record data for the transportation movements as described in criterion 20.

Please refer to:

**Ref.53p.4-5/5** Dominic Hale is responsible for monitoring and recording data for transportation movement.

**Requirement 22:** Using the collated data, the nominated individual shall report separately for materials and waste, the total transport-related carbon dioxide emissions (kgCO<sub>2</sub>eq), plus the total distance travelled (km).

Please refer to:

**Ref.53p.5/5** See 'Transport' for targets and 'Distance' for the distance travelled

Ref 53 demonstrates compliance with this issue.

Ref 604 demonstrates compliance with this issue.

Ref 832 demonstrates compliance with this issue.

Ref 879 demonstrates compliance with this issue.

Ref 880 demonstrates compliance with this issue.

### Post Construction Stage Validation Statement

**Requirement 19:** Second monitoring credit - transportation of construction materials and waste  
Achieved as per criterion 10.

**Requirement 20:** Set targets for transportation movements and impacts resulting from the delivery of the majority of construction materials to the site and construction waste from all on-site construction processes throughout the building program. Please refer to:

Ref.604 page 1 and 69, confirms that the main contractor is responsible for assigning responsibility to an individual(s) for monitoring, recording, and reporting energy use, water consumption and transport data, as part of the Mechanical/Electrical/Main Contractor/Demolition specifications.

**Ref.53p.4-5/5** See 'Transport' for targets

**Requirement 21:** Monitor and record data for the transportation movements as described in criterion 20.

Please refer to:

**Ref.53p.4-5/5** Dominic Hale is responsible for monitoring and recording data for transportation movement.

**Requirement 22:** Using the collated data, the nominated individual shall report separately for materials and waste, the total transport-related carbon dioxide emissions (kgCO<sub>2</sub>eq), plus the total distance travelled (km).

Please refer to:

**Ref.53p.5/5** See 'Transport' for targets and 'Distance' for the distance travelled

Final reports Ref879, ref880 confirm that construction site impact targets were monitored, including transport impacts, waste management and pollution prevention measures, with performance tracked using the Tracker Plus KPI system.

#### 1 credit achieved

Ref 53 demonstrates compliance with this issue.

Ref 604 demonstrates compliance with this issue.

Ref 832 demonstrates compliance with this issue.

Ref 879 demonstrates compliance with this issue.

Ref 880 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                          | Compliance Refs |
|-----------|----------------------------------------------------------------------------------------------------|-----------------|
| Ref 53    | Glencar, CBC, BREEAM Man03 Responsible Construction Practices (3), Man 03, 12_05_2025.pdf          |                 |
| Ref 604   | Glencar, CBC, Confirmation from the contractor that Specs will be followed, Man 03, 12_05_2025.pdf |                 |
| Ref 832   | Glencar, Glencar, BREEAM Man03 Monitoring of Construction Site Impacts, Man 03, 11_12_2025.pdf     |                 |
| Ref 879   | BREEAM SSM report no 2.pdf                                                                         |                 |
| Ref 880   | BREEAM SSM report Final.pdf                                                                        |                 |

### Man 04.1: Commissioning and handover > Commissioning - testing schedule and responsibilities

|                           |                                                                                                                       |           |             |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------|-----------|-------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                            |           |             |
| <b>Minimum Standards:</b> | Very Good                                                                                                             | Excellent | Outstanding |
|                           | 1 credit                                                                                                              | 1 credit  | 1 credit    |
| <b>Aim:</b>               | To encourage a properly planned handover and commissioning process that reflects the needs of the building occupants. |           |             |

### Design Stage Validation Statement

**Criterion 0:** Prior to handover two building user guides will be developed for the following users:

Two Building User Guides will be developed prior to handover and delivered to the new building occupier. Ref 136 is an email from the main contractor confirming that the BREEAM specifications for Mech/Elec/Main Contractor/Demolition formed part of the main contractors responsibilities. p. 73 confirms that producing two BUGS before handover makes up part of the main contractors responsibilities.

**Criterion 1 Prepare a schedule of commissioning and testing.**

The schedule identifies and includes a suitable timescale for commissioning and re-commissioning of all complex and non-complex building services and control systems and for testing and inspecting building fabric. Please refer to

Ref.353 for the contracts programme

Ref.357 is a letter from the main contractor confirming on p.1/2 that A schedule of commissioning and testing was developed,

**Criterion 2** The schedule identifies the appropriate standards for all commissioning activities to be conducted, where applicable, in accordance with:

Ref.353 for the contracts programme including commissioning in the schedule

Ref.357 is a letter from the main contractor confirming on p.1/2, that current building regulations, BSRIA and CIBSE guidelines, and any other relevant guidelines will be followed will be followed.

**Criterion 2.a** Current Building Regulations

**Criterion 2.b** BSRIA guidelines

**Criterion 2.c** CIBSE guidelines

**Criterion 2.d** Other appropriate standards (see Methodology on the next page). Exclude from the assessment any process or manufacture-related equipment specified as part of the project. However, include such equipment in cases where they form an integral part of the building HVAC services, such as some heat recovery systems.

Ref.353 for the contracts programme including commissioning in the schedule

**Criterion 3** criterion not applicable - BMS is not specified:

**Criterion 4** Appoint an appropriate project team member to monitor and programme pre-commissioning, commissioning and testing. Where necessary include re-commissioning activities on behalf of the client.

Ref.357 P.1/2 Tony Higgs, Senior Building Services Manager, was appointed to monitor and programme pre-commissioning, commissioning, testing and, where necessary, re-commissioning activities on behalf of the client. Ref.389 is Tony Higgs qualifications.

Ref.353 for the contracts programme including commissioning in the schedule

**Criterion 5** The principal contractor accounts for the commissioning and testing programme, responsibilities and criteria within their budget and the main programme of works. Allow the required time to complete all commissioning and testing activities prior to handover.

Ref.357 P.1/2 The main contractor, Glencar confirms they have accounted for commissioning works and testing programme, responsibilities and criteria within their budget and main programme of works, allowing the required time to complete all commissioning and testing activities prior to handover

Ref.628 is a letter from the main contractor confirming that commissioning has been included in the construction costs

Ref 115 demonstrates compliance with this issue.

Ref 136 demonstrates compliance with this issue.

Ref 353 demonstrates compliance with this issue.

Ref 357 demonstrates compliance with this issue.

Ref 389 demonstrates compliance with this issue.

Ref 496 demonstrates compliance with this issue.

Ref 628 demonstrates compliance with this issue.

Ref 789 demonstrates compliance with this issue.

Ref 830 demonstrates compliance with this issue.

Ref 853 demonstrates compliance with this issue.

Ref 854 demonstrates compliance with this issue.

Ref 857 demonstrates compliance with this issue.

Ref 858 demonstrates compliance with this issue.

Ref 1176 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

**Criterion 0:** Prior to handover two building user guides will be developed for the following users:

Two Building User Guides will be developed prior to handover and delivered to the new building occupier. Ref 136 is an email from the main contractor confirming that the BREEAM specifications for Mech/Elec/Main Contractor/Demolition formed part of the main contractors responsibilities. p. 73 confirms that producing two BUGS before handover makes up part of the main contractors responsibilities.

### **Criterion 1 Prepare a schedule of commissioning and testing.**

The schedule identifies and includes a suitable timescale for commissioning and re-commissioning of all complex and non-complex building services and control systems and for testing and inspecting building fabric. Please refer to

Ref.353 for the contracts programme

Ref.357 is a letter from the main contractor confirming on p.1/2 that A schedule of commissioning and testing was developed,

Ref1127 page 8 shows control systems installed in accordance with the design evidence documentation.

**Criterion 2** The schedule identifies the appropriate standards for all commissioning activities to be conducted, where applicable, in accordance with:

Ref.353 for the contracts programme including commissioning in the schedule

Ref.357 is a letter from the main contractor confirming on p.1/2, that current building regulations, BSRIA and CIBSE guidelines, and any other relevant guidelines will be followed will be followed.

### **Criterion 2.a** Current Building Regulations

### **Criterion 2.b** BSRIA guidelines

### **Criterion 2.c** CIBSE guidelines

**Criterion 2.d** Other appropriate standards (see Methodology on the next page). Exclude from the assessment any process or manufacture-related equipment specified as part of the project. However, include such equipment in cases where they form an integral part of the building HVAC services, such as some heat recovery systems.

Ref.353 for the contracts programme including commissioning in the schedule

**Criterion 3** criterion not applicable - BMS is not specified:

**Criterion 4** Appoint an appropriate project team member to monitor and programme pre-commissioning, commissioning and testing. Where necessary include re-commissioning activities on behalf of the client.

Ref.357 P.1/2 Tony Higgs, Senior Building Services Manager, was appointed to monitor and programme pre-commissioning, commissioning, testing and, where necessary, re-commissioning activities on behalf of the client. Ref.389 is Tony Higgs qualifications.

Ref.353 for the contracts programme including commissioning in the schedule

**Criterion 5** The principal contractor accounts for the commissioning and testing programme, responsibilities and criteria within their budget and the main programme of works. Allow the required time to complete all commissioning and testing activities prior to handover.

Ref.357 P.1/2 The main contractor, Glencar confirms they have accounted for commissioning works and testing programme, responsibilities and criteria within their budget and main programme of works, allowing the required time to complete all commissioning and testing activities prior to handover

Ref.628 is a letter from the main contractor confirming that commissioning has been included in the construction costs

In accordance with Man 04 requirements, commissioning activities were planned and done during design and construction. The documentation demonstrates that systems were designed to be commissioned and tested, such as follows.

**Ref854-** Inspection test and plan with the last issue being in November of 2025.

**REF853-** Filled Test/Commissioning Schedule

The commissioning responsibilities and testing procedures are recorded in following documents, commissioning records and system testing evidence.

**Ref857** – Air Conditioning Commissioning Documents

**Ref858-** Air Balancing with Performance Test, Fire Damper Drop Test Schedule, Above Ground Drainage and Water System Pressure Tests

Ref1176 page 8 shows control systems installed, page 9 Ventilation, heating and cooling systems in accordance with the design evidence documentation.

## **1 credit achieved**

Ref 115 demonstrates compliance with this issue.

Ref 136 demonstrates compliance with this issue.

Ref 353 demonstrates compliance with this issue.

Ref 357 demonstrates compliance with this issue.

Ref 389 demonstrates compliance with this issue.

Ref 496 demonstrates compliance with this issue.

Ref 628 demonstrates compliance with this issue.

Ref 789 demonstrates compliance with this issue.

Ref 830 demonstrates compliance with this issue.

Ref 853 demonstrates compliance with this issue.

Ref 854 demonstrates compliance with this issue.

Ref 857 demonstrates compliance with this issue.

Ref 858 demonstrates compliance with this issue.

Ref 1176 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                                       | Compliance Refs |
|-----------|-----------------------------------------------------------------------------------------------------------------|-----------------|
| Ref 115   | CBC, Valor, 6726-CBC-TSL-SP-S-004-I02, Man 04, 22_10_2024.pdf                                                   |                 |
| Ref 136   | Glencar, CBC, Confirmation from the contractor that Specs will be followed, Man 04, 12_05_2025.pdf              |                 |
| Ref 353   | Glencar, Valor, Valor Park Tottenham - Contract Programme Rev 3, Man 04, 22_11_2024.pdf                         |                 |
| Ref 357   | Glencar, CBC, Valor Park Tottenham - Breeam - Commissioning Manager Appointment SIGNED_, Man 04, 23_05_2025.pdf |                 |
| Ref 389   | Glencar, Valor, Tony Higgs Qualification, Man 04, 04_06_2025.jpg                                                |                 |
| Ref 496   | Glencar, Valor, Valor Park Tottenham - M&E DTM 02.07.25, Man 04, 02_07_2025.pdf                                 |                 |
| Ref 628   | Glencar, Cudd Bentley Consulting, Valor Park Tottenham - Commissioning, Man 04, 18_08_2025.msg                  |                 |
| Ref 789   | Delta, Valor, 7486 - Inspection Test Plan - 12.11.25 - Revision 03, Man 04, 12_11_2025.pdf                      |                 |
| Ref 830   | Delta, Valor, Valor Chlorination - 10.12.25, Man 04, 10_12_2025.zip                                             |                 |
| Ref 853   | 6726-CBC-JB-SC-Z-000001-R04_ServicesPCSchedule.pdf                                                              |                 |
| Ref 854   | 7486 - Inspection Test Plan - 12.11.25 - Revision 03.pdf                                                        |                 |
| Ref 857   | Air Conditioning Commissioning.zip                                                                              |                 |
| Ref 858   | Commissioning.zip                                                                                               |                 |
| Ref 1176  | Hotspur_Inspection Report-2025.12.03_V6.pdf                                                                     |                 |

### Man 04.2: Commissioning and handover > Commissioning - design and preparation

|                           |                                                                                                                       |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                            |
| <b>Minimum Standards:</b> | None                                                                                                                  |
| <b>Aim:</b>               | To encourage a properly planned handover and commissioning process that reflects the needs of the building occupants. |

### Design Stage Validation Statement

**Criterion 6** Achieve criteria 1 to 5.

Achieved as stated.

**Criterion 7** During the design stage, the client or the principal contractor appoints an appropriate project team member (see criterion 4), provided they are not involved in the general installation works for the building services systems, with responsibility for:

**Criterion 7.a** Undertaking design reviews and giving advice on suitability for ease of commissioning.

**Criterion 7.b** Providing commissioning management input to construction programming and during installation stages.

**Criterion 7.c** Management of commissioning, performance testing and handover or post-handover stages. For buildings with complex building services and systems, this role needs to be carried out by a specialist commissioning manager.

Ref.137 page 1 and 72 is an email from the confirming that the main contractor is responsible for ensuring that the appointed individual is responsible for the following actions, as part of the main contractors specification.

Ref.358 for the appointment of the Specialist Commissioning Manager (prior to the end of RIBA stage 4 in November 2024).

Ref 497 is a Design team meeting minute including the specialist commissioning management, indicating his involvement in the project

Ref.354 for schedule of works, this includes commissioning and testing.

Ref 116 demonstrates compliance with this issue.

Ref 137 demonstrates compliance with this issue.

Ref 354 demonstrates compliance with this issue.

Ref 358 demonstrates compliance with this issue.

Ref 497 demonstrates compliance with this issue.

Ref 605 demonstrates compliance with this issue.

Ref 855 demonstrates compliance with this issue.

Ref 856 demonstrates compliance with this issue.

Ref 881 demonstrates compliance with this issue.

Ref 882 demonstrates compliance with this issue.

Ref 883 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

**Criterion 6** Achieve criteria 1 to 5.

Achieved as stated.

**Criterion 7** During the design stage, the client or the principal contractor appoints an appropriate project team member (see criterion 4), provided they are not involved in the general installation works for the building services systems, with responsibility for:

**Criterion 7.a** Undertaking design reviews and giving advice on suitability for ease of commissioning.

**Criterion 7.b** Providing commissioning management input to construction programming and during installation stages.

**Criterion 7.c** Management of commissioning, performance testing and handover or post-handover stages. For buildings with complex building services and systems, this role needs to be carried out by a specialist commissioning manager.

Ref.137 page 1 and 72 is an email from the confirming that the main contractor is responsible for ensuring that the appointed individual is responsible for the following actions, as part of the main contractors specification.

Ref.358 for the appointment of the Specialist Commissioning Manager (prior to the end of RIBA stage 4 in November 2024).

Ref 497 is a Design team meeting minute including the specialist commissioning management, indicating his involvement in the project

Ref.354 for schedule of works, this includes commissioning and testing.

In accordance with Man 04 requirements, commissioning activities were planned and done during design and construction. The documentation demonstrates that systems were designed to be commissioned and tested, such as follows.

- **Ref856**- Inspection test and plan with the last issue being in November of 2025.
- **Ref855** – Filled Test/Commissioning Schedule

The commissioning responsibilities and testing procedures are recorded in following documents, commissioning records and system testing evidence.

**Ref881**– Air Conditioning Commissioning Documents

**Ref883** Balancing with Performance Test, Fire Damper Drop Test Schedule, Above Ground Drainage and Water System Pressure Tests

**Ref882-** Chlorination values

### 1 credit achieved

Ref 116 demonstrates compliance with this issue.

Ref 137 demonstrates compliance with this issue.

Ref 354 demonstrates compliance with this issue.

Ref 358 demonstrates compliance with this issue.

Ref 497 demonstrates compliance with this issue.

Ref 605 demonstrates compliance with this issue.

Ref 855 demonstrates compliance with this issue.

Ref 856 demonstrates compliance with this issue.

Ref 881 demonstrates compliance with this issue.

Ref 882 demonstrates compliance with this issue.

Ref 883 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                                       | Compliance Refs |
|-----------|-----------------------------------------------------------------------------------------------------------------|-----------------|
| Ref 116   | CBC, Valor, 6726-CBC-TSL-SP-S-004-I02, Man 04, 22_10_2024.pdf                                                   |                 |
| Ref 137   | Glencar, CBC, Confirmation from the contractor that Specs will be followed, Man 04, 12_05_2025.pdf              |                 |
| Ref 354   | Glencar, Valor, Valor Park Tottenham - Contract Programme Rev 3, Man 04, 22_11_2024.pdf                         |                 |
| Ref 358   | Glencar, CBC, Valor Park Tottenham - Breeam - Commissioning Manager Appointment SIGNED_, Man 04, 23_05_2025.pdf |                 |
| Ref 497   | Glencar, Valor, Valor Park Tottenham - M&E DTM 02.07.25, Man 04, 02_07_2025.pdf                                 |                 |
| Ref 605   | Valor, Valor, Hotspur RIBA Stages Dates, Man 04, 07_08_2025.pdf                                                 |                 |
| Ref 855   | 6726-CBC-JB-SC-Z-000001-R04_ServicesPCSchedule.pdf                                                              |                 |
| Ref 856   | 7486 - Inspection Test Plan - 12.11.25 - Revision 03.pdf                                                        |                 |
| Ref 881   | Air Conditioning Commissioning.zip                                                                              |                 |
| Ref 882   | Valor Chlorination - 10.12.25.zip                                                                               |                 |
| Ref 883   | Commissioning.zip                                                                                               |                 |

### Man 04.3: Commissioning and handover > Testing and inspecting building fabric

|                           |                                                                                                                       |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                            |
| <b>Minimum Standards:</b> | None                                                                                                                  |
| <b>Aim:</b>               | To encourage a properly planned handover and commissioning process that reflects the needs of the building occupants. |

### Design Stage Validation Statement

**Criterion 8** Achieve criteria 1 to 5.

Achieved as stated.

**Criterion 9** Complete post-construction testing and inspection to quality-assure the integrity of the building fabric, including continuity of insulation, avoidance of thermal bridging and air leakage paths (this is through airtightness testing and a thermographic survey). A suitably qualified professional undertakes the survey and testing in accordance with the appropriate standard.

Air leakage testing and thermal imaging testing was contracted to be done before handover. The individuals meet the requirements for suitably qualified professionals.

**Ref.325** Email confirming that the BREEAM specifications for Mech/Elec/Main Contractor/Demolition formed part of the main contractors responsibilities. p.72, confirms that post construction testing and inspection of the building fabric makes up the main contractors responsibilities.

**Ref.324** The Main Contractor, Glencar confirms that post-construction testing, and inspection will be carried out and completed by a suitably qualified professional

**Ref 355** is the contracts programme including Air Test and Acoustic Test

**Criterion 10** Rectify any defects identified during post-construction testing and inspection prior to building handover and close out. Any remedial work must meet the required performance characteristics for the building or element as defined at the design stage.

Ref.325 Email confirming that the BREEAM specifications for Mech/Elec/Main Contractor/Demolition formed part of the main contractors responsibilities. p.72, confirms that ensuring that any necessary remedial works as a result of the post-construction testing are made, makes up the main contractors responsibilities.

Ref.324 The main contractor confirms that any defects identified during the post-construction testing and inspection stage will be rectified prior to handover.

Ref 117 demonstrates compliance with this issue.

Ref 324 demonstrates compliance with this issue.

Ref 325 demonstrates compliance with this issue.

Ref 355 demonstrates compliance with this issue.

Ref 859 demonstrates compliance with this issue.

Ref 860 demonstrates compliance with this issue.

Ref 861 demonstrates compliance with this issue.

Ref 862 demonstrates compliance with this issue.

Ref 863 demonstrates compliance with this issue.

Ref 864 demonstrates compliance with this issue.

Ref 865 demonstrates compliance with this issue.

Ref 1177 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

**Criterion 8** Achieve criteria 1 to 5.  
Achieved as stated.

**Criterion 9** Complete post-construction testing and inspection to quality-assure the integrity of the building fabric, including continuity of insulation, avoidance of thermal bridging and air leakage paths (this is through airtightness testing and a thermographic survey). A suitably qualified professional undertakes the survey and testing in accordance with the appropriate standard.

Air leakage testing and thermal imaging testing was contracted to be done before handover. The individuals meet the requirements for suitably qualified professionals.

**Ref.325** Email confirming that the BREEAM specifications for Mech/Elec/Main Contractor/Demolition formed part of the main contractors responsibilities. p.72, confirms that post construction testing and inspection of the building fabric makes up the main contractors responsibilities.

**Ref.324** The Main Contractor, Glencar confirms that post-construction testing, and inspection will be carried out and completed by a suitably qualified professional

**Ref 355** is the contracts programme including Air Test and Acoustic Test

**Criterion 10** Rectify any defects identified during post-construction testing and inspection prior to building handover and close out. Any remedial work must meet the required performance characteristics for the building or element as defined at the design stage.

Ref.325 Email confirming that the BREEAM specifications for Mech/Elec/Main Contractor/Demolition formed part of the main contractors responsibilities. p.72, confirms that ensuring that any necessary remedial works as a result of the post-construction testing are made, makes up the main contractors responsibilities.

Ref.324 The main contractor confirms that any defects identified during the post-construction testing and inspection stage will be rectified prior to handover.

Fabric testing to support energy performance and airtightness, inspections and testing were demonstrated below.

**Ref864** – Air Permeability Test of unit 1

- **Ref862**– Air Permeability Test of unit 2

**Ref863**- Thermal Imaging Survey of Unit 1 and Unit 2 identified potential air leakage, but it was concluded on both units that no significant insulation anomalies were observed. The reports confirm that Thermal Index values were generally greater than 0.5, demonstrating compliance.

- **Ref865** Chlorination disinfected certificate.

Ref1177 page 8 shows control systems installed, page 9 Ventilation, heating and cooling systems in accordance with the design evidence documentation.

1 credit achieved

Ref 117 demonstrates compliance with this issue.

Ref 324 demonstrates compliance with this issue.

Ref 325 demonstrates compliance with this issue.

Ref 355 demonstrates compliance with this issue.

Ref 859 demonstrates compliance with this issue.

Ref 860 demonstrates compliance with this issue.

Ref 861 demonstrates compliance with this issue.

Ref 862 demonstrates compliance with this issue.

Ref 863 demonstrates compliance with this issue.

Ref 864 demonstrates compliance with this issue.

Ref 865 demonstrates compliance with this issue.

Ref 1177 demonstrates compliance with this issue.

## Schedule of Evidence

| Reference | File Name                                                                                            | Compliance Refs |
|-----------|------------------------------------------------------------------------------------------------------|-----------------|
| Ref 117   | CBC, Valor, 6726-CBC-TSL-SP-S-004-I02, Man 04, 22_10_2024.pdf                                        |                 |
| Ref 324   | Glencar, Valor, BREEAM Man04 Testing and Inspecting Building Fabric, Man 04, 12_05_2025.pdf          |                 |
| Ref 325   | Glencar, Valor, Confirmation from the contractor that Specs will be followed, Man 04, 20_05_2025.pdf |                 |
| Ref 355   | Glencar, Valor, Valor Park Tottenham - Contract Programme Rev 3, Man 04, 22_11_2024.pdf              |                 |
| Ref 859   | 6726-CBC-JB-SC-Z-000001-R04_ServicesPCSchedule.pdf                                                   |                 |
| Ref 860   | Air Conditioning Commissioning.zip                                                                   |                 |
| Ref 861   | Commissioning.zip                                                                                    |                 |
| Ref 862   | 11780322-Unit 2-Valor Park Tottenham - Parcel 1 -2-PR-D840 U2 T1.1.pdf                               |                 |
| Ref 863   | Thermal imaging survey .zip                                                                          |                 |
| Ref 864   | 11780706-Unit 1-Valor Park Tottenham - Parcel 1 -2-PR-D840 U1 T1.2.pdf                               |                 |
| Ref 865   | Valor Chlorination - 10.12.25.zip                                                                    |                 |
| Ref 1177  | Hotspur Inspection Report-2025.12.03_V6.pdf                                                          |                 |

## Man 04.4: Commissioning and handover > Handover

|                           |                                                                                                                       |                                    |                                    |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------|------------------------------------|------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                            |                                    |                                    |
|                           | Have a technical and a non-technical building user guide been developed prior to handover? <b>Yes</b>                 |                                    |                                    |
| <b>Minimum Standards:</b> | Very Good                                                                                                             | Excellent                          | Outstanding                        |
|                           | Criterion 11 (Building User Guide)                                                                                    | Criterion 11 (Building User Guide) | Criterion 11 (Building User Guide) |
| <b>Aim:</b>               | To encourage a properly planned handover and commissioning process that reflects the needs of the building occupants. |                                    |                                    |

## Design Stage Validation Statement

**Criterion 11** Prior to handover, two building user guides (see Methodology below) will be developed for the following users:

**Criterion 11.a** A non-technical user guide for distribution to the building occupiers.

**Ref.36 page 1 and 73** confirms that the main contractor is responsible for ensuring that a non technical user guide has been produced and discussed with users.

**Ref.35 p.1-2/3** confirmation letter from the main contractor, confirming a non-technical user guide will be produced in compliance with BREEAM guidance:

Overview of the building and its environmental strategy, e.g. energy, water or waste efficiency policy or strategy, and how users should engage with and deliver the policy or strategy.

Provision of, and access to, shared facilities.

Safety and emergency information or instructions.

Building-related operational procedures specific to building type or operation, e.g. laboratories.

Building-related incident reporting and feedback arrangements.

Provision of and access to transportation facilities, e.g. public transport, cyclist facilities, pedestrian routes etc.

Provision of and access to local amenities.

Links, references and relevant contact details.

Building services overview and access to building occupant controls, e.g. where to find them, what they control, how to operate effectively and efficiently etc.

Pre-arrival information for visitors, e.g. access and security procedures or provisions.

**Criterion 11.b** A technical user guide for the premises facilities managers. A draft copy will be developed and discussed with users first (when the building occupants are known) to ensure the guide is most appropriate and useful to potential users.

**Ref.36 page 1 and 73** confirms that the main contractor is responsible for ensuring that a technical user guide has been produced and discussed with users.

**Ref.35 p.1-2/3** confirmation letter from the main contractor, confirming a technical user guide will be produced in compliance with BREEAM guidance:

Overview of the building and its environmental strategy, e.g. energy, water or waste efficiency policy or strategy, and how users should engage with and deliver the policy or strategy.

Provision of, and access to, shared facilities.

Safety and emergency information or instructions.

Building-related operational procedures specific to building type or operation, e.g. laboratories.

Building-related incident reporting and feedback arrangements.

Provision of and access to transportation facilities, e.g. public transport, cyclist facilities, pedestrian routes etc.

Provision of and access to local amenities.

Links, references and relevant contact details.

Building services overview and access to facilities management controls, e.g. where to find them, what they control, how to operate effectively and efficiently etc.

Refit, refurbishment and maintenance arrangements or considerations

Building related training information or links.

**Criterion 12** Prepare two training schedules timed appropriately around handover and proposed occupation plans for the following users:

**Criterion 12.a** A non-technical training schedule for the building occupiers.

**Ref.138 page 1 and 73** confirms that the main contractor is responsible for ensuring that a non-technical training schedule has been produced

**Ref.35 p.2-3/3** confirmation letter from the main contractor, confirming two training schedules will be produced in compliance with BREEAM guidance

**Criterion 12.b** A technical training schedule for the premises facilities managers.

**Ref.138 page 1 and 73** confirms that the main contractor is responsible for ensuring that a technical training schedule has been produced

**Ref.35 p.2-3/3** confirmation letter from the main contractor, confirming two training schedules will be produced in compliance with BREEAM guidance

Ref 35 demonstrates compliance with issue criteria 11, 11a, 11b, 12, 12a, 12b.

Ref 36 demonstrates compliance with issue criteria 11, 11a, 11b, 12, 12a, 12b.

Ref 118 demonstrates compliance with this issue.

Ref 138 demonstrates compliance with this issue.

Ref 356 demonstrates compliance with this issue.

Ref 866 demonstrates compliance with this issue.

Ref 867 demonstrates compliance with this issue.

Ref 868 demonstrates compliance with this issue.

Ref 869 demonstrates compliance with this issue.

Ref 870 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

**Criterion 11** Prior to handover, two building user guides (see Methodology below) will be developed for the following users:

**Criterion 11.a** A non-technical user guide for distribution to the building occupiers.

**Ref.36 page 1 and 73** confirms that the main contractor is responsible for ensuring that a non technical user guide has been produced and discussed with users.

A non-technical user guide will be produced in compliance with BREEAM guidance, as shown in documents **ref870, ref867** and ref868 and **Ref869** Non-Technical User Guides provide clear, accessible information for building occupiers in accordance with Man 04 requirements and the information at design stage:

Overview of the building and its environmental strategy, e.g. energy, water or waste efficiency policy or strategy, and how users should engage with and deliver the policy or strategy (ref870 pages 10, 24 to 27; Ref868 and ref869 pages 1 and 2).

Provision of, and access to, shared facilities (ref870 pages 13, 14, 28 to 30) .

Safety and emergency information or instructions (ref870 pages 3 to 10, 31 and 32, 43; ref 868 and ref869 pages 2 and 4; ref867 pages 23 to 35).

Building-related operational procedures specific to building type or operation, e.g. laboratories (ref870 pages 8 to 11, 24 to 37; Ref867 pages 3 to 5, 20 and 21, 24 to 34).

Building-related incident reporting and feedback arrangements (ref870 page 42).

Provision of and access to transportation facilities, e.g. public transport, cyclist facilities, pedestrian routes etc (ref870 page 26, 28, 38 to 40).

Provision of and access to local amenities (ref870 page 26, 28, 38 to 41).

Links, references and relevant contact details (ref867 page 1,2; ref870 pages 3 and 4, 15 to 23).

Building services overview and access to building occupant controls, e.g. where to find them, what they control, how to operate effectively and efficiently etc (ref 867 pages 3 to 14; ref870 pages 5, 6, 26, 27, 29 to 34) .

Pre-arrival information for visitors, e.g. access and security procedures or provisions (ref870 page 26, 28, 38 to 41) .

**Criterion 11.b** A technical user guide for the premises facilities managers. A draft copy will be developed and discussed with users first (when the building occupants are known) to ensure the guide is most appropriate and useful to potential users.

**Ref.36 page 1 and 73** confirms that the main contractor is responsible for ensuring that a technical user guide has been produced and discussed with users.

A technical user guide will be produced in compliance with BREEAM guidance, as shown in **ref866, ref868 and ref869**:

Overview of the building and its environmental strategy, e.g. energy, water or waste efficiency policy or strategy, and how users should engage with and deliver the policy or strategy (**ref868 and ref869** page 11; ref866 pages 10, 24 to 27).

Provision of, and access to, shared facilities (**ref868 and ref869** page 2 to 4; ref866 pages 13, 14, 28 to 30).

Safety and emergency information or instructions (**ref868 and ref869** page 9 to 11; ref866 pages 3 to 10, 31 and 32, 43).

Building-related operational procedures specific to building type or operation, e.g. laboratories (**ref868 and ref869** pag 2 to 9; ref866 pages 9 to 11, 24 to 37).

Building-related incident reporting and feedback arrangements (ref866 page 42).

Provision of and access to transportation facilities, e.g. public transport, cyclist facilities, pedestrian routes etc (**ref868 and ref869** page 12, 13; ref866 page 26, 28, 38 to 40).

Provision of and access to local amenities (**ref868 and ref869**page 12, 13; ref866 page 26, 28, 38 to 41).

Links, references and relevant contact details (**ref868 and ref869** page 1,11;.

Building services overview and access to facilities management controls, e.g. where to find them, what they control, how to operate effectively and efficiently etc (**ref868 and ref869** page 9, 14 to 26.

Refit, refurbishment and maintenance arrangements or considerations (**ref868 and ref869** page 4 to 8; ref866 pages 24 to 37)

Building related training information or links (ref866 pages 3 and 4, 15 to 23).

Pre-arrival information for visitors, e.g. access and security procedures or provisions (**ref868 and ref869** pages 12, 13; ref866 page 26, 28, 38 to 41)

The **ref866, ref868 and ref869** provides technical information suitable for facilities-s management, compliant with Man 04 requirements.

**Criterion 12** Prepare two training schedules timed appropriately around handover and proposed occupation plans for the following users:

**Criterion 12.a** A non-technical training schedule for the building occupiers.

**Ref.138 page 1 and 73** confirms that the main contractor is responsible for ensuring that a non-technical training schedule has been produced

The ref868 and **ref869** Technical and non-technical user guides were developed for guidance for end users, and are compliant with Man 04 guidelines of the manuals.

The **ref870** show non-technical guides for future occupant training.

**Criterion 12.b** A technical training schedule for the premises facilities managers.

**Ref.138 page 1 and 73** confirms that the main contractor is responsible for ensuring that a technical training schedule has been produced

The **ref866, ref868 and ref869** supports technical training for facilities managers in accordance with Man 04.

## **1 credit achieved**

Ref 118 demonstrates compliance with this issue.

Ref 138 demonstrates compliance with this issue.

Ref 356 demonstrates compliance with this issue.

Ref 866 demonstrates compliance with this issue.

Ref 867 demonstrates compliance with this issue.

Ref 868 demonstrates compliance with this issue.

Ref 869 demonstrates compliance with this issue.

Ref 870 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                          | Compliance Refs                    |
|-----------|----------------------------------------------------------------------------------------------------|------------------------------------|
| Ref 35    | Glencar, CBC, Credit Man 04 Building User Guide, Man 04, 13_05_2025.pdf                            | Design: 11, 11a, 11b, 12, 12a, 12b |
| Ref 36    | Glencar, CBC, Confirmation from the contractor that Specs will be followed, Man 04, 13_05_2025.pdf | Design: 11, 11a, 11b, 12, 12a, 12b |
| Ref 118   | CBC, Valor, 6726-CBC-TSL-SP-S-004-I02, Man 04, 22_10_2024.pdf                                      |                                    |
| Ref 138   | Glencar, CBC, Confirmation from the contractor that Specs will be followed, Man 04, 12_05_2025.pdf |                                    |
| Ref 356   | Glencar, Valor, Valor Park Tottenham - Contract Programme Rev 3, Man 04, 22_11_2024.pdf            |                                    |
| Ref 866   | 06 BUG0.0 Main Text06 BUG Main Text FM.pdf                                                         |                                    |
| Ref 867   | 01 Gen Info & H&S.pdf                                                                              |                                    |
| Ref 868   | Unit 1.zip                                                                                         |                                    |
| Ref 869   | Unit 2.zip                                                                                         |                                    |
| Ref 870   | 06 BUG0.0 Main Text06 BUG Main Text.pdf                                                            |                                    |

## Health and Wellbeing

|                          |             |
|--------------------------|-------------|
| <b>Credits Achieved:</b> | 8 out of 10 |
| <b>% Achieved:</b>       | 80.00%      |
| <b>Weighting:</b>        | 8.00%       |
| <b>Weighted Score:</b>   | 6.40%       |

| Criteria                                                                             | Credits Available | Credits Achieved | % Achieved | Weighted Score |
|--------------------------------------------------------------------------------------|-------------------|------------------|------------|----------------|
| Hea 01.2: Visual comfort > Daylighting                                               | 1                 | 1                | 100.00%    | 0.80%          |
| Hea 01.3: Visual comfort > View out                                                  | 1                 | 1                | 100.00%    | 0.80%          |
| Hea 01.4: Visual comfort > Internal and external lighting levels, zoning and control | 1                 | 1                | 100.00%    | 0.80%          |
| Hea 02.1: Indoor air quality > Pre-requisite                                         | 0                 | 0                | 0.00%      | 0.00%          |
| Hea 02.2: Indoor air quality > Ventilation                                           | 1                 | 1                | 100.00%    | 0.80%          |
| Hea 04.1: Thermal comfort > Thermal modelling                                        | 1                 | 1                | 100.00%    | 0.80%          |
| Hea 04.2: Thermal comfort > Design for future thermal comfort                        | 1                 | 1                | 100.00%    | 0.80%          |
| Hea 05.2: Acoustic performance > Indoor ambient noise level                          | 1                 | 1                | 100.00%    | 0.80%          |
| Hea 06: Security                                                                     | 1                 | 0                | 0.00%      | 0.00%          |
| Hea 07.1: Safe and healthy surroundings > Safe access                                | 1                 | 1                | 100.00%    | 0.80%          |
| Hea 07.2: Safe and healthy surroundings > Outside space                              | 1                 | 0                | 0.00%      | 0.00%          |
| <b>Total Score</b>                                                                   |                   |                  |            | <b>6.40%</b>   |

### Hea 01.2: Visual comfort > Daylighting

|                           |                                                                                                                                                 |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                                                      |
| <b>Minimum Standards:</b> | None                                                                                                                                            |
| <b>Aim:</b>               | To encourage best practice in visual performance and comfort by ensuring daylighting, artificial lighting and occupant controls are considered. |

### Design Stage Validation Statement

Conflict of Interest Reference: KBCN1708 Conflict of Interest statement issued by the BREEAM Assessor of Cudd Bentley Consulting Ltd to confirm the integrity of assessments undertaken by the organisation. Please refer to: Ref.660 is the conflict of Interest letter from the Assessor.

#### Credit 2

**Requirement 4:** Daylighting criteria have been met using either of the following options:

**a.** The relevant building areas meet good practice daylight factors and other criterion as outlined in Table 5.1 and Table 5.2 OR

**b.** The relevant building areas meet good practice average and minimum point daylight illuminance criteria as outlined in Table 5.3.

Please refer to drawings Ref.319, Ref.318, and Ref.320 demonstrating the layout of daylight sources.

According to BREEAM manual NC v.6.1 HEA01 states the daylight requirements of Industrial areas to be 2% with a minimum of 80% of m2

Please refer to pages 4, 7, 8 and 9 of Ref.456 where it is stated that the analysis of daylight was done in all occupied area and in accordance with BREEAM requirements and shown that the building is compliant with standards with compliance of 97.49% of occupied areas in criteria average daylight factor, Minimum Point Daylight Factor within criterion a) following each building type.

Please refer to Ref.322 for the elevations of the building.

Ref 316 demonstrates compliance with this issue.

Ref 318 demonstrates compliance with this issue.

Ref 320 demonstrates compliance with this issue.

Ref 322 demonstrates compliance with this issue.

Ref 456 demonstrates compliance with this issue.

Ref 660 demonstrates compliance with this issue.

Ref 730 demonstrates compliance with this issue.

Ref 731 demonstrates compliance with this issue.

Ref 732 demonstrates compliance with this issue.

Ref 733 demonstrates compliance with this issue.

Ref 734 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

### Post Construction Stage Validation Statement

Conflict of Interest Reference: KBCN1708 Conflict of Interest statement issued by the BREEAM Assessor of Cudd Bentley Consulting Ltd to confirm the integrity of assessments undertaken by the organisation. Please refer to: Ref.660 is the conflict of Interest letter from the Assessor.

#### Credit 2

**Requirement 4:** Daylighting criteria have been met using either of the following options:

**a.** The relevant building areas meet good practice daylight factors and other criterion as outlined in Table 5.1 and Table 5.2 OR

**b.** The relevant building areas meet good practice average and minimum point daylight illuminance criteria as outlined in Table 5.3.

Please refer to drawings Ref.319, Ref.318, and Ref.320 demonstrating the layout of daylight sources.

According to BREEAM manual NC v.6.1 HEA01 states the daylight requirements of Industrial areas to be 2% with a minimum of 80% of m2

Please refer to pages 4, 7, 8 and 9 of Ref.456 where it is stated that the analysis of daylight was done in all occupied area and in accordance with BREEAM requirements and shown that the building is compliant with standards with compliance of 97.49% of occupied areas in criteria average daylight factor, Minimum Point Daylight Factor within criterion a) following each building type.

Please refer to Ref.322 for the elevations of the building.

ref730 – Updated Daylight Report, which further confirms compliance:

Page 4 – BREEAM requirements followed, software used, and summary results table confirming that occupied spaces are compliant with the BREEAM daylighting criteria, and that both the daylighting credit and exemplary level credit are achievable.

Pages 5–6 – Methodology used for the daylight assessment.

Page 7 – Results demonstrating 100% of assessed areas are compliant.

ref731 and ref732 – Office layout drawings showing the location of windows within offices, meeting rooms and reception areas.

ref733 and ref734 – Site elevation drawings showing external views of windows and glazed openings contributing to daylight provision.

Ref1127 pages 9 and 10 show windows installed in relevant building areas.

### 1 credit can be awarded, as well the exemplary level credit

Ref 316 demonstrates compliance with this issue.

Ref 318 demonstrates compliance with this issue.

Ref 320 demonstrates compliance with this issue.

Ref 322 demonstrates compliance with this issue.

Ref 456 demonstrates compliance with this issue.

Ref 660 demonstrates compliance with this issue.

Ref 730 demonstrates compliance with this issue.

Ref 731 demonstrates compliance with this issue.

Ref 732 demonstrates compliance with this issue.

Ref 733 demonstrates compliance with this issue.

Ref 734 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                          | Compliance Refs |
|-----------|----------------------------------------------------------------------------------------------------|-----------------|
| Ref 316   | Chetwoods, Valor, 5554-CA-02-00-DR-A-03100-PROPOSED WAREHOUSE SECTIONS-PL1, Hea 01, 22_03_2024.pdf |                 |
| Ref 318   | Chetwoods, Valor, 5554-CA-02-00-DR-A-01100-PROPOSED WAREHOUSE PLAN-PL1, Hea 01, 22_03_2024.pdf     |                 |
| Ref 320   | Chetwoods, Valor, 5554-CA-02-00-DR-A-03101-PROPOSED OFFICE SECTIONS-PL1, Hea 01, 22_03_2024.pdf    |                 |
| Ref 322   | Chetwoods, Valor, 5554-CA-02-00-DR-A-02100-PROPOSED ELEVATIONS-PL1, Hea 01, 22_03_2024.pdf         |                 |
| Ref 456   | CBC, Valor, 6522-CBC-HR-RP-S-000003-P01, Hea 01, 05_03_2025.pdf                                    |                 |
| Ref 660   | CBC, Conflict of interest letter, Hea 01, Undated.pdf                                              |                 |
| Ref 730   | CBC, Valor, 6726-CBC-HR-RP-S-005-P01, Hea 01, 10_04_2024.pdf                                       |                 |
| Ref 731   | Chetwoods, Valor, G1222-CA-U2-ZZ-DR-A-01120-PROPOSED OFFICE GA PLANS-FC1, Hea 01, 24_09_2024.pdf   |                 |
| Ref 732   | Chetwoods, Valor, G1222-CA-U1-ZZ-DR-A-01120-PROPOSED OFFICE GA PLANS-FC1, Hea 01, 24_09_2024.pdf   |                 |
| Ref 733   | Chetwoods, Valor, G1222-CA-U2-ZZ-DR-A-02110-PROPOSED ELEVATIONS-FC1, Hea 01, 24_09_2024.pdf        |                 |
| Ref 734   | Chetwoods, Valor, G1222-CA-U1-ZZ-DR-A-02110-PROPOSED ELEVATIONS-FC1, Hea 01, 24_09_2024.pdf        |                 |
| Ref 1127  | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, Hea 01, 03_12_2025.pdf                          |                 |

### Hea 01.3: Visual comfort > View out

|                           |                                                                                                                                                 |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                                                      |
| <b>Minimum Standards:</b> | None                                                                                                                                            |
| <b>Aim:</b>               | To encourage best practice in visual performance and comfort by ensuring daylighting, artificial lighting and occupant controls are considered. |

### Design Stage Validation Statement

#### Criteria 3

**Requirement 5.** 95% of the floor area in 95% of spaces for each relevant building area provides an adequate view out (see notes under Adequate View Out).

Please refer to document Ref.334 and Ref.335 for the view out calculation where it is shown that the window to wall ratio is >20%.

Ref.265 is the proposed GA plans showing that the maximum distance from a window is 7m, thus 100% of the area has an adequate view out.

Please refer to drawings Refer for layout of Ref.317, Ref.319, Ref.323, Ref.321

**Requirement 6.** In addition, the building type criteria in Table 5.6 are applicable to view out criteria.

Not applicable to Industrial building type

Ref 317 demonstrates compliance with this issue.

Ref 319 demonstrates compliance with this issue.

Ref 321 demonstrates compliance with this issue.

Ref 323 demonstrates compliance with this issue.

Ref 334 demonstrates compliance with this issue.

Ref 335 demonstrates compliance with this issue.

Ref 625 demonstrates compliance with this issue.

Ref 737 demonstrates compliance with this issue.

Ref 738 demonstrates compliance with this issue.

Ref 739 demonstrates compliance with this issue.

Ref 740 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

### Criteria 3

**Requirement 5.** 95% of the floor area in 95% of spaces for each relevant building area provides an adequate view out (see notes under Adequate View Out).

Please refer to document Ref.334 and Ref.335 for the view out calculation where it is shown that the window to wall ratio is >20%.

Ref.265 is the proposed GA plans showing that the maximum distance from a window is 7m, thus 100% of the area has an adequate view out.

Please refer to drawings Refer for layout of Ref.317, Ref.319, Ref.323, Ref.321

for post construction drawing refer to:

ref737, ref738- office layout with the location of windows in the office, meeting rooms and reception.

ref739, ref740- site elevations with view of windows

Ref1127 pages 9 and 10 show windows installed in relevant building areas.

**Requirement 6.** In addition, the building type criteria in Table 5.6 are applicable to view out criteria.

Not applicable to Industrial building type

### 1 credit can be awarded

Ref 317 demonstrates compliance with this issue.

Ref 319 demonstrates compliance with this issue.

Ref 321 demonstrates compliance with this issue.

Ref 323 demonstrates compliance with this issue.

Ref 334 demonstrates compliance with this issue.

Ref 335 demonstrates compliance with this issue.

Ref 625 demonstrates compliance with this issue.

Ref 737 demonstrates compliance with this issue.

Ref 738 demonstrates compliance with this issue.

Ref 739 demonstrates compliance with this issue.

Ref 740 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                                           | Compliance Refs |
|-----------|---------------------------------------------------------------------------------------------------------------------|-----------------|
| Ref 317   | Chetwoods, Valor, 5554-CA-02-00-DR-A-03100-PROPOSED WAREHOUSE SECTIONS-PL1, Hea 01, 22_03_2024.pdf                  |                 |
| Ref 319   | Chetwoods, Valor, 5554-CA-02-00-DR-A-01100-PROPOSED WAREHOUSE PLAN-PL1, Hea 01, 22_03_2024.pdf                      |                 |
| Ref 321   | Chetwoods, Valor, 5554-CA-02-00-DR-A-03101-PROPOSED OFFICE SECTIONS-PL1, Hea 01, 22_03_2024.pdf                     |                 |
| Ref 323   | Chetwoods, Valor, 5554-CA-02-00-DR-A-02100-PROPOSED ELEVATIONS-PL1, Hea 01, 22_03_2024.pdf                          |                 |
| Ref 334   | Chetwoods, Valor, 5554-CA-02-ZZ-DR-A-05201-HEA01 PROPOSED ELEVATIONS WINDOWS' PERCENTAGE-B1, Hea 01, 21_05_2025.pdf |                 |
| Ref 335   | Chetwoods, CBC, 5554-CA-01-ZZ-DR-A-05201-HEA01 PROPOSED ELEVATIONS WINDOWS' PERCENTAGE-B01, Hea 01, 21_05_2025.pdf  |                 |
| Ref 625   | Chetwoods Architects, Valor, 5554-CA-02-00-DR-A-01110-PROPOSED GA PLANS-PL1, Hea 01, 23_01_2025.pdf                 |                 |
| Ref 737   | Chetwoods, Valor, G1222-CA-U2-ZZ-DR-A-01120-PROPOSED OFFICE GA PLANS-FC1, Hea 01, 24_09_2024.pdf                    |                 |
| Ref 738   | Chetwoods, Valor, G1222-CA-U1-ZZ-DR-A-01120-PROPOSED OFFICE GA PLANS-FC1, Hea 01, 24_09_2024.pdf                    |                 |
| Ref 739   | Chetwoods, Valor, G1222-CA-U2-ZZ-DR-A-02110-PROPOSED ELEVATIONS-FC1, Hea 01, 24_09_2024.pdf                         |                 |
| Ref 740   | Chetwoods, Valor, G1222-CA-U1-ZZ-DR-A-02110-PROPOSED ELEVATIONS-FC1, Hea 01, 24_09_2024.pdf                         |                 |
| Ref 1127  | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, Hea 01, 03_12_2025.pdf                                           |                 |

### Hea 01.4: Visual comfort > Internal and external lighting levels, zoning and control

|                           |                                                                                                                                                 |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                                                      |
| <b>Minimum Standards:</b> | None                                                                                                                                            |
| <b>Aim:</b>               | To encourage best practice in visual performance and comfort by ensuring daylighting, artificial lighting and occupant controls are considered. |

### Design Stage Validation Statement

#### Credit 4

## External Lighting

**Requirement 9:** All external lighting located within the construction zone is specified in accordance with BS 5489-1:2013 Code for the practice for the design of road lighting. Lighting of roads and public amenity areas and BS EN 12464-2:2014 Light and lighting - Lighting of work places - Part 2: Outdoor work places. External lighting should provide illuminance levels that enable users to perform outdoor visual tasks efficiently and accurately, especially during the night.

Please refer to page 1 and 75 of Ref.141 for confirmation that compliance of external lighting in accordance with BS5489-1:2013 Code and BS EN 12464-2:2014(35), ILP PLG05 The Brightness of Illuminated Advertisements, Lighting Guide 9 Lighting for Communal Residential Buildings and BS EN 12464-2:2014 Light and lighting - Lighting of work places - Part 2: Outdoor work places; formed part of the main contractors responsibilities. Additionally, it is confirmed that external lighting to be appropriate for night visuals as well as its controls.

Please refer to Ref.71 for external lighting layout and its controls and to Ref.72 for the lux levels that can be seen in pages 16 to 17. Ref.71 also shows compliance in pages 4 to 6 and all specified external luminaires in pages 18-21.

Requirement 10: Not applicable as external lighting has been specified.

Ref 67 demonstrates compliance with this issue.

Ref 68 demonstrates compliance with this issue.

Ref 69 demonstrates compliance with this issue.

Ref 70 demonstrates compliance with this issue.

Ref 71 demonstrates compliance with this issue.

Ref 72 demonstrates compliance with this issue.

Ref 141 demonstrates compliance with this issue.

Ref 184 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1076 demonstrates compliance with this issue.

Ref 1077 demonstrates compliance with this issue.

Ref 1078 demonstrates compliance with this issue.

Ref 1079 demonstrates compliance with this issue.

Ref 1080 demonstrates compliance with this issue.

Ref 1081 demonstrates compliance with this issue.

Ref 1082 demonstrates compliance with this issue.

Ref 1083 demonstrates compliance with this issue.

Ref 1084 demonstrates compliance with this issue.

Ref 1085 demonstrates compliance with this issue.

Ref 1086 demonstrates compliance with this issue.

Ref 1088 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

### Credit 4

#### External Lighting

**Requirement 9:** All external lighting located within the construction zone is specified in accordance with BS 5489-1:2013 Code for the practice for the design of road lighting. Lighting of roads and public amenity areas and BS EN 12464-2:2014 Light and lighting - Lighting of work places - Part 2: Outdoor work places. External lighting should provide illuminance levels that enable users to perform outdoor visual tasks efficiently and accurately, especially during the night.

Please refer to page 1 and 75 of Ref.141 for confirmation that compliance of external lighting in accordance with BS5489-1:2013 Code and BS EN 12464-2:2014(35), ILP PLG05 The Brightness of Illuminated Advertisements, Lighting Guide 9 Lighting for Communal Residential Buildings and BS EN 12464-2:2014 Light and lighting - Lighting of work places - Part 2: Outdoor work places; formed part of the main contractors responsibilities. Additionally, it is confirmed that external lighting to be appropriate for night visuals as well as its controls.

Please refer to Ref.71 for external lighting layout and its controls and to Ref.72 for the lux levels that can be seen in pages 16 to 17. Ref.71 also shows compliance in pages 4 to 6 and all specified external luminaires in pages 18-21.

For post construction evidence, refer to:

- ref1075- Confirmation that all external lighting has been designed to provide compliant illuminance levels, has been specified in accordance with BS 5489-1:2013 Lighting of roads and public amenity areas and BS EN12464-2:2014 Light and lighting - Lighting of workplaces - Part 2: Outdoor workplaces.
- ref1076, ref1080, ref1082, ref1085 ref1088-Plans showing emergency and external lighting with lighting controls, photo electric cells, presence detector and types of luminaries.
- ref1077-inspection with indication that lighting is to be installed or connected and lighting protection installed.
- ref1078, ref1079-operations manuals with lighting information on page 17
- ref1081 and ref1086- luminaire data sheet, in accordance with ref1083 and ref1084 which show units 1 and 2 schedule for luminaries.

Ref1127 pages 10 to 13 show internal, external and emergency lighting installed, as well as zoning and controls compliant with the requirements.

Requirement 10: Not applicable as external lighting has been specified.

#### 1 credit can be awarded

Ref 67 demonstrates compliance with this issue.

Ref 68 demonstrates compliance with this issue.

Ref 69 demonstrates compliance with this issue.

Ref 70 demonstrates compliance with this issue.

Ref 71 demonstrates compliance with this issue.

Ref 72 demonstrates compliance with this issue.

Ref 141 demonstrates compliance with this issue.

Ref 184 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1076 demonstrates compliance with this issue.

Ref 1077 demonstrates compliance with this issue.

Ref 1078 demonstrates compliance with this issue.

Ref 1079 demonstrates compliance with this issue.

Ref 1080 demonstrates compliance with this issue.

Ref 1081 demonstrates compliance with this issue.

Ref 1082 demonstrates compliance with this issue.

Ref 1083 demonstrates compliance with this issue.

Ref 1084 demonstrates compliance with this issue.

Ref 1085 demonstrates compliance with this issue.

Ref 1086 demonstrates compliance with this issue.

Ref 1088 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                          | Compliance Refs |
|-----------|----------------------------------------------------------------------------------------------------|-----------------|
| Ref 67    | CBC, Valor, 6726-CBC-02-00-DR-E-60006-T01, Hea 01, 25_10_2024.pdf                                  |                 |
| Ref 68    | CBC, Valor, 6726-CBC-01-00-DR-E-60002-T01, Hea 01, 25_10_2024.pdf                                  |                 |
| Ref 69    | CBC, Valor, 6726-CBC-01-01-DR-E-60003-T01, Hea 01, 25_10_2024.pdf                                  |                 |
| Ref 70    | CBC, Valor, 6726-CBC-02-01-DR-E-60007-T01, Hea 01, 25_10_2024.pdf                                  |                 |
| Ref 71    | CBC, Valor, 6726-CBC-01-01-DR-E-60004-T02, Hea 01, 25_10_2024.pdf                                  |                 |
| Ref 72    | CBC, Valor, 6726-CBC-LW-RP-E-001-P04, Hea 01, 25_10_2024.pdf                                       |                 |
| Ref 141   | Glencar, CBC, Confirmation from the contractor that Specs will be followed, Hea 01, 12_05_2025.pdf |                 |
| Ref 184   | CBC, Valor, 6726-CBC-TSL-SP-S-003-I02, Hea 01, 17_10_2024.pdf                                      |                 |
| Ref 1075  | Glencar, CBC, 6726_Valor Park Tottenham- PC Multi Credit Letter, Hea 01, 18_12_2025.pdf            |                 |
| Ref 1076  | Ground Floor Stair Core Small Power, Lighting & Fire Alarm As-Built.pdf                            |                 |
| Ref 1077  | 6726-CBC-OR-RP-E-000003_ElecSiteInspRep.pdf                                                        |                 |
| Ref 1078  | Operations and Maintenance Manual Unit 1.pdf                                                       |                 |
| Ref 1079  | Operations and Maintenance Manual Unit 2.pdf                                                       |                 |
| Ref 1080  | Unit 1 1st Floor Mezzanine Small Power, Lighting & Fire Alarm Drawing.pdf                          |                 |
| Ref 1081  | Ref B - Atlas.pdf                                                                                  |                 |
| Ref 1082  | Unit 1 1st Floor Office Small Power, Lighting & Fire Alarm Drawing As.pdf                          |                 |
| Ref 1083  | Unit 1 Equipmment schedule.pdf                                                                     |                 |
| Ref 1084  | Unit 2 Equipmment schedule.pdf                                                                     |                 |
| Ref 1085  | Unit 1 Warehouse Small Power, Lighting & Fire Alarm Drawing As-Built.pdf                           |                 |
| Ref 1086  | Hager Klik Boxes.pdf                                                                               |                 |
| Ref 1088  | Unit 2 1st Floor Small Power, Lighting & Fire Alarm As-Built.pdf                                   |                 |
| Ref 1127  | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, Hea 01, 03_12_2025.pdf                          |                 |

### Hea 02.1: Indoor air quality > Pre-requisite

|                           |                                                                                      |
|---------------------------|--------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | Indoor air quality (IAQ) plan produced? <b>Yes</b>                                   |
| <b>Minimum Standards:</b> | None                                                                                 |
| <b>Aim:</b>               | To encourage and support healthy internal environments with good indoor air quality. |

### Design Stage Validation Statement

#### Prerequisite- Indoor air quality (IAQ) plan

**Criterion 1:** A site-specific indoor air quality plan has been produced and implemented in accordance with the guidance in Guidance Note GN06. The objective of the plan is to facilitate a process that leads to design,

*specification and installation decisions and actions that minimise indoor air pollution during occupation of the building. The indoor air quality plan must consider the following:*

Please refer to:

- **Ref.142 page 1 and 76** is a confirmation that the main contractor is responsible for ensuring that a site-specific indoor air quality has been produced no later than the end of Concept Design, as part of the main contractors specification.
- **Ref.680** for the air quality plan - page references relate to this document.
  - **Page 5**, for confirmation this is site specific as it relates to Valor Park, Tottenham .

**Criterion 1.a***Removal of contaminant sources:*

- **Ref.680, Page 34, item 11.2.1** for confirmation that removal of contaminant sources has been addressed in the plan.
- **Ref.680, Appendix A6**, for methods of contaminant removal

**Criterion 1.b***Dilution and control of contaminant sources:*

- **Ref.680, Page 34, item 11.2.1** for confirmation that dilution and control of contaminant sources has been addressed.

**Criterion 1.b.i***Where present, consideration is given to the air quality requirements of specialist areas such as laboratories.*

Not applicable as no specialist areas are present in the building.

**Criterion 1.c***Procedures for pre-occupancy flush out*

The air quality plan provides guidance on timings of flush-out activities, time required, records to be kept and items to be aware of.

- **Ref.680, Page 34, item 11.2.1** for confirmation that the pre-occupancy flush-out has been addressed.

**Criterion 1.d***Third party testing and analysis*

The air quality plan describes the best times and conditions for air quality testing and analysis, the testing standards required, suggested locations based on the design at the time and guidelines for interpreting the results.

- **Ref.680, Page 34, item 11.2.1** for confirmation that third party testing has been addressed.

**Criterion 1.e***Maintaining good indoor air quality in-use.*

The air quality plan makes recommendations relating to policies that should be established, the maintenance requirements for various systems, recommended air quality monitoring programmes.

- **Ref.680, Appendix A6**, for methods that maintaining good indoor air quality

Ref 142 demonstrates compliance with this issue.

Ref 680 demonstrates compliance with this issue.

Ref 790 demonstrates compliance with this issue.

Ref 791 demonstrates compliance with this issue.

## **Post Construction Stage Validation Statement**

### **Prerequisite- Indoor air quality (IAQ) plan**

**Criterion 1:***A site-specific indoor air quality plan has been produced and implemented in accordance with the guidance in Guidance Note GN06. The objective of the plan is to facilitate a process that leads to design,*

specification and installation decisions and actions that minimise indoor air pollution during occupation of the building. The indoor air quality plan must consider the following:  
Please refer to:

- **Ref.142 page 1 and 76** is a confirmation that the main contractor is responsible for ensuring that a site-specific indoor air quality has been produced no later than the end of Concept Design, as part of the main contractors specification.
- **Ref.680** for the air quality plan - page references relate to this document.
  - **Page 5**, for confirmation this is site specific as it relates to Valor Park, Tottenham .

**Criterion 1.a***Removal of contaminant sources:*

- **Ref.680, Page 34, item 11.2.1** for confirmation that removal of contaminant sources has been addressed in the plan.
- **Ref.680, Appendix A6**, for methods of contaminant removal

**Criterion 1.b***Dilution and control of contaminant sources:*

- **Ref.680, Page 34, item 11.2.1** for confirmation that dilution and control of contaminant sources has been addressed.

**Criterion 1.b.i***Where present, consideration is given to the air quality requirements of specialist areas such as laboratories.*

Not applicable as no specialist areas are present in the building.

**Criterion 1.c***Procedures for pre-occupancy flush out*

The air quality plan provides guidance on timings of flush-out activities, time required, records to be kept and items to be aware of.

- **Ref.680, Page 34, item 11.2.1** for confirmation that the pre-occupancy flush-out has been addressed.

**Criterion 1.d***Third party testing and analysis*

The air quality plan describes the best times and conditions for air quality testing and analysis, the testing standards required, suggested locations based on the design at the time and guidelines for interpreting the results.

- **Ref.680, Page 34, item 11.2.1** for confirmation that third party testing has been addressed.

**Criterion 1.e***Maintaining good indoor air quality in-use.*

The air quality plan makes recommendations relating to policies that should be established, the maintenance requirements for various systems, recommended air quality monitoring programmes.

- **Ref.680, Appendix A6**, for methods that maintaining good indoor air quality

Ref 142 demonstrates compliance with this issue.

Ref 680 demonstrates compliance with this issue.

Ref 790 demonstrates compliance with this issue.

Ref 791 demonstrates compliance with this issue.

## Schedule of Evidence

| Reference | File Name                                                                                          | Compliance Refs |
|-----------|----------------------------------------------------------------------------------------------------|-----------------|
| Ref 142   | Glencar, CBC, Confirmation from the contractor that Specs will be followed, Hea 02, 12_05_2025.pdf |                 |

|         |                                                                                               |  |
|---------|-----------------------------------------------------------------------------------------------|--|
| Ref 680 | Logika Group, Valor, Haringey West Road Tottenham J30-15192A-10-F3_REV01, Hea 02, Undated.pdf |  |
| Ref 790 | Glencar and Delta, Valor, Technical Information, Hea 02, 12_11_2025.zip                       |  |
| Ref 791 | Delta, Valor, Drawings, Hea 02, 26_11_2025.zip                                                |  |

## Hea 02.2: Indoor air quality > Ventilation

|                           |                                                                                      |
|---------------------------|--------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                           |
| <b>Minimum Standards:</b> | None                                                                                 |
| <b>Aim:</b>               | To encourage and support healthy internal environments with good indoor air quality. |

## Design Stage Validation Statement

### Credit 1

Requirement 2: The building has been designed to minimize the indoor concentration and recirculation of pollutants in the building as follows:

Ref.143 page 1, 13 and 76 is a confirmation that ensuring Fresh air will be provided into the building in accordance with BS ISO 17772-1:2017 or, for naturally ventilated buildings, CIBSE AM10; makes up the main contractors responsibilities.

2.a:Provide fresh air into the building in accordance with the criteria of the relevant standard for ventilation

Ref 191 Preliminary ventilation drawing showing that fresh air is provided to the building.

Ref 143 demonstrates compliance with this issue.

Ref 191 demonstrates compliance with this issue.

Ref 792 demonstrates compliance with this issue.

Ref 797 demonstrates compliance with this issue.

Ref 1089 demonstrates compliance with this issue.

Ref 1090 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

### Credit 1

Requirement 2: The building has been designed to minimize the indoor concentration and recirculation of pollutants in the building as follows:

Ref.143 page 1, 13 and 76 is a confirmation that ensuring Fresh air will be provided into the building in accordance with BS ISO 17772-1:2017 or, for naturally ventilated buildings, CIBSE AM10; makes up the main contractors responsibilities.

2.a:Provide fresh air into the building in accordance with the criteria of the relevant standard for ventilation

Ref 191 Preliminary ventilation drawing showing that fresh air is provided to the building.

For construction evidence:

ref790- Definitions of the ventilation systems installed and distribution layout, including schematics of Fresh air intake, Exhaust Air Discharge, supply and extraction of air, as well as the ventilation cassettes. Natural ventilation through windows can also be checked.

ref791 contains technical information about the Daikin ventilation systems:

Air Conditioning details, datasheets complete with the equipment schedule, with Efficiencies of each unit, EMBODIED CARBON and Heat Recovery Unit details, condensers and controller datasheets

POL01 calculator with a total system capacity of 41.70 kW and a Total direct effect life cycle CO2e emissions of

80.14 kgCO<sub>2</sub>e /kW coolth capacity;  
Ventilation schedules

ref1089, ref1090: site inspection with ventilation recommendations and commitment of standards in line with ref1089

Ref1127 page 13 show vents installed in accordance with ventilation's plans and requirements.

Ref 143 demonstrates compliance with this issue.

Ref 191 demonstrates compliance with this issue.

Ref 792 demonstrates compliance with this issue.

Ref 797 demonstrates compliance with this issue.

Ref 1089 demonstrates compliance with this issue.

Ref 1090 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                          | Compliance Refs |
|-----------|----------------------------------------------------------------------------------------------------|-----------------|
| Ref 143   | Glencar, CBC, Confirmation from the contractor that Specs will be followed, Hea 02, 12_05_2025.pdf |                 |
| Ref 191   | CBC, Valor, 6726-CBC-01-XX-DR-M-50002-T01, Hea 02, 15_05_2025.pdf                                  |                 |
| Ref 792   | Glencar and Delta, Valor, Technical Information, Hea 02, 12_11_2025.zip                            |                 |
| Ref 797   | Delta, Valor, Drawings, Hea 02, 26_11_2025.zip                                                     |                 |
| Ref 1089  | 6726-CBC-JB-RP-Z-000001-R01_ServicesPCLetterofComfort.pdf                                          |                 |
| Ref 1090  | 6726-CBC-JB-RP-M-000002_MechSiteInspRep.pdf                                                        |                 |
| Ref 1127  | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, Hea 02, 03_12_2025.pdf                          |                 |

### Hea 04.1: Thermal comfort > Thermal modelling

|                           |                                                                                         |
|---------------------------|-----------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                              |
| <b>Minimum Standards:</b> | None                                                                                    |
| <b>Aim:</b>               | To ensure the building is capable of providing an appropriate level of thermal comfort. |

### Design Stage Validation Statement

**Conflict of Interest Reference:** KBCN1708 Conflict of Interest statement issued by the BREEAM Assessor of Cudd Bentley Consulting Ltd to confirm the integrity of assessments undertaken by the organisation. Please refer to: **Ref.661** is the conflict of Interest letter from the Assessor.

#### Credit 1

**Requirement1.** Thermal modelling has been carried out using software in accordance with CIBSE AM11 Building Energy and Performance Modelling.

**Ref.144 page 1 and 77** is a confirmation that the main contractor is responsible for ensuring that the thermal modelling is compliant with CIBSE AM11 Building Energy and Performance Modelling.

Please refer to document **Ref.18 page 4, point 1.1**, of the thermal comfort assessment, which states compliance of the software used with CIBSE AM11 Building Energy and Performance Modelling guidelines.

**Requirement 2.** The software used to carry out the simulation at the detailed design stage provides full dynamic thermal analysis. For smaller and more basic building designs with less complex heating or cooling systems, an alternative less complex means of analysis may be appropriate (such methodologies must still be in accordance with CIBSE AM11).

**Ref.144 page 1 and 77**, is a confirmation that the main contractor is responsible for ensuring that thermal modelling simulation provides full dynamic thermal analysis.

Please refer to document **Ref.18 page 4, point 1.1 and page 7, point 2.11 item 2** which states that the software provides full dynamic thermal analysis.

Please refer to Ref.518 for the RIBA stages dates in the current project.

**Requirement 3.** The modelling demonstrates that:

**a.** For air-conditioned buildings, summer and winter operative temperature ranges in occupied spaces are in accordance with the criteria set out in CIBSE Guide A Environmental design, Table 1.5; or other appropriate industry standard (where this sets a higher or more appropriate requirement or level for the building type); or the thermal environment in occupied spaces meet the Category B requirements for PPD, PMV and local discomfort set out in Table A.1 of Annex A of ISO 7730:2005.

**Ref.144 page 1 and 77**, is a confirmation that the main contractor is responsible for ensuring that summer and winter operative temperature ranges in occupied spaces will be in accordance with the criteria set out in CIBSE Guide A Environmental design, Table 1.5;

Please refer to document **Ref.18 page 4, point 1.1 and page 10**, confirming that the modelling demonstrates that the building design and services strategy delivers thermal comfort in occupied spaces in accordance with the criteria set out in CIBSE Guide A Environmental Design and the summer and winter temperature range.

**b.** For naturally ventilated buildings:

**i.** Winter operative temperature ranges in occupied spaces are in accordance with the criteria set out in CIBSE Guide A Environmental design, Table 1.5. Or other appropriate industry standard (where this sets a higher or more appropriate requirement or level for the building type).

**ii.** The building is designed to limit the risk of overheating, in accordance with the adaptive comfort methodology outlined in either of the following standards as appropriate; CIBSE TM52: The limits of thermal comfort: avoiding overheating in European buildings or CIBSE TM59: Design methodology for the assessment of overheating risk in homes.

Not Applicable as the building is mechanically ventilated.

**Requirement 4.** For air-conditioned buildings, the PMV (predicted mean vote) and PPD (predicted percentage of dissatisfied) indices based on the above modelling are reported via the BREEAM assessment scoring and reporting tool.

Please refer to **page 12** from **Ref.18** for the Overview of Results of Peak Temperature Analysis which states, per area of the asset, the comparison of occupied hours with temperature threshold and determines that all areas are passible.

Please refer to **page 13** from **Ref.18** for the indicative the PMV and PPD values, per area, including the result of being compliant with CIBSE guidelines as indicated on page 9.

**Page 14** of document Ref.18 demonstrates the results of PMV (predicted mean vote) and PPD (predicted percentage of dissatisfied) indices of the asset, and page 14 for a compilation of results relating the hours of occupancy and PMV and PPD of each room.

Ref 18 demonstrates compliance with this issue.

Ref 120 demonstrates compliance with this issue.

Ref 144 demonstrates compliance with this issue.

Ref 518 demonstrates compliance with this issue.

Ref 661 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1091 demonstrates compliance with this issue.

Ref 1092 demonstrates compliance with this issue.

Ref 1093 demonstrates compliance with this issue.

Ref 1094 demonstrates compliance with this issue.

Ref 1178 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

**Conflict of Interest Reference:** KBCN1708 Conflict of Interest statement issued by the BREEAM Assessor of Cudd Bentley Consulting Ltd to confirm the integrity of assessments undertaken by the organisation. Please refer to: **Ref.661** is the conflict of Interest letter from the Assessor.

### Credit 1

**Requirement1.** Thermal modelling has been carried out using software in accordance with CIBSE AM11 Building Energy and Performance Modelling.

**Ref.144 page 1 and 77** is a confirmation that the main contraction is responsible for ensuring that the thermal modelling is compliant with CIBSE AM111 Building Energy and Performance Modelling.

Please refer to document **Ref.18 page 4, point 1.1**, of the thermal comfort assessment, which states compliance of the software used with CIBSE AM11 Building Energy and Performance Modelling guidelines.

**Requirement 2.** The software used to carry out the simulation at the detailed design stage provides full dynamic thermal analysis. For smaller and more basic building designs with less complex heating or cooling systems, an alternative less complex means of analysis may be appropriate (such methodologies must still be in accordance with CIBSE AM11).

**Ref.144 page 1 and 77**, is a confirmation that the main contractor is responsible for ensuring that thermal modelling simulation provides full dynamic thermal analysis.

Please refer to document **Ref.18 page 4, point 1.1 and page 7, point 2.11 item 2** which states that the software provides full dynamic thermal analysis.

Please refer to Ref.518 for the RIBA stages dates in the current project.

**Requirement 3.** The modelling demonstrates that:

**a.** For air-conditioned buildings, summer and winter operative temperature ranges in occupied spaces are in accordance with the criteria set out in CIBSE Guide A Environmental design, Table 1.5; or other appropriate industry standard (where this sets a higher or more appropriate requirement or level for the building type); or the thermal environment in occupied spaces meet the Category B requirements for PPD, PMV and local discomfort set out in Table A.1 of Annex A of ISO 7730:2005.

**Ref.144 page 1 and 77**, is a confirmation that the main contractor is responsible for ensuring that summer and winter operative temperature ranges in occupied spaces will be in accordance with the criteria set out in CIBSE Guide A Environmental design, Table 1.5;

Please refer to document **Ref.18 page 4, point 1.1 and page 10**, confirming that the modelling demonstrates that the building design and services strategy delivers thermal comfort in occupied spaces in accordance with the criteria set out in CIBSE Guide A Environmental Design and the summer and winter temperature range.

**b.** For naturally ventilated buildings:

**i.** Winter operative temperature ranges in occupied spaces are in accordance with the criteria set out in CIBSE Guide A Environmental design, Table 1.5. Or other appropriate industry standard (where this sets a higher or more appropriate requirement or level for the building type).

ii. The building is designed to limit the risk of overheating, in accordance with the adaptive comfort methodology outlined in either of the following standards as appropriate; CIBSE TM52: The limits of thermal comfort: avoiding overheating in European buildings or CIBSE TM59: Design methodology for the assessment of overheating risk in homes.

Not Applicable as the building is mechanically ventilated.

**Requirement 4.** For air-conditioned buildings, the PMV (predicted mean vote) and PPD (predicted percentage of dissatisfied) indices based on the above modelling are reported via the BREEAM assessment scoring and reporting tool.

Please refer to **page 12** from **Ref.18** for the Overview of Results of Peak Temperature Analysis which states, per area of the asset, the comparison of occupied hours with temperature threshold and determines that all areas are passible.

Please refer to **page 13** from **Ref.18** for the indicative the PMV and PPD values, per area, including the result of being compliant with CIBSE guidelines as indicated on page 9.

**Page 14** of document Ref.18 demonstrates the results of PMV (predicted mean vote) and PPD (predicted percentage of dissatisfied) indices of the asset, and page 14 for a compilation of results relating the hours of occupancy and PMV and PPD of each room.

For post-construction evidences:

ref1075: Confirms there have been no changes from the design stage evidence provided and it applies to Post construction stage.

ref1092-Commitment of standarts in line with ref1092

ref1091-inspetion report of mechanical systems, including heating systems

ref1093 and ref1094:

Definitions of the ventilation systems installed and distribution layout, including schematics of Fresh air intake, Exhaust Air Discharge, supply and extraction of air, as well as the ventilation cassettes. Natural ventilation throught windows can also be checked. Additionally, contains technical information about the Daikin ventilation systems:

Air Conditioning details, datasheets complete with the equipment schedule, with Efficiencies of each unit, EMBODIED CARBON and Heat Recovery Unit details, condensers and controller datasheets

Ref1178 page 14 showing the Boiler and Heating System installed, in accordance with evidences in design and pos-construction phases.

### **1 credit can be awarded**

Ref 18 demonstrates compliance with this issue.

Ref 120 demonstrates compliance with this issue.

Ref 144 demonstrates compliance with this issue.

Ref 518 demonstrates compliance with this issue.

Ref 661 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1091 demonstrates compliance with this issue.

Ref 1092 demonstrates compliance with this issue.

Ref 1093 demonstrates compliance with this issue.

Ref 1094 demonstrates compliance with this issue.

Ref 1178 demonstrates compliance with this issue.

## Schedule of Evidence

| Reference | File Name                                                                                          | Compliance Refs |
|-----------|----------------------------------------------------------------------------------------------------|-----------------|
| Ref 18    | CBC, Valor, 6726-CBC-HR-RP-S-004-P02, Hea 04, 01_08_2024.pdf                                       |                 |
| Ref 120   | CBC, Valor, 6726-CBC-TSL-SP-S-004-I02, Hea 04, 22_10_2024.pdf                                      |                 |
| Ref 144   | Glencar, CBC, Confirmation from the contractor that Specs will be followed, Hea 04, 12_05_2025.pdf |                 |
| Ref 518   | Valor, Valor, Hotspur RIBA Stages Dates, Hea 04, 07_08_2025.pdf                                    |                 |
| Ref 661   | CBC, Conflict of interest letter, Hea 04, Undated.pdf                                              |                 |
| Ref 1075  | Glencar, CBC, 6726_Volor Park Tottenham- PC Multi Credit Letter, Hea 04, 18_12_2025.pdf            |                 |
| Ref 1091  | 6726-CBC-JB-RP-Z-000001-R01_ServicesPCLetterofComfort.pdf                                          |                 |
| Ref 1092  | 6726-CBC-JB-RP-M-000002_MechSiteInspRep.pdf                                                        |                 |
| Ref 1093  | Technical Information.zip                                                                          |                 |
| Ref 1094  | Drawings.zip                                                                                       |                 |
| Ref 1178  | Hotspur_Inspection Report-2025.12.03_V6.pdf                                                        |                 |

## Hea 04.2: Thermal comfort > Design for future thermal comfort

|                           |                                                                                         |
|---------------------------|-----------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                              |
| <b>Minimum Standards:</b> | None                                                                                    |
| <b>Aim:</b>               | To ensure the building is capable of providing an appropriate level of thermal comfort. |

## Design Stage Validation Statement

**Conflict of Interest Reference:** KBCN1708 Conflict of Interest statement issued by the BREEAM Assessor of Cudd Bentley Consulting Ltd to confirm the integrity of assessments undertaken by the organisation. Please refer to: Ref.662 is the conflict of Interest letter from the Assessor.

Credit 2

Requirement 5 - Criteria 1 to 4 achieved

Requirement 6 - The thermal modelling demonstrates that the relevant requirements set out in criterion 3 are achieved for a projected climate change environment

Ref.145 page 1 and 77 confirms that the main contractor is responsible for ensuring that relevant requirements are achieved for a projected climate change environment and it can be demonstrated how the building has been adapted

The thermal comfort report confirms in page 10-11 section 3.4 **Ref.19** modelling for weather data for a future projected scenario.

Requirement 7 - not applicable as requirement 6 has been met

Requirement 8 - For air-conditioned buildings, the PMV and PPD indices based on the above modelling are reported via the BREEAM assessment scoring and reporting tool.

PMV and PPD values have been reported in the KPIs BREEAM scoring and reporting tool. **Ref.19**, section 4 pages 12-14/14.

Ref 19 demonstrates compliance with this issue.

Ref 145 demonstrates compliance with this issue.

Ref 662 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1095 demonstrates compliance with this issue.

Ref 1096 demonstrates compliance with this issue.

Ref 1097 demonstrates compliance with this issue.

Ref 1098 demonstrates compliance with this issue.

Ref 1099 demonstrates compliance with this issue.

Ref 1178 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

**Conflict of Interest Reference:** KBCN1708 Conflict of Interest statement issued by the BREEAM Assessor of Cudd Bentley Consulting Ltd to confirm the integrity of assessments undertaken by the organisation. Please refer to: Ref.662 is the conflict of Interest letter from the Assessor.

Credit 2

Requirement 5 - Criteria 1 to 4 achieved

Requirement 6 - The thermal modelling demonstrates that the relevant requirements set out in criterion 3 are achieved for a projected climate change environment

Ref.145 page 1 and 77 confirms that the main contractor is responsible for ensuring that relevant requirements are achieved for a projected climate change environment and it can be demonstrated how the building has been adapted

The thermal comfort report confirms in page 10-11 section 3.4 **Ref.19** modelling for weather data for a future projected scenario.

Requirement 7 - not applicable as requirement 6 has been met

Requirement 8 - For air-conditioned buildings, the PMV and PPD indices based on the above modelling are reported via the BREEAM assessment scoring and reporting tool.

PMV and PPD values have been reported in the KPIs BREEAM scoring and reporting tool. **Ref.19**, section 4 pages 12-14/14.

For post-construction evidences:

ref1096: Confirms there have been no changes from the design stage evidence provided and it applies to Post construction stage.

ref1095-Commitment of standards in line with ref1097

ref1097-inspection report of mechanical systems, including heating systems

ref1098 and ref1099:

Definitions of the ventilation systems installed and distribution layout, including schematics of Fresh air intake, Exhaust Air Discharge, supply and extraction of air, as well as the ventilation cassettes. Natural ventilation through windows can also be checked. Additionally, contains technical information about the Daikin ventilation systems:

Air Conditioning details, datasheets complete with the equipment schedule, with Efficiencies of each unit, EMBODIED CARBON and Heat Recovery Unit details, condensers and controller datasheets

Ref1178 page 14 showing the Boiler and Heating System installed, in accordance with evidences in design and post-construction phases.

### 1 credit can be awarded

Ref 19 demonstrates compliance with this issue.

Ref 145 demonstrates compliance with this issue.

Ref 662 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1095 demonstrates compliance with this issue.

Ref 1096 demonstrates compliance with this issue.

Ref 1097 demonstrates compliance with this issue.

Ref 1098 demonstrates compliance with this issue.

Ref 1099 demonstrates compliance with this issue.

Ref 1178 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                          | Compliance Refs |
|-----------|----------------------------------------------------------------------------------------------------|-----------------|
| Ref 19    | CBC, Valor, 6726-CBC-HR-RP-S-004-P02, Hea 04, 01_08_2024.pdf                                       |                 |
| Ref 145   | Glencar, CBC, Confirmation from the contractor that Specs will be followed, Hea 04, 12_05_2025.pdf |                 |
| Ref 662   | CBC, Conflict of interest letter, Hea 04, Undated.pdf                                              |                 |
| Ref 1075  | Glencar, CBC, 6726_Valor Park Tottenham- PC Multi Credit Letter, Hea 04, 18_12_2025.pdf            |                 |
| Ref 1095  | 6726-CBC-JB-RP-Z-000001-R01_ServicesPCLetterofComfort.pdf                                          |                 |
| Ref 1096  | 6726_Valor Park Tottenham- PC Multi Credit Letter.pdf                                              |                 |
| Ref 1097  | 6726-CBC-JB-RP-M-000002_MechSiteInspRep.pdf                                                        |                 |
| Ref 1098  | Technical Information.zip                                                                          |                 |
| Ref 1099  | Drawings.zip                                                                                       |                 |
| Ref 1178  | Hotspur_Inspection Report-2025.12.03_V6.pdf                                                        |                 |

### Hea 05.2: Acoustic performance > Indoor ambient noise level

|                           |                                                                                                                           |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                                |
| <b>Minimum Standards:</b> | None                                                                                                                      |
| <b>Aim:</b>               | To ensure the building is capable of providing an appropriate acoustic environment to provide comfort for building users. |

### Design Stage Validation Statement

**Requirement 1** The building meets the appropriate acoustic performance standards and testing requirements defined in the relevant table below. These tables define criteria for the acoustic principles of:

#### 1.b Indoor ambient noise level

Please refer to Ref.511, page 11, table 4, of the Hea 05 report, confirming the internal ambient noise levels are compliant with BREEAM criteria

Please refer to Ref.511, page 13, item 5.3 for confirmation of compliance with BS 8233:2014 guidelines  
Please refer to Ref.511, page 4, item 1.1 Stroma Built Environment (SBE) have been appointed by Glencar Construction Ltd (The Client) to undertake acoustic consultancy services. Page 19 confirms that SBE is accredited for on-site acoustic testing by United Kingdom Accreditation Service (UKAS).

Please refer to Ref.351, the contracts programme, showing acoustic testing in the programme of works

Please refer to Ref.511, page 2, the report was reviewed by Tom Chaffer, page 19 confirms Chaffer as a suitably qualified acoustician

Ref.511, page 2 the report was compiled by Rodrigo Francalacci MIOA, Ref. 503 provides Francalacci qualifications, confirming him as a suitably qualified acoustician

Ref 332 demonstrates compliance with this issue.

Ref 351 demonstrates compliance with this issue.

Ref 503 demonstrates compliance with this issue.

Ref 511 demonstrates compliance with this issue.

Ref 774 demonstrates compliance with this issue.

Ref 775 demonstrates compliance with this issue.

Ref 1100 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

**Requirement 1** The building meets the appropriate acoustic performance standards and testing requirements defined in the relevant table below. These tables define criteria for the acoustic principles of:

### 1.b Indoor ambient noise level

Please refer to Ref.511, page 11, table 4, of the Hea 05 report, confirming the internal ambient noise levels are compliant with BREEAM criteria

Please refer to Ref.511, page 13, item 5.3 for confirmation of compliance with BS 8233:2014 guidelines  
Please refer to Ref.511, page 4, item 1.1 Stroma Built Environment (SBE) have been appointed by Glencar Construction Ltd (The Client) to undertake acoustic consultancy services. Page 19 confirms that SBE is accredited for on-site acoustic testing by United Kingdom Accreditation Service (UKAS).

Please refer to Ref.351, the contracts programme, showing acoustic testing in the programme of works

Please refer to Ref.511, page 2, the report was reviewed by Tom Chaffer, page 19 confirms Chaffer as a suitably qualified acoustician

Ref.511, page 2 the report was compiled by Rodrigo Francalacci MIOA, Ref. 503 provides Francalacci qualifications, confirming him as a suitably qualified acoustician

For post construction evidences please refer to:

ref1100-Shows applicable criteria to the project.

ref774-Stroma Built Environment confirm that they have undertaken assessments of the HEA05 and have confirmed that as built project drawings and schedules supplied by Glencar Construction and the reports made are still valid in post construction phase.

ref775:

page 2

"This report has been compiled by Rodrigo Francalacci MIOA and reviewed by Tom Chaffer," confirming assessment preparation and review

page 4, item 1.1

"Stroma Built Environment (SBE) have been appointed by Glencar Construction Ltd to undertake acoustic consultancy services," confirming appointment of an appropriate acoustic consultant.

page 5,

Standards and Guidance Documents

pages 6, 7

methodology and short-term measured noise levels

page 9,

Relevant Acoustic Standards for the type of building

page 11, Table 4, 12

Results of Internal Ambient Noise Levels and "The assessed internal ambient noise levels are compliant with the BREEAM HEA 05 requirements," confirming that indoor ambient noise levels meet the design ranges required by BREEAM.

page 13, item 5.3

"The internal ambient noise levels have been assessed in accordance with Section 7 of BS 8233:2014," confirming compliance with the relevant acoustic design standard.

page 19

"Stroma Built Environment is accredited by the United Kingdom Accreditation Service (UKAS) for on-site acoustic testing," confirming that testing is undertaken by a compliant test body.

page 19

Confirmation of Tom Chaffer's status as a suitably qualified acoustician, supporting compliance with BREEAM competence requirements.

### 1 credit can be awarded

Ref 332 demonstrates compliance with this issue.

Ref 351 demonstrates compliance with this issue.

Ref 503 demonstrates compliance with this issue.

Ref 511 demonstrates compliance with this issue.

Ref 774 demonstrates compliance with this issue.

Ref 775 demonstrates compliance with this issue.

Ref 1100 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## Schedule of Evidence

| Reference | File Name                                                                                                                                     | Compliance Refs |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Ref 332   | Logika, Valor, Noise Impact Assessment, Hea 05, 31_05_2024.pdf                                                                                |                 |
| Ref 351   | Glencar, Valor, Valor Park Tottenham - Contract Programme Rev 3, Hea 05, 22_11_2024.pdf                                                       |                 |
| Ref 503   | Stroma, Valor, E670 AC 1v1 Valor Park Tottenham - Parcel 1 -2 - BREEAM Hea 05 & Pol 05 Suitably Qualified Acoustician, Hea 05, 24_07_2025.pdf |                 |
| Ref 511   | Stroma, Valor, OP-E670 AC 2v1 Valor Park Tottenham - Parcels 1 & 2 - BREEAM HEA 05 Assessment, Hea 05, 04_08_2025.pdf                         |                 |
| Ref 774   | Stroma, Valor, OP-E670 AC 4v1 Valor Park Tottenham - BREEAM Hea 05 and Pol 05 As Built Review, Hea 05, 14_11_2025.pdf                         |                 |
| Ref 775   | Stroma, Valor, OP-E670 AC 2v1 Valor Park Tottenham - Parcels 1 & 2 - BREEAM HEA 05 Assessment, Hea 05, 14_11_2025.pdf                         |                 |
| Ref 1100  | KBCN - Acoustic testing.pdf                                                                                                                   |                 |
| Ref 1127  | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, Hea 05, 03_12_2025.pdf                                                                     |                 |

## Hea 06: Security

|                           |                                                                                                                                            |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 0 out of 1                                                                                                                                 |
| <b>Minimum Standards:</b> | None                                                                                                                                       |
| <b>Aim:</b>               | To encourage the planning and implementation of effective measures that provide an appropriate level of security to the building and site. |

## Design Stage Validation Statement

Not targeted.

Ref 23 demonstrates compliance with this issue.

Ref 185 demonstrates compliance with this issue.

Ref 336 demonstrates compliance with this issue.

Ref 337 demonstrates compliance with this issue.

Ref 338 demonstrates compliance with this issue.

Ref 339 demonstrates compliance with this issue.

Ref 340 demonstrates compliance with this issue.

Ref 341 demonstrates compliance with this issue.

Ref 343 demonstrates compliance with this issue.

Ref 519 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

Not targeted.

Ref 23 demonstrates compliance with this issue.

Ref 185 demonstrates compliance with this issue.

Ref 336 demonstrates compliance with this issue.

Ref 337 demonstrates compliance with this issue.

Ref 338 demonstrates compliance with this issue.

Ref 339 demonstrates compliance with this issue.

Ref 340 demonstrates compliance with this issue.

Ref 341 demonstrates compliance with this issue.

Ref 343 demonstrates compliance with this issue.

Ref 519 demonstrates compliance with this issue.

## Schedule of Evidence

| Reference | File Name                                                                                    | Compliance Refs |
|-----------|----------------------------------------------------------------------------------------------|-----------------|
| Ref 23    | DOCO, Valor, NE8153 - On track letter Valor Park, Hea 06, 25_04_2025.pdf                     |                 |
| Ref 185   | CBC, Valor, 6726-CBC-TSL-SP-S-003-I02, Hea 06, 17_10_2024.pdf                                |                 |
| Ref 336   | Chetwoods, Valor, G1222-CA-U1-XX-SH-A-08100-DOOR SCHEDULE-C3, Hea 06, 21_05_2025.pdf         |                 |
| Ref 337   | Chetwoods, Valor, G1222-CA-U2-XX-SH-A-08100-DOOR SCHEDULE-C2, Hea 06, 21_05_2025.pdf         |                 |
| Ref 338   | Chetwoods, Valor, G1222-CA-U2-00-DR-A-93000-FENCING DETAILS-C1, Hea 06, 21_05_2025.pdf       |                 |
| Ref 339   | Chetwoods, Valor, G1222-CA-U1-00-DR-A-93000-FENCING DETAILS-C1, Hea 06, 21_05_2025.pdf       |                 |
| Ref 340   | Chetwoods, Valor, G1222-CA-U1-00-DR-A-97005-CYCLE SHELTER DETAILS-C1, Hea 06, 21_05_2025.pdf |                 |
| Ref 341   | Chetwoods, Valor, G1222-CA-U2-00-DR-A-97005-CYCLE SHELTER DETAILS-C1, Hea 06, 21_05_2025.pdf |                 |
| Ref 343   | MET police, Valor, Email to the SQSS, Hea 06, 22_11_2024.pdf                                 |                 |
| Ref 519   | Valor, Valor, Hotspur RIBA Stages Dates, Hea 06, 07_08_2025.pdf                              |                 |

## Hea 07.1: Safe and healthy surroundings > Safe access

|                           |                                                                                                                            |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                                 |
| <b>Minimum Standards:</b> | None                                                                                                                       |
| <b>Aim:</b>               | To encourage the provision of safe access around the site and outdoor space that enhances the wellbeing of building users. |

## Design Stage Validation Statement

Unit 2 lacks space to have 1 entry for the car parking and another for the delivery trucks. As per KBCN1046 the credit can be given due to adequate physical control measures in place to ensure safe access and thus minimise the possibility of delivery vehicles coming into conflict with cyclists and pedestrians.

### Credit 1

**Requirement 1.** Dedicated and safe cycle paths are provided from the site entrance to any cycle storage, and connect to offsite cycle paths where applicable.

Please refer to drawings Ref.409 and Ref.406 safe cycle paths are provided from the site entrance to cycle storage. the on site cycle paths connect to the public cycle paths on the connecting roads.

**Requirement 2.** Dedicated and safe footpaths are provided on and around the site providing suitable links for the following:

- a. The site entrance to the building entrance,

Please refer to drawings Ref.409 and Ref.406 which demonstrate safe footpaths from the site entrance to the building entrance

- b. Car parks (where present) to the building entrance

Please refer to drawings Ref.409 and Ref.406 which demonstrate safe footpaths from the car park to the building entrance

- c. The building to outdoor space, and

Please refer to document Ref.71 for the drawing of the asset showing the location of an external balcony, fitted for the outdoor space requirement.

- d. Connecting to off-site paths where applicable.

Please refer to drawings Ref.409 and Ref.406 which shows the on site footpaths connecting the public pedestrian footpaths

**Requirement 3.** Pedestrian drop-off areas are designed off of, or adjoining to, the access road and should provide direct access to other footpaths.

Please refer to drawings Ref.409 and Ref.406 which shows pedestrian drop off areas directly connected to pedestrian footpaths

**Requirement 4.** Delivery areas are not accessed through general parking areas and do not cross or share the following:

- a. pedestrian and cyclist paths
- b. outside amenity areas accessible to building users and general public.

Please refer to drawing Ref.409 showing the Parking/Deliveries/Service Undercroft and that the service areas does not cross the main pedestrian route.

**Requirement 5.** There is a dedicated parking or waiting area for goods vehicles with appropriate separation from the manoeuvring area and staff and visitor car parking.

Please refer to drawing Ref.409 showing the Parking/Deliveries/Service Undercroft.

**Requirement 6.** Parking and turning areas are designed for simple manoeuvring according to the type of delivery vehicle likely to access the site, thus avoiding the need for repeated shunting.

Refer to Ref.409 please refer to drawing Ref.409 showing the Parking/Deliveries/Service Undercroft.

Ref.655 Is the travel assessment, Pages 116-117 shows the delivery vehicle/HGV swept path analysis

Ref 406 demonstrates compliance with this issue.

Ref 407 demonstrates compliance with this issue.

Ref 408 demonstrates compliance with this issue.

Ref 409 demonstrates compliance with this issue.

Ref 655 demonstrates compliance with this issue.

Ref 779 demonstrates compliance with this issue.

Ref 1128 demonstrates compliance with this issue.

Ref 1129 demonstrates compliance with this issue.

Ref 1179 demonstrates compliance with this issue.

### Post Construction Stage Validation Statement

Unit 2 lacks space to have 1 entry for the car parking and another for the delivery trucks. As per KBCN1046 the credit can be given due to adequate physical control measures in place to ensure safe access and thus minimise the possibility of delivery vehicles coming into conflict with cyclists and pedestrians.

#### Credit 1

**Requirement 1.** Dedicated and safe cycle paths are provided from the site entrance to any cycle storage, and connect to offsite cycle paths where applicable.

Please refer to drawings Ref.409 and Ref.406 safe cycle paths are provided from the site entrance to cycle storage. the on site cycle paths connect to the public cycle paths on the connecting roads.

**ref1128**, ref779 shows cycle routes with connections to cycle storage and separation from vehicle access.

**Requirement 2.** Dedicated and safe footpaths are provided on and around the site providing suitable links for the following:

- a. The site entrance to the building entrance,

Please refer to drawings Ref.409 and Ref.406 which demonstrate safe footpaths from the site entrance to the building entrance

**ref1128**, ref1129 shows pedestrian routes connecting the site entrance to the building.

- b. Car parks (where present) to the building entrance

Please refer to drawings Ref.409 and Ref.406 which demonstrate safe footpaths from the car park to the building entrance

**ref779**, ref1128, ref1129 shows access routes from the entrances to car parking areas.

- c. The building to outdoor space, and

Please refer to document Ref.71 for the drawing of the asset showing the location of an external balcony, fitted for the outdoor space requirement.

**ref1129**, ref1128 shows outdoor spaces with planting, benches, and associated pedestrian access.

- d. Connecting to off-site paths where applicable.

Please refer to drawings Ref.409 and Ref.406 which shows the on site footpaths connecting the public pedestrian footpaths

**ref1128**, ref1129 shows pedestrian routes with connections to public paths.

**Requirement 3.** Pedestrian drop-off areas are designed off of, or adjoining to, the access road and should provide direct access to other footpaths.

Please refer to drawings Ref.409 and Ref.406 which shows pedestrian drop off areas directly connected to pedestrian footpaths

**pdfRef.409** and **pdfRef.406**, show pedestrian drop-off areas directly connected to pedestrian footpaths. **ref1128**, shows pedestrian drop-off routes separated from vehicle access.

**Requirement 4.** Delivery areas are not accessed through general parking areas and do not cross or share the following:

- a. pedestrian and cyclist paths
- b. outside amenity areas accessible to building users and general public.

Please refer to drawing Ref.409 showing the Parking/Deliveries/Servicing Undercroft and that the service areas does not cross the main pedestrian route.

**ref1128**, which shows HGV and van access routes for delivery and drop offs separated from pedestrian and cycle routes.

**Requirement 5.** There is a dedicated parking or waiting area for goods vehicles with appropriate separation from the manoeuvring area and staff and visitor car parking.

Please refer to drawing Ref.409 showing the Parking/Deliveries/Servicing Undercroft.

**ref1128**, shows separated HGV and van waiting areas for delivery and drop offs separated from the car access.

**Requirement 6.** Parking and turning areas are designed for simple manoeuvring according to the type of delivery vehicle likely to access the site, thus avoiding the need for repeated shunting.

Refer to Ref.409 please refer to drawing Ref.409 showing the Parking/Deliveries/Servicing Undercroft.

Ref.655 Is the travel assessment, Pages 116-117 shows the delivery vehicle/HGV swept path analysis

**ref1128, ref1129**, which shows the overall site layout and circulation.

Ref1179 pages 15 to 18 shows Safe footpaths and entrances, protection entrance door system, Secure Lifts to all floors, planters in the outside spaces, Firefighting/emergency systems, Security office and reception, secure windows, Disabled WCs, stair rails and Wide elevators, in accordance with evidences in design and post-construction phases.

#### **1 credit can be awarded**

Ref 406 demonstrates compliance with this issue.

Ref 407 demonstrates compliance with this issue.

Ref 408 demonstrates compliance with this issue.

Ref 409 demonstrates compliance with this issue.

Ref 655 demonstrates compliance with this issue.

Ref 779 demonstrates compliance with this issue.

Ref 1128 demonstrates compliance with this issue.

Ref 1129 demonstrates compliance with this issue.

Ref 1179 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                        | Compliance Refs |
|-----------|--------------------------------------------------------------------------------------------------|-----------------|
| Ref 406   | Chetwoods, Valor, G1222-CA-U2-00-DR-A-05057-HEA07 PROPOSED SITE PLAN-B1, Hea 07, 24_06_2025.pdf  |                 |
| Ref 407   | Chetwoods, Valor, G1222-CA-U2-00-DR-A-01051-PROPOSED SITE PLAN-C1, Hea 07, 24_06_2025.pdf        |                 |
| Ref 408   | Chetwoods, Valor, G1222-CA-U1-00-DR-A-01051-PROPOSED SITE PLAN-C1, Hea 07, 24_06_2025.pdf        |                 |
| Ref 409   | Chetwoods, Valor, G1222-CA-U1-00-DR-A-05057-HEA07 PROPOSED SITE PLAN-B01, Hea 07, 24_06_2025.pdf |                 |
| Ref 655   | TTP Consulting, Valor, R010-ADM-Transport Assessment Update (240809)_REV03, Hea 07, Undated.pdf  |                 |
| Ref 779   | Chetwoods, Valor, G1222-CA-U2-00-DR-A-01051-PROPOSED SITE PLAN-FC2 (4), Hea 07, 21_10_2025.pdf   |                 |
| Ref 1128  | G1222-CA-U1-00-DR-A-01051-PROPOSED SITE PLAN-FC1 modified.pdf                                    |                 |
| Ref 1129  | G1222-LCL-U1-00-DR-L-01001_Unit 1 Landscape GA Plan_CR - As Constructed Record_C02_1.zip         |                 |
| Ref 1179  | Hotspur_Inspection Report-2025.12.03_V6.pdf                                                      |                 |

### Hea 07.2: Safe and healthy surroundings > Outside space

|                           |                                                                                                                            |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 0 out of 1                                                                                                                 |
| <b>Minimum Standards:</b> | None                                                                                                                       |
| <b>Aim:</b>               | To encourage the provision of safe access around the site and outdoor space that enhances the wellbeing of building users. |

### Design Stage Validation Statement

Not targeted.

Ref 1127 demonstrates compliance with this issue.

Ref 1179 demonstrates compliance with this issue.

### Post Construction Stage Validation Statement

Not targeted.

Ref 1127 demonstrates compliance with this issue.

Ref 1179 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                 | Compliance Refs |
|-----------|---------------------------------------------------------------------------|-----------------|
| Ref 1127  | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, Hea 07, 03_12_2025.pdf |                 |
| Ref 1179  | Hotspur_Inspection Report-2025.12.03_V6.pdf                               |                 |

## Energy

|                          |              |
|--------------------------|--------------|
| <b>Credits Achieved:</b> | 20 out of 21 |
| <b>% Achieved:</b>       | 95.24%       |
| <b>Weighting:</b>        | 14.00%       |
| <b>Weighted Score:</b>   | 13.33%       |

| Criteria                                                                                                        | Credits Available | Credits Achieved | % Achieved | Weighted Score |
|-----------------------------------------------------------------------------------------------------------------|-------------------|------------------|------------|----------------|
| Ene 01.1: Reduction of energy use and carbon emissions > Energy performance                                     | 9                 | 9                | 100.00%    | 6.00%          |
| Ene 01.2: Reduction of energy use and carbon emissions > Prediction of operational energy consumption           | 4                 | 4                | 100.00%    | 2.67%          |
| Ene 02.1: Energy monitoring > Sub-metering of end use categories                                                | 1                 | 1                | 100.00%    | 0.67%          |
| Ene 02.2: Energy monitoring > Sub-metering of high energy load and tenancy areas                                | 1                 | 1                | 100.00%    | 0.67%          |
| Ene 03: External lighting                                                                                       | 1                 | 1                | 100.00%    | 0.67%          |
| Ene 04.1.1: Low carbon design > Passive design : Passive design analysis                                        | 1                 | 1                | 100.00%    | 0.67%          |
| Ene 04.1.2: Low carbon design > Passive design : Free cooling                                                   | 1                 | 0                | 0.00%      | 0.00%          |
| Ene 04.2: Low carbon design > Low and zero carbon technologies                                                  | 1                 | 1                | 100.00%    | 0.67%          |
| Ene 05.1: Energy efficient cold storage > Refrigeration energy consumption                                      | 0                 | 0                | 0.00%      | 0.00%          |
| Ene 05.2: Energy efficient cold storage > Indirect greenhouse gas emissions                                     | 0                 | 0                | 0.00%      | 0.00%          |
| Ene 06.1: Energy Efficient transportation systems > Energy consumption                                          | 1                 | 1                | 100.00%    | 0.67%          |
| Ene 06.2.1: Energy Efficient transportation systems > Energy efficient features : Lifts                         | 1                 | 1                | 100.00%    | 0.67%          |
| Ene 06.2.2: Energy Efficient transportation systems > Energy efficient features : Escalators or moving walkways | 0                 | 0                | 0.00%      | 0.00%          |
| <b>Total Score</b>                                                                                              |                   |                  |            | <b>13.33%</b>  |

### Ene 01.1: Reduction of energy use and carbon emissions > Energy performance

|                           |                                                                                      |             |
|---------------------------|--------------------------------------------------------------------------------------|-------------|
| <b>Credits Achieved:</b>  | 9 out of 9                                                                           |             |
| <b>Minimum Standards:</b> | Excellent                                                                            | Outstanding |
|                           | 4 credits<br>(Energy performance or Prediction of operational energy consumption)    | 6 credits   |
| <b>Aim:</b>               | To minimise operational energy demand, primary energy consumption and CO2 emissions. |             |

### Design Stage Validation Statement

Conflict of Interest Reference: KBCN1708 Conflict of Interest statement issued by the BREEAM Assessor of Cudd Bentley Consulting Ltd to confirm the integrity of assessments undertaken by the organisation. Please refer to: Ref.663 is the conflict of Interest letter from the Assessor.

#### Credit 1 Energy Performance

Criterion 1 Calculate an Energy Performance Ratio for New Constructions (EPR NC) and award credits based on table 6.1. This development is situated in Tottenham and consists of 2no. warehouses (Use Class B2/B8) with ancillary mezzanine floorspace

The standard methodology was selected for this assessment.

An approved building energy calculation software has been used (Apache in IES Virtual Environment) and is

compliant with Part L 2013 of the Building Regulations for England. Please see Page 1 of each BRUKL output document below for confirmation.

**Ref.8** Unit 1 BRUKL

- 1.The building's heating and cooling energy demand: MJ/m2 actual 313.1 MJ/m2 notional 258.96
- 2.The building's primary energy consumption: kwh/m2 actual -2.9 kwh/m2 notional 25.42
- 3.The total resulting CO2-eq emissions: kgCO2/m2 actual 0 kgCO2/m2 notional 2.41

**Ref.11** Unit 2 BRUKL

- 1.The building's heating and cooling energy demand: MJ/m2 actual 302.97 MJ/m2 notional 323.43
- 2.The building's primary energy consumption: kwh/m2 actual -11.56 kwh/m2 notional 36.11
- 3.The total resulting CO2-eq emissions: kgCO2/m2 actual -0.62 kgCO2/m2 notional 3.47

These figures Ref.14 and Ref.15 were then inputted into the BREEAM Projects assessment and scoring tool and **4 credits** as achieved.

KBCN0706 Definition of Accredited Energy Assessor – Knowledge Base

Please see Ref.670 for energy Assessor, Sushil Pathak's accreditations

Ref.147 page 81-82 confirms that the main contractor is responsible for ensuring that criteria for energy performance has been achieved

Ref.505 is a confirmation letter from the main contractor that as-built BRUKLs will be produced.

**BRE feedback 2025.10.01 to submission from 17/09/2025**

**ENE01: Energy Performance**

Criterion 1: As per KBCN1618, a project assessed under UKNC V6.1 can upload multiple BRUKL.inp files for a single assessment on the BREEAM project. However, it appeared that only one out of the two units in the files had been uploaded. Please review and clarify the outcome.

**Assessor answer:**

Unit1 and Unit2 INP files uploaded and recalculated.

Ref 8 demonstrates compliance with this issue.

Ref 11 demonstrates compliance with this issue.

Ref 14 demonstrates compliance with this issue.

Ref 15 demonstrates compliance with this issue.

Ref 147 demonstrates compliance with this issue.

Ref 186 demonstrates compliance with this issue.

Ref 505 demonstrates compliance with this issue.

Ref 520 demonstrates compliance with this issue.

Ref 663 demonstrates compliance with this issue.

Ref 670 demonstrates compliance with this issue.

Ref 724 demonstrates compliance with this issue.

Ref 1101 demonstrates compliance with this issue.

Ref 1102 demonstrates compliance with this issue.

Ref 1103 demonstrates compliance with this issue.

Ref 1104 demonstrates compliance with this issue.

Ref 1105 demonstrates compliance with this issue.

Ref 1106 demonstrates compliance with this issue.

Ref 1107 demonstrates compliance with this issue.

Ref 1108 demonstrates compliance with this issue.

Ref 1109 demonstrates compliance with this issue.

Ref 1110 demonstrates compliance with this issue.

Ref 1111 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

Ref 1167 demonstrates compliance with this issue.

### Post Construction Stage Validation Statement

Conflict of Interest Reference: KBCN1708 Conflict of Interest statement issued by the BREEAM Assessor of Cudd Bentley Consulting Ltd to confirm the integrity of assessments undertaken by the organisation. Please refer to: Ref.663 is the conflict of Interest letter from the Assessor.

#### **Credit 1** Energy Performance

Criterion 1 Calculate an Energy Performance Ratio for New Constructions (EPR NC) and award credits based on table 6.1. This development is situated in Tottenham and consists of 2 no. warehouses (Use Class B2/B8) with ancillary mezzanine floorspace

The standard methodology was selected for this assessment.

An approved building energy calculation software has been used (Apache in IES Virtual Environment) and is compliant with Part L 2013 of the Building Regulations for England. Please see Page 1 of each BRUKL output document below for confirmation.

#### **Ref.8** Unit 1 BRUKL

- 1.The building's heating and cooling energy demand: MJ/m2 actual 313.1 MJ/m2 notional 258.96
- 2.The building's primary energy consumption: kwh/m2 actual -2.9 kwh/m2 notional 25.42
- 3.The total resulting CO2-eq emissions: kgCO2/m2 actual 0 kgCO2/m2 notional 2.41

#### **Ref.11** Unit 2 BRUKL

- 1.The building's heating and cooling energy demand: MJ/m2 actual 302.97 MJ/m2 notional 323.43
- 2.The building's primary energy consumption: kwh/m2 actual -11.56 kwh/m2 notional 36.11
- 3.The total resulting CO2-eq emissions: kgCO2/m2 actual -0.62 kgCO2/m2 notional 3.47

These figures Ref.14 and Ref.15 were then inputted into the BREEAM Projects assessment and scoring tool and **4 credits** as achieved.

KBCN0706 Definition of Accredited Energy Assessor – Knowledge Base

Please see Ref.670 for energy Assessor, Sushil Pathak's accreditations

Ref.147 page 81-82 confirms that the main contractor is responsible for ensuring that criteria for energy performance has been achieved

For the Post construction evidence, please refer to:

ref1101, ref1102, ref1108-site inspection with ventilation recommendations and commitment of standards in line with ref1102

ref1103, ref1105- updated BRUKL documentation used for new calculations, with the results:

Unit 1 ref1167

1.The building's heating and cooling energy demand: actual 270.88 MJ/m2 notional 253.57 MJ/m2

2.The building's primary energy consumption: actual -27.61 kwh/m2 notional 12.17 kwh/m2

3.The total resulting CO2-eq emissions: actual -2,28 kgCO2/m2 notional 1.16 kgCO2/m2

Unit 2 ref1105

1.The building's heating and cooling energy demand: actual 314.77 MJ/m2 notional 283.11 MJ/m2

2.The building's primary energy consumption: -13.44 kwh/m2 notional 19.04 kwh/m2

3.The total resulting CO2-eq emissions: -0,96 kgCO2/m2 notional 1.84 kgCO2/m2

ref1104, ref1110-EPC and Carbon Emission calculations of unit 1 and 2 with an energy rating of A+

ref1106, ref1107- Review reports with U values used for new calculations

ref1109 and 1111- Certificates of Air permeability Tests used for the updated calculations

Ref 8 demonstrates compliance with this issue.

Ref 11 demonstrates compliance with this issue.

Ref 14 demonstrates compliance with this issue.

Ref 15 demonstrates compliance with this issue.

Ref 147 demonstrates compliance with this issue.

Ref 186 demonstrates compliance with this issue.

Ref 505 demonstrates compliance with this issue.

Ref 520 demonstrates compliance with this issue.

Ref 663 demonstrates compliance with this issue.

Ref 670 demonstrates compliance with this issue.

Ref 724 demonstrates compliance with this issue.

Ref 1101 demonstrates compliance with this issue.

Ref 1102 demonstrates compliance with this issue.

Ref 1103 demonstrates compliance with this issue.

Ref 1104 demonstrates compliance with this issue.

Ref 1105 demonstrates compliance with this issue.

Ref 1106 demonstrates compliance with this issue.

Ref 1107 demonstrates compliance with this issue.

Ref 1108 demonstrates compliance with this issue.

Ref 1109 demonstrates compliance with this issue.

Ref 1110 demonstrates compliance with this issue.

Ref 1111 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

Ref 1167 demonstrates compliance with this issue.

## Schedule of Evidence

| Reference | File Name                                                                                                    | Compliance Refs |
|-----------|--------------------------------------------------------------------------------------------------------------|-----------------|
| Ref 8     | CBC, Valor, Unit 1 Be Green (176.5 kwp), Ene 01, 20_02_2024.pdf                                              |                 |
| Ref 11    | CBC, Valor, Unit 2, Ene 01, 20_02_2024.pdf                                                                   |                 |
| Ref 14    | CBC, Valor, Unit 1, Ene 01, 28_03_2025.inp                                                                   |                 |
| Ref 15    | CBC, Valor, Unit 2, Ene 01, 28_03_2025.inp                                                                   |                 |
| Ref 147   | Glencar, CBC, Confirmation from the contractor that Specs will be followed, Ene 01, 12_05_2025.pdf           |                 |
| Ref 186   | CBC, Valor, 6726-CBC-TSL-SP-S-003-I02, Ene 01, 17_10_2024.pdf                                                |                 |
| Ref 505   | Glencar, Valor, Confirmation that As built BRUKL will be developed by the contractor, Ene 01, 24_07_2025.pdf |                 |
| Ref 520   | Valor, Valor, Hotspur RIBA Stages Dates, Ene 01, 07_08_2025.pdf                                              |                 |
| Ref 663   | CBC, Conflict of interest letter, Ene 01, Undated.pdf                                                        |                 |
| Ref 670   | -802906_CB-ONLY-Sushil-Pathak-Qualifications, Ene 01, Undated.pdf                                            |                 |
| Ref 724   | CBC, Valor, -COI updated, Ene 01, 19_08_2025.pdf                                                             |                 |
| Ref 1101  | 6726-CBC-JB-RP-Z-000001-R01_ServicesPCLetterofComfort.pdf                                                    |                 |
| Ref 1102  | 6726-CBC-JB-RP-M-000002_MechSiteInspRep.pdf                                                                  |                 |
| Ref 1103  | 607682 - Unit 1 - With Blinds_bruk1.pdf                                                                      |                 |
| Ref 1104  | 607750 - EPC - Unit 1, 18 West Road, Tottenham, London.pdf                                                   |                 |
| Ref 1105  | Unit 2 - As Built_bruk1.pdf                                                                                  |                 |
| Ref 1106  | As Built SBEM overview - Unit 1.pdf                                                                          |                 |
| Ref 1107  | As Built SBEM overview - Unit 2.pdf                                                                          |                 |
| Ref 1108  | mechanical-inspection-report-close-out.pdf                                                                   |                 |
| Ref 1109  | 11780322-Unit 2-Valor Park Tottenham - Parcel 1 -2-PR-D840 U2 T1.1.pdf                                       |                 |
| Ref 1110  | 607750 - EPC - Unit 2, 16 West Road, Tottenham, London.pdf                                                   |                 |
| Ref 1111  | 11780706-Unit 1-Valor Park Tottenham - Parcel 1 -2-PR-D840 U1 T1.2.pdf                                       |                 |
| Ref 1127  | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, Ene 01, 03_12_2025.pdf                                    |                 |
| Ref 1167  | Darren Baker, Valor, Unit 1 - AB BRUKL, Ene 01, 29_01_2026.pdf                                               |                 |

## Ene 01.2: Reduction of energy use and carbon emissions > Prediction of operational energy consumption

|                           |                                                                                                |                          |
|---------------------------|------------------------------------------------------------------------------------------------|--------------------------|
| <b>Credits Achieved:</b>  | 4 out of 4                                                                                     |                          |
| <b>Minimum Standards:</b> | Excellent<br>4 credits<br>(Energy performance or Prediction of operational energy consumption) | Outstanding<br>4 credits |
| <b>Aim:</b>               | To minimise operational energy demand, primary energy consumption and CO2 emissions.           |                          |

## Design Stage Validation Statement

**Conflict of Interest Reference:** KBCN1708 Conflict of Interest statement issued by the BREEAM Assessor of Cudd Bentley Consulting Ltd to confirm the integrity of assessments undertaken by the organisation. Please refer to: Ref.663 is the conflict of Interest letter from the Assessor.

**Requirement 2** Achieve criterion 2 in Ene 04 Low carbon design.

See Ref.472 for the Passive design analysis report

See page 5, paragraph 2 for a confirmation of the authors competency.

Ref 720 and Ref 721 is the author, Hasnaat Mahmood's (Cudd Bentley Consulting) qualifications, confirming his competency

**Requirement 3** Estimate the occupancy, energy use for unregulated energy loads and management practices.

Ref 671 is the Prediction of Operational Energy report; building occupancy and energy use for unregulated energy loads has been calculated in pages 10-13; management practices has been detailed on page 15

**Requirement 4** Undertake detailed energy modelling to predict the building energy consumption.

Ref 671 modelling to calculate energy has been calculated pages 10-14. See also Ref.466 the operational energy workshop, which details comprehensive TM54 modelling will be completed, see item 2.1-2.6.

**Requirement 5** Undertake sensitivity analysis to determine the factors that can significantly impact building energy consumption.

**Ref 671, page 16 paragraph 2**, The TM54 assessment has considered various sensitivity analysis such as weather data file, operating hours for systems, occupancy hours and management factors.

**Requirement 6** Based on the results of the sensitivity analysis, and in discussion with the project team, the client and the prospective occupier devise scenarios to explore how high impact factors might influence the building energy consumption.

**Ref 671** page 10-14 high end and worst case scenarios were explored

**Requirement 7** Undertake scenario modelling and use these findings to inform improvements to design of the building and to operational, maintenance, and handover strategies.

**Ref 671, page 16 paragraph 2**, details the scenario modelling

**Requirement 8** Determine an energy target for the building based on the results of the scenario modelling.

**Ref 671, page 16 paragraph 3** details the energy target

**Requirement 9** At the post-construction stage, the scenario modelling should be repeated to reflect the post construction building specification and, if necessary, adjust the energy target

**Ref 468** operational energy targets that need to be taken to achieve items at post construction

Ref 466 demonstrates compliance with this issue.

Ref 468 demonstrates compliance with this issue.

Ref 671 demonstrates compliance with this issue.

Ref 718 demonstrates compliance with this issue.

Ref 720 demonstrates compliance with this issue.

Ref 1113 demonstrates compliance with this issue.

Ref 1116 demonstrates compliance with this issue.

Ref 1117 demonstrates compliance with this issue.

Ref 1118 demonstrates compliance with this issue.

Ref 1119 demonstrates compliance with this issue.

Ref 1121 demonstrates compliance with this issue.

Ref 1122 demonstrates compliance with this issue.

Ref 1123 demonstrates compliance with this issue.

Ref 1124 demonstrates compliance with this issue.

Ref 1125 demonstrates compliance with this issue.

Ref 1126 demonstrates compliance with this issue.

Ref 1168 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

**Conflict of Interest Reference:** KBCN1708 Conflict of Interest statement issued by the BREEAM Assessor of Cudd Bentley Consulting Ltd to confirm the integrity of assessments undertaken by the organisation. Please refer to: Ref.663 is the conflict of Interest letter from the Assessor.

**Requirement 2** Achieve criterion 2 in Ene 04 Low carbon design.

See Ref.472 for the Passive design analysis report

See page 5, paragraph 2 for a confirmation of the authors competency.

Ref 720 and Ref 721 is the author, Hasnaat Mahmood's (Cudd Bentley Consulting) qualifications, confirming his competency

**Requirement 3** Estimate the occupancy, energy use for unregulated energy loads and management practices.

Ref 671 is the Prediction of Operational Energy report; building occupancy and energy use for unregulated energy loads has been calculated in pages 10-13; management practices has been detailed on page 15

**Requirement 4** Undertake detailed energy modelling to predict the building energy consumption.

Ref 671 modelling to calculate energy has been calculated pages 10-14. See also Ref.466 the operational energy workshop, which details comprehensive TM54 modelling will be completed, see item 2.1-2.6.

**Requirement 5** Undertake sensitivity analysis to determine the factors that can significantly impact building energy consumption.

**Ref 671, page 16 paragraph 2,** The TM54 assessment has considered various sensitivity analysis such as weather data file, operating hours for systems, occupancy hours and management factors.

**Requirement 6** Based on the results of the sensitivity analysis, and in discussion with the project team, the client and the prospective occupier devise scenarios to explore how high impact factors might influence the building energy consumption.

**Ref 671** page 10-14 high end and worst case scenarios were explored

**Requirement 7** Undertake scenario modelling and use these findings to inform improvements to design of the building and to operational, maintenance, and handover strategies.

**Ref 671, page 16 paragraph 2,** details the scenario modelling

**Requirement 8** Determine an energy target for the building based on the results of the scenario modelling.

**Ref 671, page 16 paragraph 3** details the energy target

**Requirement 9** At the post-construction stage, the scenario modelling should be repeated to reflect the post construction building specification and, if necessary, adjust the energy target

**Ref 468** operational energy targets that need to be taken to achieve items at post construction

For the Post construction evidence, please refer to:

ref1103, ref1168- updated BRUKL documentation used for new calculations, with the results for energy, CO2, lighting, hot water and heating and cooling, as predicted by the ref671 model:

Unit 1 ref1114

- 1.The building's heating and cooling energy demand: actual 270.88 MJ/m2 notional 253.57 MJ/m2
- 2.The building's primary energy consumption: actual -27.61 kwh/m2 notional 12.17 kwh/m2
- 3.The total resulting CO2-eq emissions: actual -2,28 kgCO2/m2 notional 1.16 kgCO2/m2

4.Energy rate target: 12.17 kwh/m2.annum Actual energy: -27.61 kwh/m2.annum

5. CO2 target: 1.16 kgCO<sub>2</sub>/m<sup>2</sup>.annum Actual CO<sub>2</sub>: -2.28 kgCO<sub>2</sub>/m<sup>2</sup>.annum

6. Actual Average u-value: 0.25 W/m<sup>2</sup>K Notional Average u-value: 0.3 W/m<sup>2</sup>K

Unit 2 ref1113

1. The building's heating and cooling energy demand: actual 314.77 MJ/m<sup>2</sup> notional 283.11 MJ/m<sup>2</sup>

2. The building's primary energy consumption: -13.44 kWh/m<sup>2</sup> notional 19.04 kWh/m<sup>2</sup>

3. The total resulting CO<sub>2</sub>-eq emissions: -0.96 kgCO<sub>2</sub>/m<sup>2</sup> notional 1.84 kgCO<sub>2</sub>/m<sup>2</sup>

4. Energy rate target: 19.04 kWh/m<sup>2</sup>.annum Actual energy: -13.44 kWh/m<sup>2</sup>.annum

5. CO2 target: 1.84 kgCO<sub>2</sub>/m<sup>2</sup>.annum Actual CO<sub>2</sub>: -2.96 kgCO<sub>2</sub>/m<sup>2</sup>.annum

6. Actual Average u-value: 0.26 W/m<sup>2</sup>K Notional Average u-value: 0.29 W/m<sup>2</sup>K

ref1119, ref1122-EPC and Carbon Emission calculations of unit 1 and 2 with an energy rating of A+

ref1118, ref1121- Review reports with U values required

ref1123 and ref1124- Certificates of Air permeability Tests used for the updated calculations

ref1125 contain plans for the electric fittings such as lighting, lighting controls and small power.

ref1126 contains HVAC layout in units 1 and 2.

Ref 466 demonstrates compliance with this issue.

Ref 468 demonstrates compliance with this issue.

Ref 671 demonstrates compliance with this issue.

Ref 718 demonstrates compliance with this issue.

Ref 720 demonstrates compliance with this issue.

Ref 1113 demonstrates compliance with this issue.

Ref 1116 demonstrates compliance with this issue.

Ref 1117 demonstrates compliance with this issue.

Ref 1118 demonstrates compliance with this issue.

Ref 1119 demonstrates compliance with this issue.

Ref 1121 demonstrates compliance with this issue.

Ref 1122 demonstrates compliance with this issue.

Ref 1123 demonstrates compliance with this issue.

Ref 1124 demonstrates compliance with this issue.

Ref 1125 demonstrates compliance with this issue.

Ref 1126 demonstrates compliance with this issue.

Ref 1168 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                    | Compliance Refs |
|-----------|--------------------------------------------------------------|-----------------|
| Ref 466   | CBC, Valor, 6726-CBC-IC-MI-S-001, Ene 01, 14_02_2024.pdf     |                 |
| Ref 468   | CBC, Valor, 6726-CBC-IC-TN-S-001-P01, Ene 01, 05_03_2024.pdf |                 |
| Ref 671   | 6726-CBC-IC-RP-S-003-P01, Ene 01, Undated.pdf                |                 |

|          |                                                                        |  |
|----------|------------------------------------------------------------------------|--|
| Ref 718  | CBC, Hasnaat Mahmood CV, Ene 01, 22_08_2025.pdf                        |  |
| Ref 720  | CBC, Hasnaat - Qualif, Ene 01, 22_08_2025.pdf                          |  |
| Ref 1113 | Unit 2 - As Built_brukl.pdf                                            |  |
| Ref 1116 | 607682 - Unit 1 - With Blinds_brukl.pdf                                |  |
| Ref 1117 | 6726-CBC-JB-RP-M-000002_MechSiteInspRep.pdf                            |  |
| Ref 1118 | As Built SBEM overview - Unit 1.pdf                                    |  |
| Ref 1119 | 607750 - EPC - Unit 1, 18 West Road, Tottenham, London.pdf             |  |
| Ref 1121 | As Built SBEM overview - Unit 2.pdf                                    |  |
| Ref 1122 | 607750 - EPC - Unit 2, 16 West Road, Tottenham, London.pdf             |  |
| Ref 1123 | 11780706-Unit 1-Valor Park Tottenham - Parcel 1 -2-PR-D840 U1 T1.2.pdf |  |
| Ref 1124 | 11780322-Unit 2-Valor Park Tottenham - Parcel 1 -2-PR-D840 U2 T1.1.pdf |  |
| Ref 1125 | electricity plans.rar                                                  |  |
| Ref 1126 | Drawings.zip                                                           |  |
| Ref 1168 | Darren Baker, Valor, Unit 1 - AB BRUKL, Ene 01, 29_01_2026.pdf         |  |

## Ene 02.1: Energy monitoring > Sub-metering of end use categories

|                           |                                                                                                                                                                                                                                                                                                  |                                         |                                         |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|-----------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                                                                                                                                                                                                       |                                         |                                         |
| <b>Minimum Standards:</b> | Very Good                                                                                                                                                                                                                                                                                        | Excellent                               | Outstanding                             |
|                           | 1 credit<br>(First sub-metering credit)                                                                                                                                                                                                                                                          | 1 credit<br>(First sub-metering credit) | 1 credit<br>(First sub-metering credit) |
| <b>Aim:</b>               | To encourage the installation of energy sub-metering to facilitate the monitoring of operational energy consumption. To enable managers and consultants post-handover to compare actual performance with targets in order to inform ongoing management and help in reducing the performance gap. |                                         |                                         |

### Design Stage Validation Statement

**Requirement 1** Install energy metering systems so that at least 90% of the estimated annual energy consumption of each fuel is assigned to the end-use categories.

Page 1 and 143, the main contractor is responsible for electrical contractor specifications. The electrical contractor is responsible for the installation energy meters to at least 90% of estimated annual energy consumption of each fuel type.

- confirmation of end use categories
- Ref 672 is the operational energy report report, page 10-14 reports on the energy consumption of the various end uses within the building

**Requirement 2** Meter the energy consumption in buildings according to the total useful floor area: When the area is greater than 1,000m<sup>2</sup>, by end-use category with an appropriate energy monitoring and management system.

- The assessed building is served with gas and electricity and 100% energy is metered by end use.
- Page 1 and 143, the main contractor is responsible for electrical contractor specifications. They are responsible for ensuring each unit development is to be monitored by a single utility meter and no BMS system is provided.
- Ref.176 and Ref.177 shows the metering strategy for each unit.

**Requirement 3** Building users can identify the energy consuming end uses through data outputs.

- - Ref.148 page 1 and 83 is a confirmation that it is the main contractors responsibility to ensure that Building users can identify the energy consuming end uses, through labelling or data outputs.

Ref 121 demonstrates compliance with this issue.

Ref 148 demonstrates compliance with this issue.

Ref 176 demonstrates compliance with this issue.

Ref 177 demonstrates compliance with this issue.

Ref 178 demonstrates compliance with this issue.

Ref 179 demonstrates compliance with this issue.

Ref 469 demonstrates compliance with this issue.

Ref 672 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

Ref 1131 demonstrates compliance with this issue.

Ref 1132 demonstrates compliance with this issue.

Ref 1133 demonstrates compliance with this issue.

Ref 1134 demonstrates compliance with this issue.

Ref 1135 demonstrates compliance with this issue.

Ref 1169 demonstrates compliance with this issue.

### Post Construction Stage Validation Statement

**Requirement 1** Install energy metering systems so that at least 90% of the estimated annual energy consumption of each fuel is assigned to the end-use categories.

Page 1 and 143, the main contractor is responsible for electrical contractor specifications. The electrical contractor is responsible for the installation energy meters to at least 90% of estimated annual energy consumption of each fuel type.

- confirmation of end use categories
- Ref 672 is the operational energy report report, page 10-14 reports on the energy consumption of the various end uses within the building

**Requirement 2** Meter the energy consumption in buildings according to the total useful floor area: When the area is greater than 1,000m<sup>2</sup>, by end-use category with an appropriate energy monitoring and management system.

- The assessed building is served with gas and electricity and 100% energy is metered by end use.
- Page 1 and 143, the main contractor is responsible for electrical contractor specifications. They are responsible for ensuring each unit development is to be monitored by a single utility meter and no BMS system is provided.
- Ref.176 and Ref.177 shows the metering strategy for each unit.
- For post- construction evidence, please refer to:

ref1133,ref1135-electric meters on different locations, including single meter for mechanical systems an double meter for lighting and power for units 1 and 2.

ref1131, ref1132- schedules of electric features with mains mtering installed in units 1 and 2.

ref1134-warehouse schematics with metering for lighting and small power with a double meter, and a single meter for mechanical systems.

ref1127 page 19, shows the electric meters installed.

**Requirement 3** Building users can identify the energy consuming end uses through data outputs.

- Please see Ref.1131, Ref.1132 and Ref.1169 for the the ability of the meter to show the different readings and be connected to a BMS.
- ref1133,ref1135 show the meters are in an accessible location.

### 1 credit can be awarded

Ref 121 demonstrates compliance with this issue.

Ref 148 demonstrates compliance with this issue.

Ref 176 demonstrates compliance with this issue.

Ref 177 demonstrates compliance with this issue.

Ref 178 demonstrates compliance with this issue.

Ref 179 demonstrates compliance with this issue.

Ref 469 demonstrates compliance with this issue.

Ref 672 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

Ref 1131 demonstrates compliance with this issue.

Ref 1132 demonstrates compliance with this issue.

Ref 1133 demonstrates compliance with this issue.

Ref 1134 demonstrates compliance with this issue.

Ref 1135 demonstrates compliance with this issue.

Ref 1169 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                          | Compliance Refs |
|-----------|----------------------------------------------------------------------------------------------------|-----------------|
| Ref 121   | CBC, Valor, 6726-CBC-TSL-SP-S-004-I02, Ene 02, 22_10_2024.pdf                                      |                 |
| Ref 148   | Glencar, CBC, Confirmation from the contractor that Specs will be followed, Ene 02, 12_05_2025.pdf |                 |
| Ref 176   | CBC, Valor, 6726-CBC-01-00-DR-E-60001-T01, Ene 02, 17_10_2024.pdf                                  |                 |
| Ref 177   | CBC, Valor, 6726-CBC-02-00-DR-E-60005-T01, Ene 02, 17_10_2024.pdf                                  |                 |
| Ref 178   | CBC, Valor, 6726-CBC-02-00-DR-E-60005-T01, Ene 02, 17_10_2024.pdf                                  |                 |
| Ref 179   | CBC, Valor, 6726-CBC-01-00-DR-E-60001-T01, Ene 02, 17_10_2024.pdf                                  |                 |
| Ref 469   | CBC, Valor, 6726-CBC-IC-RP-S-002-P01, Ene 02, 05_03_2024.pdf                                       |                 |
| Ref 672   | 6726-CBC-IC-RP-S-003-P01, Ene 02, Undated.pdf                                                      |                 |
| Ref 1127  | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, Ene 02, 03_12_2025.pdf                          |                 |
| Ref 1131  | Unit 2 Equipmment schedule.pdf                                                                     |                 |
| Ref 1132  | Unit 1 Equipmment schedule.pdf                                                                     |                 |
| Ref 1133  | Unit 1 1st Floor Office Small Power, Lighting & Fire Alarm Drawing As.pdf                          |                 |
| Ref 1134  | Unit 1 Warehouse Small Power, Lighting & Fire Alarm Drawing As-Built.pdf                           |                 |
| Ref 1135  | Unit 2 1st Floor Small Power, Lighting & Fire Alarm As-Built.pdf                                   |                 |
| Ref 1169  | Glencar, Valor, SDM630MCT-MOD-MID, Ene 02, 29_01_2026.pdf                                          |                 |

### Ene 02.2: Energy monitoring > Sub-metering of high energy load and tenancy areas

|                           |                                                                                                                                                                                                                                                                                                  |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                                                                                                                                                                                                       |
| <b>Minimum Standards:</b> | None                                                                                                                                                                                                                                                                                             |
| <b>Aim:</b>               | To encourage the installation of energy sub-metering to facilitate the monitoring of operational energy consumption. To enable managers and consultants post-handover to compare actual performance with targets in order to inform ongoing management and help in reducing the performance gap. |

### Design Stage Validation Statement

Credit 2

**Requirement 4:** Monitor a significant majority of the energy supply with:

Ref 149, page 1 and 83 confirms that the main contractor is responsible for ensuring that the below requirements have been achieved as part of the main, electrical and mechanical contractors specification.

Ref 673, page 36 confirms the specification of sub meters on site, with pulsed outputs.

4.a: An accessible energy monitoring and management system for:

4.a.i tenanted areas or

4.a.ii Relevant function areas or departments in single occupancy buildings.

OR

4.b: Separate accessible energy sub-meters with pulsed or other open protocol communication outputs for future connection to an energy monitoring and management system for:

4.b.i tenanted areas or

4.b.ii Relevant function areas or departments in single occupancy buildings.

**Requirement 5:** Sub-meter per floor plate in large single occupancy or single-tenancy buildings with one homogeneous function, for example hotel bedrooms, offices.

Not Applicable.

Ref 122 demonstrates compliance with this issue.

Ref 149 demonstrates compliance with this issue.

Ref 180 demonstrates compliance with this issue.

Ref 181 demonstrates compliance with this issue.

Ref 182 demonstrates compliance with this issue.

Ref 183 demonstrates compliance with this issue.

Ref 673 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

Ref 1136 demonstrates compliance with this issue.

Ref 1137 demonstrates compliance with this issue.

Ref 1138 demonstrates compliance with this issue.

Ref 1139 demonstrates compliance with this issue.

Ref 1140 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

Credit 2

**Requirement 4:** Monitor a significant majority of the energy supply with:

Ref 149, page 1 and 83 confirms that the main contractor is responsible for ensuring that the below requirements have been achieved as part of the main, electrical and mechanical contractors specification.

Ref 673, page 36 confirms the specification of sub meters on site, with pulsed outputs.

For post- construction evidence, please refer to:

ref1139,ref1140-electric meters on different locations, including single meter for mechanical systems an double meter for lighting and power for units 1 and 2.

ref1136, ref1137- schedules of electric features with mains metering installed in units 1 and 2.

ref1138-warehouse schematics with metering for lighting and small power with a double meter, and a single meter for mechanical systems.

ref1127 page 19, shows the electric meters installed.

4.a: An accessible energy monitoring and management system for:

4.a.i tenanted areas or

There are no tenanted areas.

4.a.ii Relevant function areas or departments in single occupancy buildings.

Please refer to ref1136, ref1137 for confirmation that the warehouse function is metered apart.

OR

4.b: Separate accessible energy sub-meters with pulsed or other open protocol communication outputs for future connection to an energy monitoring and management system for:

4.b.i tenanted areas or

4.b.ii Relevant function areas or departments in single occupancy buildings.

**Requirement 5:** Sub-meter per floor plate in large single occupancy or single-tenancy buildings with one homogeneous function, for example hotel bedrooms, offices.

Not Applicable.

### 1 credit can be awarded

Ref 122 demonstrates compliance with this issue.

Ref 149 demonstrates compliance with this issue.

Ref 180 demonstrates compliance with this issue.

Ref 181 demonstrates compliance with this issue.

Ref 182 demonstrates compliance with this issue.

Ref 183 demonstrates compliance with this issue.

Ref 673 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

Ref 1136 demonstrates compliance with this issue.

Ref 1137 demonstrates compliance with this issue.

Ref 1138 demonstrates compliance with this issue.

Ref 1139 demonstrates compliance with this issue.

Ref 1140 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                     | Compliance Refs |
|-----------|---------------------------------------------------------------|-----------------|
| Ref 122   | CBC, Valor, 6726-CBC-TSL-SP-S-004-I02, Ene 02, 22_10_2024.pdf |                 |

|          |                                                                                                    |  |
|----------|----------------------------------------------------------------------------------------------------|--|
| Ref 149  | Glencar, CBC, Confirmation from the contractor that Specs will be followed, Ene 02, 12_05_2025.pdf |  |
| Ref 180  | CBC, Valor, 6726-CBC-01-00-DR-E-60001-T01, Ene 02, 17_10_2024.pdf                                  |  |
| Ref 181  | CBC, Valor, 6726-CBC-02-00-DR-E-60005-T01, Ene 02, 17_10_2024.pdf                                  |  |
| Ref 182  | CBC, Valor, 6726-CBC-01-00-DR-E-60001-T01, Ene 02, 17_10_2024.pdf                                  |  |
| Ref 183  | CBC, Valor, 6726-CBC-02-00-DR-E-60005-T01, Ene 02, 17_10_2024.pdf                                  |  |
| Ref 673  | CBC, Valor, 6726-CBC-AS-SP-E-001-T01, Ene 02, Undated.pdf                                          |  |
| Ref 1127 | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, Ene 02, 03_12_2025.pdf                          |  |
| Ref 1136 | Unit 2 Equipmment schedule.pdf                                                                     |  |
| Ref 1137 | Unit 1 Equipmment schedule.pdf                                                                     |  |
| Ref 1138 | Unit 1 Warehouse Small Power, Lighting & Fire Alarm Drawing As-Built.pdf                           |  |
| Ref 1139 | Unit 2 1st Floor Small Power, Lighting & Fire Alarm As-Built.pdf                                   |  |
| Ref 1140 | Unit 1 1st Floor Office Small Power, Lighting & Fire Alarm Drawing As.pdf                          |  |

### Ene 03: External lighting

|                           |                                                                                                                                  |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                                       |
| <b>Minimum Standards:</b> | None                                                                                                                             |
| <b>Aim:</b>               | To reduce energy consumption through the specification of energy efficient light fittings for external areas of the development. |

### Design Stage Validation Statement

#### Credit 1 External lighting

**Requirement 1:** N/A, external lighting will be present.

**Requirement 2:** External light fittings within the construction zone with:

Ref.150 page 1 and 85 is a confirmation that the main contractor is responsible for ensuring External light fittings within the construction zone with: have an average initial luminous efficacy more than 70Lm/Wt; automatic control to prevent operation during daylight hours; presence detection in areas of intermittent pedestrian traffic.

Ref 74 and Ref 75 is a design layout showing the specified location of external lighting to be installed on the building facade

**Requirement 2.a:** Average initial luminous efficacy of not less than 70 luminaire lumens per circuit Watt.

Please refer to Ref.76 page 11 and page 16-17 confirms that luminous efficacy for each specified external light exceeds 70 lumens per circuit Watt

The specified luminaire data sheets are on pages 18-28 .

**Requirement 2.b:** Automatic control to prevent operation during daylight hours

Please refer to Ref.76 page 12 confirms the specification of timeclocks and photocells to control external lighting according to day light levels

**Requirement 2.c:** Presence detection in areas of intermittent pedestrian traffic

The project is still under development therefore presence detection materials have not yet been specified. The main and electrical contractor specifications confirm that the building must comply with this requirement. Please see Ref.150 page 1, 85 and 145 is a confirmation that the main contractor is responsible for enduring that their is presence detection in areas of intermittent pedestrian traffic

Ref 74 demonstrates compliance with this issue.

Ref 75 demonstrates compliance with this issue.

Ref 76 demonstrates compliance with this issue.

Ref 150 demonstrates compliance with this issue.

Ref 187 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

Ref 1141 demonstrates compliance with this issue.

Ref 1142 demonstrates compliance with this issue.

Ref 1143 demonstrates compliance with this issue.

Ref 1144 demonstrates compliance with this issue.

Ref 1145 demonstrates compliance with this issue.

Ref 1146 demonstrates compliance with this issue.

Ref 1147 demonstrates compliance with this issue.

Ref 1148 demonstrates compliance with this issue.

Ref 1149 demonstrates compliance with this issue.

Ref 1150 demonstrates compliance with this issue.

Ref 1151 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

### **Credit 1** *External lighting*

**Requirement 1:** N/A, external lighting will be present.

**Requirement 2:** External light fittings within the construction zone with:

Ref.150 page 1 and 85 is a confirmation that the main contractor is responsible for ensuring External light fittings within the construction zone with: have an average initial luminous efficacy more than 70Lm/Wt; automatic control to prevent operation during daylight hours; presence detection in areas of intermittent pedestrian traffic.

Ref 74 and Ref 75 is a design layout showing the specified location of external lighting to be installed on the building facade

ref1075- Confirmation that all external lighting has been designed to provide compliant illuminance levels, has been specified in accordance with BS 5489-1:2013 Lighting of roads and public amenity areas and BS EN12464-2:2014 Light and lighting - Lighting of workplaces - Part 2: Outdoor workplaces.

ref1143, ref1145, ref1146, ref1147-Plans showing emergency and external lighting with lighting controls, photo electric cells, presence detector and types of luminaires.

ref1148, ref1149-operations manuals with lighting information on page 17

ref1151 and ref1150- luminaire data sheet, in accordance with ref1083 and ref1084 which show units 1 and 2 schedule for luminaires.

ref1141 and 1144- Luminaire schedules of units 1 and 2.

ref1127 page 20 shows external lighting fittings, installed as per the compliant evidences above.

**Requirement 2.a:** Average initial luminous efficacy of not less than 70 luminaire lumens per circuit Watt.

Please refer to Ref.76 page 11 and page 16-17 confirms that luminous efficacy for each specified external light exceeds 70 lumens per circuit Watt

The specified luminaire data sheets are on pages 18-28 .

ref1075- Confirmation that all external lighting has been designed to provide compliant illuminance levels, has been specified in accordance with BS 5489-1:2013 Lighting of roads and public amenity areas and BS EN12464-2:2014 Light and lighting - Lighting of workplaces - Part 2: Outdoor workplaces.

ref1151 and ref1150- luminaire data sheet, in accordance with .pdfref1083 and .pdfref1084 which show units 1 and 2 schedule for luminaries.

ref1141 and 1144- Luminaire schedules of units 1 and 2.

**Requirement 2.b:** Automatic control to prevent operation during daylight hours

Please refer to Ref.76 page 12 confirms the specification of timeclocks and photocells to control external lighting according to day light levels

ref1075- Confirmation that all external lighting has been designed to provide compliant illuminance levels, has been specified in accordance with BS 5489-1:2013 Lighting of roads and public amenity areas and BS EN12464-2:2014 Light and lighting - Lighting of workplaces - Part 2: Outdoor workplaces.

ref1143, ref1145, ref1146, ref1147-Plans showing emergency and external lighting with lighting controls, photo electric cells, presence detector and types of luminaries.

ref1148, ref1149-operations manuals with lighting information on page 17

**Requirement 2.c:** Presence detection in areas of intermittent pedestrian traffic

The project is still under development therefore presence detection materials have not yet been specified. The main and electrical contractor specifications confirm that the building must comply with this requirement. Please see Ref.150 page 1, 85 and 145 is a confirmation that the main contractor is responsible for ensuring that there is presence detection in areas of intermittent pedestrian traffic

ref1075- Confirmation that all external lighting has been designed to provide compliant illuminance levels, has been specified in accordance with BS 5489-1:2013 Lighting of roads and public amenity areas and BS EN12464-2:2014 Light and lighting - Lighting of workplaces - Part 2: Outdoor workplaces.

ref1142-inspection with indication that lighting is to be installed or connected and lighting protection installed.

ref1143, ref1145, ref1146, ref1147-Plans showing emergency and external lighting with lighting controls, photo electric cells, presence detector and types of luminaries.

ref1148, ref1149-operations manuals with lighting information on page 17

**1 credit can be awarded**

Ref 74 demonstrates compliance with this issue.

Ref 75 demonstrates compliance with this issue.

Ref 76 demonstrates compliance with this issue.

Ref 150 demonstrates compliance with this issue.

Ref 187 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

Ref 1141 demonstrates compliance with this issue.

Ref 1142 demonstrates compliance with this issue.

Ref 1143 demonstrates compliance with this issue.

Ref 1144 demonstrates compliance with this issue.

Ref 1145 demonstrates compliance with this issue.

Ref 1146 demonstrates compliance with this issue.

Ref 1147 demonstrates compliance with this issue.

Ref 1148 demonstrates compliance with this issue.

Ref 1149 demonstrates compliance with this issue.

Ref 1150 demonstrates compliance with this issue.

Ref 1151 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                          | Compliance Refs |
|-----------|----------------------------------------------------------------------------------------------------|-----------------|
| Ref 74    | CBC, Valor, 6726-CBC-00-XX-DR-E-96001-T01, Ene 03, 25_10_2024.pdf                                  |                 |
| Ref 75    | CBC, Valor, 6726-CBC-00-XX-DR-E-96002-T01, Ene 03, 25_10_2024.pdf                                  |                 |
| Ref 76    | CBC, 6726-CBC-LW-RP-E-001-P04, Ene 03, Undated.pdf                                                 |                 |
| Ref 150   | Glencar, CBC, Confirmation from the contractor that Specs will be followed, Ene 03, 12_05_2025.pdf |                 |
| Ref 187   | CBC, Valor, 6726-CBC-TSL-SP-S-003-I02, Ene 03, 17_10_2024.pdf                                      |                 |
| Ref 1075  | Glencar, CBC, 6726_Valor Park Tottenham- PC Multi Credit Letter, Ene 03, 18_12_2025.pdf            |                 |
| Ref 1127  | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, Ene 03, 03_12_2025.pdf                          |                 |
| Ref 1141  | Unit 2 Equipmment schedule.pdf                                                                     |                 |
| Ref 1142  | 6726-CBC-OR-RP-E-000003_ElecSiteInspRep.pdf                                                        |                 |
| Ref 1143  | Unit 1 1st Floor Mezzanine Small Power, Lighting & Fire Alarm Drawing.pdf                          |                 |
| Ref 1144  | Unit 1 Equipmment schedule.pdf                                                                     |                 |
| Ref 1145  | Unit 1 1st Floor Office Small Power, Lighting & Fire Alarm Drawing As.pdf                          |                 |
| Ref 1146  | Unit 2 1st Floor Small Power, Lighting & Fire Alarm As-Built.pdf                                   |                 |
| Ref 1147  | Unit 1 Warehouse Small Power, Lighting & Fire Alarm Drawing As-Built.pdf                           |                 |
| Ref 1148  | Operations and Maintenance Manual Unit 2.pdf                                                       |                 |
| Ref 1149  | Operations and Maintenance Manual Unit 1.pdf                                                       |                 |
| Ref 1150  | Ref B - Atlas.pdf                                                                                  |                 |
| Ref 1151  | Hager Klik Boxes.pdf                                                                               |                 |

### Ene 04.1.1: Low carbon design > Passive design : Passive design analysis

|                           |                                                                                                                                                                                   |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                                                                                        |
| <b>Minimum Standards:</b> | None                                                                                                                                                                              |
| <b>Aim:</b>               | To encourage the adoption of design measures, which reduce building energy consumption and associated carbon emissions and minimise reliance on active building services systems. |

### Design Stage Validation Statement

**Conflict of Interest Reference:** KBCN1708 Conflict of Interest statement issued by the BREEAM Assessor of Cudd Bentley Consulting Ltd to confirm the integrity of assessments undertaken by the organisation. Please refer to: Ref.664 is the conflict of Interest letter from the Assessor.

Ref 328 is the energy and sustainability statement, completed by Energy Modeler, Hasnaat Mahmood, see page 74 for his qualifications. The report was created March 2024 (Concept Design). Ref.521 is a confirmation of the RIBA stages.

**Credit 1** Passive design analysis

**Requirement 1:** *Passive design analysis*

**Requirements 1-4** of HEA04 credit 1 achieved.

See Ref.472 for the Passive design analysis report

**Requirement 2:** *The project team analyses the proposed building design and development during Concept Design to identify opportunities for the implementation of passive design measures.*

Ref.472 is the Passive Design Analysis Report. See Page 6 Section 3.1 for confirmation that the requirement has been met. The report was created March 2024 (Concept Design). Ref.521 is a confirmation of the RIBA stages.

See page 5, paragraph 2 for a confirmation of the authors competency.

See Ref 722 and Ref 723 for the author, Hasnaat Mahmood's (Cudd Bentley Consulting) qualifications, confirming his competency

Please refer to:

Ref.472 page 4

- Site location - section 3.2
- Site weather - section 3.2.1
- Microclimate - section 3.2.2
- Building layout - section 3.3
- Building orientation - section 3.4
- Building form - section 3.4.1
- Building fabric - section 2.0
- Thermal mass or other fabric thermal storage - section 3.5
- Building occupancy type - section 3.6
- Daylighting strategy - section 3.7
- Ventilation strategy - section 3.9
- Adaptation to climate change - section 3.8
- A comparison of the energy demand and CO2-eq emissions for the building with and without the proposed passive design measures adopted - section 4

**Requirement 3:** *Passive design measures to reduce the total heating, cooling, mechanical ventilation, lighting loads, and energy consumption in line with the passive design analysis findings were included in the design.*

Please refer to Ref.472 pages 7-9 for the measures implemented into the building design.

Ref .9 and Ref.12 are the Design stage BRUKLs confirming the U values were incorporated to achieve the passive design savings.

**Requirement 4:** *Quantify the reduced total energy demand and carbon dioxide (CO2-eq) emissions resulting from the passive design measures.*

There was a 17.65% reduction of CO2 emissions.

Please refer to:

- **Ref.472 page 10** shows the reduction following passive design measures

- **Ref .9 and Ref.12** the Design stage BRUKLs confirming the U values were incorporated to achieve the passive design savings.
- BRE tool is filled based on *table 4.1 and 4.2* of the PDA report (**Ref.472**) and BRUKLs in the above reference (**Ref .9 and Ref.12**)

Ref 6 demonstrates compliance with this issue.

Ref 9 demonstrates compliance with this issue.

Ref 12 demonstrates compliance with this issue.

Ref 151 demonstrates compliance with this issue.

Ref 328 demonstrates compliance with this issue.

Ref 472 demonstrates compliance with this issue.

Ref 473 demonstrates compliance with this issue.

Ref 521 demonstrates compliance with this issue.

Ref 664 demonstrates compliance with this issue.

Ref 719 demonstrates compliance with this issue.

Ref 721 demonstrates compliance with this issue.

Ref 782 demonstrates compliance with this issue.

Ref 783 demonstrates compliance with this issue.

Ref 811 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

Ref 1152 demonstrates compliance with this issue.

Ref 1153 demonstrates compliance with this issue.

Ref 1154 demonstrates compliance with this issue.

Ref 1155 demonstrates compliance with this issue.

Ref 1156 demonstrates compliance with this issue.

Ref 1170 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

**Conflict of Interest Reference:** KBCN1708 Conflict of Interest statement issued by the BREEAM Assessor of Cudd Bentley Consulting Ltd to confirm the integrity of assessments undertaken by the organisation. Please refer to: Ref.664 is the conflict of Interest letter from the Assessor.

Ref 328 is the energy and sustainability statement, completed by Energy Modeler, Hasnaat Mahmood, see page 74 for his qualifications. The report was created March 2024 (Concept Design). Ref.521 is a confirmation of the RIBA stages.

### Credit 1 Passive design analysis

**Requirement 1:** *Passive design analysis*

**Requirements 1-4** of HEA04 credit 1 achieved.

See Ref.472 for the Passive design analysis report

ref1156- Confirmation there have been no changes from the design stage evidence provided and it applies to Post construction stage.

**Requirement 2:** *The project team analyses the proposed building design and development during Concept Design to identify opportunities for the implementation of passive design measures.*

Ref.472 is the Passive Design Analysis Report. See Page 6 Section 3.1 for confirmation that the requirement has been met. The report was created March 2024 (Concept Design). Ref.521 is a confirmation of the RIBA stages.

See page 5, paragraph 2 for a confirmation of the authors competency.

See Ref 722 and Ref 723 for the author, Hasnaat Mahmood's (Cudd Bentley Consulting) qualifications, confirming his competency

Please refer to:

Ref.472 page 4

- Site location - section 3.2
- Site weather - section 3.2.1
- Microclimate - section 3.2.2
- Building layout - section 3.3
- Building orientation - section 3.4
- Building form - section 3.4.1
- Building fabric - section 2.0
- Thermal mass or other fabric thermal storage - section 3.5
- Building occupancy type - section 3.6
- Daylighting strategy - section 3.7
- Ventilation strategy - section 3.9
- Adaptation to climate change - section 3.8
- A comparison of the energy demand and CO2-eq emissions for the building with and without the proposed passive design measures adopted - section 4

For post-Construction evidence refer to:

ref1156- Confirmation there have been no changes from the design stage evidence provided and it applies to Post construction stage.

ref1156, 1157, 1158, 1159- project as built elevations that show each orientation of each façade, window sizing and distribution, building layout.

ref811-mechanical ventilation schedules and layout.

ref783 and ref782- wall, door and roof materials in line with the passive designs and with U-values associated.

ref1154, ref1155-BruKL of units 1 and 2 with U-values, heating, cooling, mechanical ventilation, lighting loads, energy consumption and notional and actual CO2 produced by the building.

ref1152, ref1153- Overview of U values of the different relevant building components.

ref1127 page 20 shows the ASHP systems installed as per the compliant evidences above.

**Requirement 3:** *Passive design measures to reduce the total heating, cooling, mechanical ventilation, lighting loads, and energy consumption in line with the passive design analysis findings were included in the design.*

Please refer to Ref.472 pages 7-9 for the measures implemented into the building design.

Ref .9 and Ref.12 are the Design stage BRUKLs confirming the U values were incorporated to achieve the passive design savings.

ref1154, ref1155-BruKL of units 1 and 2 with U-values, heating, cooling, mechanical ventilation, lighting loads, energy consumption and notional and actual CO2 produced by the building.  
ref1152, ref1153- Overview of U values of the different relevant building components.

Requirement 4: *Quantify the reduced total energy demand and carbon dioxide (CO2-eq) emissions resulting from the passive design measures.*

There was a 17.65% reduction of CO2 emissions.

Please refer to:

- **Ref.472 page 10** shows the reduction following passive design measures
- **Ref .9 and Ref.12** the Design stage BRUKLs confirming the U values were incorporated to achieve the passive design savings.
- BRE tool is filled based on *table 4.1 and 4.2* of the PDA report (**Ref.472**) and BRUKLs in the above reference (**Ref .9 and Ref.12**)

ref1154, ref1155-BruKL of units 1 and 2 with U-values, heating, cooling, mechanical ventilation, lighting loads, energy consumption and notional and actual CO2 produced by the building.

ref1152, ref1153- Overview of U values of the different relevant building components.

### **1 credit can be awarded**

Ref 6 demonstrates compliance with this issue.

Ref 9 demonstrates compliance with this issue.

Ref 12 demonstrates compliance with this issue.

Ref 151 demonstrates compliance with this issue.

Ref 328 demonstrates compliance with this issue.

Ref 472 demonstrates compliance with this issue.

Ref 473 demonstrates compliance with this issue.

Ref 521 demonstrates compliance with this issue.

Ref 664 demonstrates compliance with this issue.

Ref 719 demonstrates compliance with this issue.

Ref 721 demonstrates compliance with this issue.

Ref 782 demonstrates compliance with this issue.

Ref 783 demonstrates compliance with this issue.

Ref 811 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

Ref 1152 demonstrates compliance with this issue.

Ref 1153 demonstrates compliance with this issue.

Ref 1154 demonstrates compliance with this issue.

Ref 1155 demonstrates compliance with this issue.

Ref 1156 demonstrates compliance with this issue.

Ref 1170 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                          | Compliance Refs |
|-----------|----------------------------------------------------------------------------------------------------|-----------------|
| Ref 6     | CBC, Valor, Energy and Sustainability Statement, Ene 04, 05_03_2024.pdf                            |                 |
| Ref 9     | CBC, Valor, Unit 1 Be Green (176.5 kwp), Ene 04, 20_02_2024.pdf                                    |                 |
| Ref 12    | CBC, Valor, Unit 2, Ene 04, 20_02_2024.pdf                                                         |                 |
| Ref 151   | Glencar, CBC, Confirmation from the contractor that Specs will be followed, Ene 04, 12_05_2025.pdf |                 |
| Ref 328   | 6726-CBC-IC-RP-S-000001-P07, Ene 04, 12_03_2024.pdf                                                |                 |
| Ref 472   | CBC, Valor, 6726-CBC-IC-RP-S-003-P01, Ene 04, 13_03_2024.pdf                                       |                 |
| Ref 473   | CBC, Valor, 6726-CBC-IC-MI-S-001, Ene 04, 06_05_2024.pdf                                           |                 |
| Ref 521   | Valor, Valor, Hotspur RIBA Stages Dates, Ene 04, 07_08_2025.pdf                                    |                 |
| Ref 664   | CBC, Conflict of interest letter, Ene 04, Undated.pdf                                              |                 |
| Ref 719   | CBC, Hasnaat Mahmood CV, Ene 04, 22_08_2025.pdf                                                    |                 |
| Ref 721   | CBC, Hasnaat - Qualif, Ene 04, 22_08_2025.pdf                                                      |                 |
| Ref 782   | Glencar, Valor, G1222-RFL-ZZ-ZZ-DR-X-00002, Ene 04, 10_04_2025.pdf                                 |                 |
| Ref 783   | Glencar, Valor, G1222-GEO-U1-XX-DR-X-0007_C01, Ene 04, 10_04_2025.pdf                              |                 |
| Ref 811   | GeoRoof and Ridgeway, Glencar, Drawings, Ene 04, 15_05_2025.zip                                    |                 |
| Ref 1127  | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, Ene 04, 03_12_2025.pdf                          |                 |
| Ref 1152  | As Built SBEM overview - Unit 2.pdf                                                                |                 |
| Ref 1153  | As Built SBEM overview - Unit 1.pdf                                                                |                 |
| Ref 1154  | Unit 2 - As Built_brukl.pdf                                                                        |                 |
| Ref 1155  | 607682 - Unit 1 - With Blinds_brukl.pdf                                                            |                 |
| Ref 1156  | 6726_Valor Park Tottenham- PC Multi Credit Letter.pdf                                              |                 |
| Ref 1170  | Melin Consultants, Valor, Unit 1 - AB BRUKL, Ene 04, 29_01_2026.pdf                                |                 |

### Ene 04.1.2: Low carbon design > Passive design : Free cooling

|                           |                                                                                                                                                                                   |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 0 out of 1                                                                                                                                                                        |
| <b>Minimum Standards:</b> | None                                                                                                                                                                              |
| <b>Aim:</b>               | To encourage the adoption of design measures, which reduce building energy consumption and associated carbon emissions and minimise reliance on active building services systems. |

### Design Stage Validation Statement

Not targeted.

Ref 665 demonstrates compliance with this issue.

### Post Construction Stage Validation Statement

Not targeted.

Ref 665 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                             | Compliance Refs |
|-----------|-------------------------------------------------------|-----------------|
| Ref 665   | CBC, Conflict of interest letter, Ene 04, Undated.pdf |                 |

### Ene 04.2: Low carbon design > Low and zero carbon technologies

|                           |                                                                                                                                                                                   |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                                                                                        |
| <b>Minimum Standards:</b> | None                                                                                                                                                                              |
| <b>Aim:</b>               | To encourage the adoption of design measures, which reduce building energy consumption and associated carbon emissions and minimise reliance on active building services systems. |

### Design Stage Validation Statement

Conflict of Interest Reference: KBCN1708 Conflict of Interest statement issued by the BREEAM Assessor of Cudd Bentley Consulting Ltd to confirm the integrity of assessments undertaken by the organisation. Please refer to: Ref.666 is the conflict of Interest letter from the Assessor.

**Credit 3** Low and zero carbon technologies

**Requirement 9:** An energy specialist has completed a feasibility study by the end of the Concept Design.

Ref.329 is the Energy & Sustainability Statement and Low zero carbon study, prepared by Hasnaat Mahmood: his CV can be found on page 75, confirming his qualifications as an energy specialist.

The report was created March 2024, during the concept design stage. Ref.522 confirms the RIBA stage dates.

**Requirement 10:** *Establish the most appropriate recognised local (on-site or near-site) low or zero carbon (LZC) energy sources for the building or development (see Scope of LZC systems and how they are assessed), based on the feasibility study.*

The study has assessed the on or near-site options for the project, including Solar Thermal panels, Biomass, Wind Energy, Heat pumps and Solar PV panels. For various reasons including space restrictions, air quality concerns and noise reasons, all but the ASHPs and PVs were ruled out.

Please refer to Ref.329 page 36 - 38

Please refer to: Ref.329

1. Energy generated from LZC energy source per year. page 58
2. Carbon dioxide savings from LZC energy source per year. page 56
3. Life cycle cost of the potential specification, accounting for payback. page 74
4. Local planning criteria, including land use and noise. page 14-24
5. Feasibility of exporting heat or electricity from the system. page 74
6. Any available grants. page 74, no grants are available.
7. All technologies appropriate to the site and energy demand of the development. section 10, and table 8.1
8. Reasons for excluding other technologies. section 10, and table 8.1
9. Energy storage. page 74, energy storage is not advised for the unit.
- 10.

**Requirement 11:** Specify local LZC technologies for the building or development in line with the feasibility study recommendations.

The feasibility study reviewed the possible LZC options available to the project and ASHPs in conjunction with high-efficiency gas boilers were selected.

Please refer to:

Ref.329 page 34 - 37 for the feasibility study

(Page 31 Be Green) for the overview of possible LZC technologies and the decision to utilise ASHPs and PVs

Page 72-74 for roof plans indicating PV layout

Page 69 - 71 for site plan indicating ASHP outdoor condenser locations

**Requirement 12:** Quantify the reduced regulated carbon dioxide (CO<sub>2</sub>) emissions resulting from the feasibility study.

Ref.329, Page 8, table 1.5, For this particular site, the installation of recommended LZCs will provide 122% total carbon dioxide emission savings for the development.

Ref.10 and Ref.13 are the Bruckl documents.

Ref 10 demonstrates compliance with this issue.

Ref 13 demonstrates compliance with this issue.

Ref 123 demonstrates compliance with this issue.

Ref 152 demonstrates compliance with this issue.

Ref 329 demonstrates compliance with this issue.

Ref 522 demonstrates compliance with this issue.

Ref 666 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

Ref 1158 demonstrates compliance with this issue.

Ref 1159 demonstrates compliance with this issue.

Ref 1160 demonstrates compliance with this issue.

Ref 1161 demonstrates compliance with this issue.

Ref 1163 demonstrates compliance with this issue.

Ref 1164 demonstrates compliance with this issue.

Ref 1165 demonstrates compliance with this issue.

Ref 1166 demonstrates compliance with this issue.

Ref 1171 demonstrates compliance with this issue.

Ref 1172 demonstrates compliance with this issue.

Ref 1173 demonstrates compliance with this issue.

### Post Construction Stage Validation Statement

Conflict of Interest Reference: KBCN1708 Conflict of Interest statement issued by the BREEAM Assessor of Cudd Bentley Consulting Ltd to confirm the integrity of assessments undertaken by the organisation. Please refer to: Ref.666 is the conflict of Interest letter from the Assessor.

#### **Credit 3** Low and zero carbon technologies

**Requirement 9:***An energy specialist has completed a feasibility study by the end of the Concept Design.*

Ref.329 is the Energy & Sustainability Statement and Low zero carbon study, prepared by Hasnaat Mahmood: his CV can be found on page 75, confirming his qualifications as an energy specialist.

The report was created March 2024, during the concept design stage. Ref.522 confirms the RIBA stage dates.

ref1075: Confirms there have been no changes from the design stage evidence provided and it applies to Post construction stage.

**Requirement 10:** *Establish the most appropriate recognised local (on-site or near-site) low or zero carbon (LZC) energy sources for the building or development (see Scope of LZC systems and how they are assessed), based on the feasibility study.*

The study has assessed the on or near-site options for the project, including Solar Thermal panels, Biomass, Wind Energy, Heat pumps and Solar PV panels. For various reasons including space restrictions, air quality concerns and noise reasons, all but the ASHPs and PVs were ruled out.

Please refer to Ref.329 page 36 - 38

Please refer to: Ref.329

1. Energy generated from LZC energy source per year. page 58
2. Carbon dioxide savings from LZC energy source per year. page 56
3. Life cycle cost of the potential specification, accounting for payback. page 74
4. Local planning criteria, including land use and noise. page 14-24
5. Feasibility of exporting heat or electricity from the system. page 74
6. Any available grants. page 74, no grants are available.
7. All technologies appropriate to the site and energy demand of the development. section 10, and table 8.1

8. Reasons for excluding other technologies. section 10, and table 8.1
9. Energy storage. page 74, energy storage is not advised for the unit.

ref1075: Confirms there have been no changes from the design stage evidence provided and it applies to Post construction stage.

**Requirement 11:** Specify local LDC technologies for the building or development in line with the feasibility study recommendations.

The feasibility study reviewed the possible LDC options available to the project and ASHPs in conjunction with high-efficiency gas boilers were selected.

Please refer to:

Ref.329 page 34 - 37 for the feasibility study

(Page 31 Be Green) for the overview of possible LDC technologies and the decision to utilise ASHPs and PVs

Page 72-74 for roof plans indicating PV layout

Page 69 - 71 for site plan indicating ASHP outdoor condenser locations

ref1157, ref1161, ref1164, ref1165, ref1166 – Solar panel distribution layout plans and material data sheets

ref1172, ref1173 – HVAC calculations, schedules, detailed layouts, PV layouts, and hot water supply

ref1160, ref1163 – HVAC connections and layouts confirming installation at post-construction

ref1127 page 20 and 21 shows the ASHP and PV systems installed as per the compliant evidences above.

**Requirement 12:** Quantify the reduced regulated carbon dioxide (CO<sub>2</sub>) emissions resulting from the feasibility study.

Ref.329, Page 8, table 1.5, For this particular site, the installation of recommended LDCs will provide 122% total carbon dioxide emission savings for the development.

Ref.10 and Ref.13 are the Bruckl documents.

ref1158 – BRUKL for Unit 1 confirming LDC produced energy of 26.9 kW/m<sup>2</sup>

ref1171 – BRUKL for Unit 2 confirming LDC produced energy of 32.64 kW/m<sup>2</sup>

ref1127 – Post-construction inspection report

ref1075 – Confirmation that there have been no changes from the design-stage evidence and that it applies to the post-construction stage

ref1127 - inspection report pages 20 and 21 done in the post-construction phase, for the PV and ASHP installation.

### **1 credit can be awarded**

Ref 10 demonstrates compliance with this issue.

Ref 13 demonstrates compliance with this issue.

Ref 123 demonstrates compliance with this issue.

Ref 152 demonstrates compliance with this issue.

Ref 329 demonstrates compliance with this issue.

Ref 522 demonstrates compliance with this issue.

Ref 666 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

Ref 1158 demonstrates compliance with this issue.

Ref 1159 demonstrates compliance with this issue.

Ref 1160 demonstrates compliance with this issue.

Ref 1161 demonstrates compliance with this issue.

Ref 1163 demonstrates compliance with this issue.

Ref 1164 demonstrates compliance with this issue.

Ref 1165 demonstrates compliance with this issue.

Ref 1166 demonstrates compliance with this issue.

Ref 1171 demonstrates compliance with this issue.

Ref 1172 demonstrates compliance with this issue.

Ref 1173 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                          | Compliance Refs |
|-----------|----------------------------------------------------------------------------------------------------|-----------------|
| Ref 10    | CBC, Valor, Unit 1 Be Green (176.5 kwp), Ene 04, 20_02_2024.pdf                                    |                 |
| Ref 13    | CBC, Valor, Unit 2, Ene 04, 20_02_2024.pdf                                                         |                 |
| Ref 123   | CBC, Valor, 6726-CBC-TSL-SP-S-004-I02, Ene 04, 22_10_2024.pdf                                      |                 |
| Ref 152   | Glencar, CBC, Confirmation from the contractor that Specs will be followed, Ene 04, 12_05_2025.pdf |                 |
| Ref 329   | 6726-CBC-IC-RP-S-000001-P07, Ene 04, 12_03_2024.pdf                                                |                 |
| Ref 522   | Valor, Valor, Hotspur RIBA Stages Dates, Ene 04, 07_08_2025.pdf                                    |                 |
| Ref 666   | CBC, Conflict of interest letter, Ene 04, Undated.pdf                                              |                 |
| Ref 1075  | Glencar, CBC, 6726_Vvalor Park Tottenham- PC Multi Credit Letter, Ene 04, 18_12_2025.pdf           |                 |
| Ref 1127  | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, Ene 04, 03_12_2025.pdf                          |                 |
| Ref 1158  | Unit 2 - As Built_brukl.pdf                                                                        |                 |
| Ref 1159  | G1222-GEO-U1-XX-DR-X-0007_C01.pdf                                                                  |                 |
| Ref 1160  | G1222-DEL-ZZ-ZZ-DR-M-00002 -CR1.pdf                                                                |                 |
| Ref 1161  | G1222-ESE-U1-RF-DR-X-00001.pdf                                                                     |                 |
| Ref 1163  | G1222-DEL-ZZ-ZZ-DR-M-00001 -CR1.pdf                                                                |                 |
| Ref 1164  | G1222-ESE-U2-RF-DR-X-00001.pdf                                                                     |                 |
| Ref 1165  | G1222-ESE-U1-RF-TS-X-00001.pdf                                                                     |                 |
| Ref 1166  | G1222-ESE-U2-RF-TS-X-00001.pdf                                                                     |                 |
| Ref 1171  | Melin Consultants, Valor, Unit 1 - AB BRUKL, Ene 04, 29_01_2026.pdf                                |                 |
| Ref 1172  | #Unit 2.rar                                                                                        |                 |
| Ref 1173  | #Unit 1.rar                                                                                        |                 |

### Ene 05.1: Energy efficient cold storage > Refrigeration energy consumption

|                           |                                                                                                                                                                          |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 0 out of 0                                                                                                                                                               |
| <b>Minimum Standards:</b> | None                                                                                                                                                                     |
| <b>Aim:</b>               | To encourage the installation of energy efficient refrigeration systems, in order to reduce operational greenhouse gas emissions resulting from the system's energy use. |

### Design Stage Validation Statement

Not applicable.

## Post Construction Stage Validation Statement

Not applicable.

## Schedule of Evidence

No documents have been provided.

## Ene 05.2: Energy efficient cold storage > Indirect greenhouse gas emissions

|                           |                                                                                                                                                                          |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 0 out of 0                                                                                                                                                               |
| <b>Minimum Standards:</b> | None                                                                                                                                                                     |
| <b>Aim:</b>               | To encourage the installation of energy efficient refrigeration systems, in order to reduce operational greenhouse gas emissions resulting from the system's energy use. |

## Design Stage Validation Statement

Not applicable.

## Post Construction Stage Validation Statement

Not applicable.

## Schedule of Evidence

No documents have been provided.

## Ene 06.1: Energy Efficient transportation systems > Energy consumption

|                           |                                                                                             |
|---------------------------|---------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                  |
| <b>Minimum Standards:</b> | None                                                                                        |
| <b>Aim:</b>               | To encourage the specification of energy efficient transportation systems within buildings. |

## Design Stage Validation Statement

### Credit 1 *Energy consumption*

**Req.1** For specified lifts, escalators or moving walks (transportation types):

Ref.153 page 1 and 88 is a confirmation that the main contractor is responsible for ensuring that specified lifts a compliant report covers the following (1.a-1.d)

Please also refer to Ref.479 for the plans from the building showing the lifts and platforms.

Ref.649 is an email from the main contractor confirming that Branded Essentia E10 will be installed on site

Ref.478 is the drawing approval for the specified lift.

Ref.480 is the sales brochure for the specified lift, confirming the technical information for the product

1a. Analyse the transportation demand and usage patterns for the building to determine the optimum number and size of lifts, escalators or moving walks.

Please refer to Ref.606 page 6 of the BREEAM Energy Analysis.

1b. Calculate the energy consumption in accordance with BS EN ISO 25745 Part 2(132) or Part 3(133)for one of the following:

Ref.606, Page 7, The lift consumption in a year with and without regenerative system has been calculated in accordance with BS EN ISO 25745 Part 2(132)

1b.i. At least two options for each transportation type (e.g. for lifts, hydraulic, traction or machine roomless (MRL)) OR

Ref.606, Page 6 compares RONA NEXT\_E10 and RONA NEXT\_X60

1b.ii. At least two options considering different system arrangements and control strategies.

**N/A**

1.3 Consider the use of regenerative drives, subject to the requirements in Regenerative drives on the facing page.

Ref.606, Page 7, The lift consumption in a year with and without regenerative system has been calculated

1.4 Specify the transportation system with the lowest energy consumption

Ref.606, Page 8, item .4 confirms that The system with the lowest energy consumption is the electric, machine room less and gearless lift. Therefore, this system will be used.

Ref.649 is an email from the main contractor confirming that Branded Essentia E10 will be installed on site

Ref 124 demonstrates compliance with this issue.

Ref 153 demonstrates compliance with this issue.

Ref 478 demonstrates compliance with this issue.

Ref 479 demonstrates compliance with this issue.

Ref 480 demonstrates compliance with this issue.

Ref 606 demonstrates compliance with this issue.

Ref 607 demonstrates compliance with this issue.

Ref 649 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

Ref 1174 demonstrates compliance with this issue.

Ref 1175 demonstrates compliance with this issue.

## **Post Construction Stage Validation Statement**

### **Credit 1 Energy consumption**

**Req.1** For specified lifts, escalators or moving walks (transportation types):

Ref.153 page 1 and 88 is a confirmation that the main contractor is responsible for ensuring that specified lifts a compliant report covers the following (1.a-1.d)

Please also refer to Ref.479 for the plans from the building showing the lifts and platforms.

Ref.649 is an email from the main contractor confirming that Branded Essentia E10 will be installed on site

Ref.478 is the drawing approval for the specified lift.

Ref.480 is the sales brochure for the specified lift, confirming the technical information for the product

1a. Analyse the transportation demand and usage patterns for the building to determine the optimum number and size of lifts, escalators or moving walks.

Please refer to Ref.606 page 6 of the BREEAM Energy Analysis.

1b. Calculate the energy consumption in accordance with BS EN ISO 25745 Part 2(132) or Part 3(133)for one of the following:

Ref.606, Page 7, The lift consumption in a year with and without regenerative system has been calculated in accordance with BS EN ISO 25745 Part 2(132)

1b.i. At least two options for each transportation type (e.g. for lifts, hydraulic, traction or machine roomless (MRL)) OR

Ref.606, Page 6 compares RONA NEXT\_E10 and RONA NEXT\_X60

1b.ii. At least two options considering different system arrangements and control strategies.

**N/A**

1.3 Consider the use of regenerative drives, subject to the requirements in Regenerative drives on the facing page.

Ref.606, Page 7, The lift consumption in a year with and without regenerative system has been calculated

1.4 Specify the transportation system with the lowest energy consumption

Ref.606, Page 8, item .4 confirms that The system with the lowest energy consumption is the electric, machine room less and gearless lift. Therefore, this system will be used.

Ref.649 is an email from the main contractor confirming that Branded Essentia E10 will be installed on site

ref1175:Confirms the lift has a standby condition for off-peak periods (car light switch off and no function of the lift in idle moments) and use a drive controller capable of variable speed, variable-voltage, and variable-frequency (high efficiency direct drivewith 189 starts per hour).

ref1174:lift layout including dimensions, motor, lighting power and drive box.

ref1127 page 21 shows installed lift.

Ref 124 demonstrates compliance with this issue.

Ref 153 demonstrates compliance with this issue.

Ref 478 demonstrates compliance with this issue.

Ref 479 demonstrates compliance with this issue.

Ref 480 demonstrates compliance with this issue.

Ref 606 demonstrates compliance with this issue.

Ref 607 demonstrates compliance with this issue.

Ref 649 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

Ref 1174 demonstrates compliance with this issue.

Ref 1175 demonstrates compliance with this issue.

## Schedule of Evidence

| Reference | File Name                                                                                          | Compliance Refs |
|-----------|----------------------------------------------------------------------------------------------------|-----------------|
| Ref 124   | CBC, Valor, 6726-CBC-TSL-SP-S-004-I02, Ene 06, 22_10_2024.pdf                                      |                 |
| Ref 153   | Glencar, CBC, Confirmation from the contractor that Specs will be followed, Ene 06, 12_05_2025.pdf |                 |
| Ref 478   | Glencar, Valor, J6816 DRAWING APPROVAL FOR MANUFACTURE, Ene 06, 04_07_2025.pdf                     |                 |
| Ref 479   | Glencar, Valor, J6816 Stannah - Valor Park, Ene 06, 04_07_2025.pdf                                 |                 |
| Ref 480   | Glencar, Valor, Sales Brochure for Approval-J6816, Ene 06, 04_07_2025.pdf                          |                 |
| Ref 606   | Orona, Valor, XGB04931LR_BREEAM_UK_V6_NEXT, Ene 06, 08_08_2025.pdf                                 |                 |
| Ref 607   | Orona, Valor, Glencar - 20250729 - Valor Park, Tottenham, Ene 06, 08_08_2025.pdf                   |                 |
| Ref 649   | FW Valor Park Tottenham - Breeam - Orona Lift, Ene 06, Undated.msg                                 |                 |
| Ref 1127  | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, Ene 06,                                         |                 |

|          |                                                       |  |
|----------|-------------------------------------------------------|--|
|          | 03_12_2025.pdf                                        |  |
| Ref 1174 | G1222-ORO-U1-ZZ-DR-X-92298.pdf                        |  |
| Ref 1175 | 251218 JB G1222 Valor park - BREEAM_Lifts (ENE06).msg |  |

### Ene 06.2.1: Energy Efficient transportation systems > Energy efficient features : Lifts

|                           |                                                                                             |
|---------------------------|---------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                  |
| <b>Minimum Standards:</b> | None                                                                                        |
| <b>Aim:</b>               | To encourage the specification of energy efficient transportation systems within buildings. |

### Design Stage Validation Statement

#### Credit 2 Energy efficient features

##### Requirement 2:

Achieve requirement 1. Requirement 1 achieved.

##### Requirement 3:

Specify the following three energy efficient features for each lift:

**Requirement 3.a:** A standby condition for off-peak periods. Ref.609, page 8, item 2.2.1

**Requirement 3.b:** The lift car lighting and display lighting provides an average luminous efficacy across all fittings in the car of > 70 luminaire lumens per circuit Watt. Ref.609, page 8, item 2.2.2

**Requirement 3.c:** Use of a drive controller capable of variable speed, variable-voltage, and variable-frequency (VVVF) control of the drive motor. Ref.609, page 8, item 2.2.3

Ref 476. is the sales brochure, providing technical details such as the for the control panel.

**Requirement 4:** Specify regenerative drives where their use is demonstrated to save energy. Ref.609, page 8, item 2.3.

**Requirement 5:** Not applicable.

Ref 125 demonstrates compliance with this issue.

Ref 154 demonstrates compliance with this issue.

Ref 475 demonstrates compliance with this issue.

Ref 476 demonstrates compliance with this issue.

Ref 477 demonstrates compliance with this issue.

Ref 608 demonstrates compliance with this issue.

Ref 609 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

### Post Construction Stage Validation Statement

#### Credit 2 Energy efficient features

##### Requirement 2:

Achieve requirement 1. Requirement 1 achieved.

##### Requirement 3:

Specify the following three energy efficient features for each lift:

**Requirement 3.a:** A standby condition for off-peak periods. Ref.609, page 8, item 2.2.1

**Requirement 3.b:** The lift car lighting and display lighting provides an average luminous efficacy across all fittings in the car of > 70 luminaire lumens per circuit Watt. Ref.609, page 8, item 2.2.2

**Requirement 3.c:** Use of a drive controller capable of variable speed, variable-voltage, and variable-frequency (VVVF) control of the drive motor. Ref.609, page 8, item 2.2.3

Ref 476. is the sales brochure, providing technical details such as the for the control panel.

ref1175:Confirms the lumens of the lift light have an efficiency greater than 70 lum/w and that the lift has a standby condition for off-peak periods (car light switch off and no function of the lift in idle moments) and use a drive controller capable of variable speed, variable-voltage, and variable-frequency (high efficiency direct drive with 189 starts per hour).

ref1174:lift layout including dimensions, motor, lighting power and drive box.

ref1127 page 21 shows installed lift.

**Requirement 4:** Specify regenerative drives where their use is demonstrated to save energy. Ref.609, page 8, item 2.3.

**Requirement 5:** Not applicable.

Ref 125 demonstrates compliance with this issue.

Ref 154 demonstrates compliance with this issue.

Ref 475 demonstrates compliance with this issue.

Ref 476 demonstrates compliance with this issue.

Ref 477 demonstrates compliance with this issue.

Ref 608 demonstrates compliance with this issue.

Ref 609 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                          | Compliance Refs |
|-----------|----------------------------------------------------------------------------------------------------|-----------------|
| Ref 125   | CBC, Valor, 6726-CBC-TSL-SP-S-004-I02, Ene 06, 22_10_2024.pdf                                      |                 |
| Ref 154   | Glencar, CBC, Confirmation from the contractor that Specs will be followed, Ene 06, 12_05_2025.pdf |                 |
| Ref 475   | Glencar, Valor, J6816 DRAWING APPROVAL FOR MANUFACTURE, Ene 06, 04_07_2025.pdf                     |                 |
| Ref 476   | Glencar, Valor, Sales Brochure for Approval-J6816, Ene 06, 04_07_2025.pdf                          |                 |
| Ref 477   | Glencar, Valor, J6816 Stannah - Valor Park, Ene 06, 04_07_2025.pdf                                 |                 |
| Ref 608   | Orona, Valor, Glencar - 20250729 - Valor Park, Tottenham, Ene 06, 08_08_2025.pdf                   |                 |
| Ref 609   | Orona, Valor, XGB04931LR_BREEAM_UK_V6_NEXT, Ene 06, 08_08_2025.pdf                                 |                 |
| Ref 1127  | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, Ene 06, 03_12_2025.pdf                          |                 |

### Ene 06.2.2: Energy Efficient transportation systems > Energy efficient features : Escalators or moving walkways

|                           |                                                                                  |
|---------------------------|----------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 0 out of 0                                                                       |
| <b>Minimum Standards:</b> | None                                                                             |
| <b>Aim:</b>               | To encourage the specification of energy efficient transportation systems within |

|  |            |
|--|------------|
|  | buildings. |
|--|------------|

### Design Stage Validation Statement

Not applicable.

Ref 126 demonstrates compliance with this issue.

Ref 155 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

### Post Construction Stage Validation Statement

Not applicable.

Ref 126 demonstrates compliance with this issue.

Ref 155 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                          | Compliance Refs |
|-----------|----------------------------------------------------------------------------------------------------|-----------------|
| Ref 126   | CBC, Valor, 6726-CBC-TSL-SP-S-004-I02, Ene 06, 22_10_2024.pdf                                      |                 |
| Ref 155   | Glencar, CBC, Confirmation from the contractor that Specs will be followed, Ene 06, 12_05_2025.pdf |                 |
| Ref 1127  | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, Ene 06, 03_12_2025.pdf                          |                 |

## Transport

|                          |             |
|--------------------------|-------------|
| <b>Credits Achieved:</b> | 5 out of 12 |
| <b>% Achieved:</b>       | 41.67%      |
| <b>Weighting:</b>        | 11.50%      |
| <b>Weighted Score:</b>   | 4.79%       |

| Criteria                                     | Credits Available | Credits Achieved | % Achieved | Weighted Score |
|----------------------------------------------|-------------------|------------------|------------|----------------|
| Tra 01: Transport assessment and travel plan | 2                 | 2                | 100.00%    | 1.92%          |
| Tra 02: Sustainable transport measures       | 10                | 3                | 30.00%     | 2.87%          |
| <b>Total Score</b>                           |                   |                  |            | <b>4.79%</b>   |

### Tra 01: Transport assessment and travel plan

|                           |                                                                                                        |
|---------------------------|--------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 2 out of 2                                                                                             |
| <b>Minimum Standards:</b> | None                                                                                                   |
| <b>Aim:</b>               | To reward awareness of existing local transport and identify improvements to make it more sustainable. |

## Design Stage Validation Statement

### Credit 1

**Requirement 1.** No later than Concept Design stage, undertake a site-specific transport assessment (or develop a travel statement) and draft travel plan, which can demonstrably be used to influence the site layout and built form; see Methodology.

Please refer to report Ref.5 page 2 states that the report has been completed May 2024 before the end of Concept design.

Ref 656 is the updated travel assessment.

Ref.626 is the travel plan completed May 2024 before the end of Concept design.

Please refer to Ref.523 for a confirmation of the RIBA stages dates in this project.

**Requirement 2.** The site-specific travel assessment (or statement) shall cover as a minimum:

**a.** If relevant, travel patterns and attitudes of existing building or site users towards cycling, walking and public transport, to identify relevant constraints and opportunities.

Ref 656 page 19, 2011 Method of Travel to Work (Haringey 002) Census has been considered.

**b.** Predicted travel patterns and transport impact of future building or site users.

Ref 656 page 9 - 16 details the predicted routes and methods of transportation that building users will likely take to the site.

Please refer page 15, table 2.2 for the bus amenities close to the asset, its schedules and the description of the bus stops being easily accessible, being compliant with points a, b and e of this requirement.

Please refer to page 15 point 2.4 and 2.5, describing the rail services available close to the asset, including its schedule, being compliant with points a and b.

Please refer to section 5 pages 26-33 for the effects of the development.

**c.** Current local environment for pedestrians and cyclists, accounting for any age-related requirements of occupants and visitors.

Ref 656 Page 9-15 to indicate the existence and location of cycleways and cycle parking. Cycle parks have been proposed in the asset ( page 30, point 5.15 and 5.16)

page 43-58 (see 'Pedestrians from all Walks of Life') safe pedestrian crossing is available when accessing the surrounding amenities.

Ref.626, page 22 accounts for age-related requirements of occupants and visitors

**d.** Reporting of the number and type of existing accessible amenities, see Table 7.1, within 500m of the site.

Ref 656 page 10 table 2.1 showing the available amenities and their distance to the asset. point 2.12-2.26 detail the routes taken to relevant amenities

page 43-58 (see 'easy to cross') safe pedestrian crossing is available when accessing the surrounding amenities

**e.** Disabled access accounting for varying levels and types of disability, including visual impairment.

Ref 656 disabled parking has been specified, see page 16, item 2.8 for existing parking. see page 31, item 5.19 for proposed parking on site

page 43-58 (see 'Pedestrians from all Walks of Life') safe pedestrian crossing is available when accessing the surrounding amenities.

**f.** Calculation of the existing public transport Accessibility Index (AI), see Methodology.

Ref 656 page 15, A PTAL level of 2 has been recorded

Ref.455 is a 2023 PTAL report

Ref. 454 is the AI calculator completed by the BREEAM assessor

**g.** Current facilities for cyclists.

Ref 656 page 14 records existing cyclist routes

page 24-25 item 4.4 and 4.7 have specified bicycle shelters on site

**Requirement 3.** Following a transport assessment (in accordance with the requirements set out in criteria 2), develop a site specific travel plan that provides a long term management strategy which encourages more sustainable travel. The travel plan includes measures to increase or improve more sustainable modes of transport and movement of people and goods during the building's operation see Methodology.

Ref.626 is the travel plan. Measures to encourage sustainable travel are addressed on pages 20-21

As a minimum, the following measures shall be considered when developing the travel plan (Ref.626):

- Provision of electric recharging stations Ref 656, page 31, item 5.19
- Provision of parking priority spaces for car sharers. Ref.626, page 21, item 5.11
- Provision of dedicated and convenient cycle storage Ref 656, page 30, item 5.15
- Provision of cyclists' facilities Ref 656, page 35, paragraph 3
- Lighting, landscaping and shelter to create pleasant pedestrian and public transport waiting areas. Ref 656, page 29, item 5.14
- Restrictions on charging for car parking. Ref.626, page 14
- Pedestrian and cyclist friendly (for all types of user regardless of the level of mobility or visual impairment) with the provision of cycle lanes, safe crossing points, direct routes, appropriate tactile surfaces, good lighting and signposting to other amenities, public transport nodes and adjoining off-site pedestrian and cycle routes. Ref.626 page 22
- Provision of suitable taxi drop-off or waiting areas. Ref 656, page 29, item 5.14

**Requirement 4.** If the occupier is known, involve them in the development of the travel plan.

The occupier was unknown when the Travel Plan/assessment was done.

**Requirement 5.** Demonstrate that the travel plan will be implemented and supported by the building's management in operation.

Ref.626 is the travel plan. Monitoring and reviewing strategies are addressed in page 23

Ref 5 demonstrates compliance with issue criteria 1, 2, 2a, 2b, 2c, 2d, 2e, 2f, 2g.

Ref 454 demonstrates compliance with this issue.

Ref 455 demonstrates compliance with this issue.

Ref 523 demonstrates compliance with this issue.

Ref 626 demonstrates compliance with this issue.

Ref 656 demonstrates compliance with this issue.

Ref 741 demonstrates compliance with this issue.

Ref 742 demonstrates compliance with this issue.

Ref 773 demonstrates compliance with this issue.

Ref 904 demonstrates compliance with this issue.

Ref 905 demonstrates compliance with this issue.

Ref 906 demonstrates compliance with this issue.

Ref 907 demonstrates compliance with this issue.

Ref 908 demonstrates compliance with this issue.

Ref 909 demonstrates compliance with this issue.

Ref 910 demonstrates compliance with this issue.

Ref 911 demonstrates compliance with this issue.

Ref 912 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## **Post Construction Stage Validation Statement**

### **Credit 1**

**Requirement 1.** No later than Concept Design stage, undertake a site-specific transport assessment (or develop a travel statement) and draft travel plan, which can demonstrably be used to influence the site layout and built form; see Methodology.

Please refer to report Ref.5 page 2 states that the report has been completed May 2024 before the end of Concept design.

Ref 656 is the updated travel assessment.

Ref.626 is the travel plan completed May 2024 before the end of Concept design.

Please refer to Ref.523 for a confirmation of the RIBA stages dates in this project.

**Requirement 2.** The site-specific travel assessment (or statement) shall cover as a minimum:

**a.** If relevant, travel patterns and attitudes of existing building or site users towards cycling, walking and public transport, to identify relevant constraints and opportunities.

Ref 656 page 19, 2011 Method of Travel to Work (Haringey 002) Census has been considered.

**b. Predicted travel patterns and transport impact of future building or site users.**

Ref 656 page 9 - 16 details the predicted routes and methods of transportation that building users will likely take to the site.

Please refer page 15, table 2.2 for the bus amenities close to the asset, its schedules and the description of the bus stops being easily accessible, being compliant with points a, b and e of this requirement.

Please refer to page 15 point 2.4 and 2.5 , describing the rail services available close to the asset, including its schedule, being compliant with points a and b.

Please refer to section 5 pages 26-33 for the effects of the development.

**c. Current local environment for pedestrians and cyclists, accounting for any age-related requirements of occupants and visitors.**

Ref 656 Page 9-15 to indicate the existence and location of cycleways and cycle parking. Cycle parks have been proposed in the asset ( page 30, point 5.15 and 5.16)

page 43-58 (see 'Pedestrians from all Walks of Life') safe pedestrian crossing is available when accessing the surrounding amenities.

Ref.626, page 22 accounts for age-related requirements of occupants and visitors

**Ref 912, Page 1:** All external lighting provides compliant illuminance levels and is installed in accordance with BS 5489-1:2013 and BS EN 12464-2:2014.

**Ref 904, Page 2:** External lighting confirmed as installed.

**Ref 906 and Ref 907, Page 17:** The Operations and Maintenance Manuals for Units 1 and 2 confirm the type, distribution, and operation of the LED external lighting and emergency lighting systems.

**Ref 909:** External luminaires with associated controls and switching.

**Ref 905 and Ref 908:** Equipment schedules confirm inclusion of all external lighting fittings, including emergency lighting and externally lights.

**d. Reporting of the number and type of existing accessible amenities, see Table 7.1, within 500m of the site.**

Ref 656 page 10 table 2.1 showing the available amenities and their distance to the asset. point 2.12-2.26 detail the routes taken to relevant amenities

page 43-58 (see 'easy to cross') safe pedestrian crossing is available when accessing the surrounding amenities

ref1127 pages 22 and 23 show cycle storage, cycle amenities, Changing room, WC and bench (instead of lockers), and raised pavement

**e. Disabled access accounting for varying levels and types of disability, including visual impairment.**

Ref 656 disabled parking has been specified, see page 16, item 2.8 for existing parking. see page 31, item 5.19 for proposed parking on site

page 43-58 (see 'Pedestrians from all Walks of Life') safe pedestrian crossing is available when accessing the surrounding amenities.

**Ref741 and Ref742:** Show priority parking space and access to the building from cycle and car parking.

**f. Calculation of the existing public transport Accessibility Index (AI), see Methodology.**

Ref 656 page 15, A PTAL level of 2 has been recorded

Ref.455 is a 2023 PTAL report

Ref. 454 is the AI calculator completed by the BREEAM assessor

**g.** Current facilities for cyclists.

Ref 656 page 14 records existing cyclist routes

page 24-25 item 4.4 and 4.7 have specified bicycle shelters on site

**Ref741 and Ref742:** Show 40 sheltered cycle storage and access to the building from cycle and car parking.

**Requirement 3.** Following a transport assessment (in accordance with the requirements set out in criteria 2), develop a site specific travel plan that provides a long term management strategy which encourages more sustainable travel. The travel plan includes measures to increase or improve more sustainable modes of transport and movement of people and goods during the building's operation see Methodology.

Ref.626 is the travel plan. Measures to encourage sustainable travel are addressed on pages 20-21

As a minimum, the following measures shall be considered when developing the travel plan (Ref.626):

- Provision of electric recharging stations Ref 656, page 31, item 5.19
- Provision of parking priority spaces for car sharers. Ref.626, page 21, item 5.11
- Provision of dedicated and convenient cycle storage Ref 656, page 30, item 5.15
- Provision of cyclists' facilities Ref 656, page 35, paragraph 3
- Lighting, landscaping and shelter to create pleasant pedestrian and public transport waiting areas. Ref 656, page 29, item 5.14
- Restrictions on charging for car parking. Ref.626, page 14
- Pedestrian and cyclist friendly (for all types of user regardless of the level of mobility or visual impairment) with the provision of cycle lanes, safe crossing points, direct routes, appropriate tactile surfaces, good lighting and signposting to other amenities, public transport nodes and adjoining off-site pedestrian and cycle routes. Ref.626 page 22
- Provision of suitable taxi drop-off or waiting areas. Ref 656, page 29, item 5.14

**Ref 912, Page 1:** All external lighting provides compliant illuminance levels and is installed in accordance with BS 5489-1:2013 and BS EN 12464-2:2014.

**Ref 904, Page 2:** External lighting confirmed as installed.

**Ref 906 and Ref 907, Page 17:** The Operations and Maintenance Manuals for Units 1 and 2 confirm the type, distribution, and operation of the LED external lighting and emergency lighting systems.

**Ref 909:** External luminaires with associated controls and switching.

**Ref 905 and Ref 908:** Equipment schedules confirm inclusion of all external lighting fittings, including emergency lighting and externally lights.

- ref1127 pages 22 and 23 show cycle storage, cycle amenities, Changing room, WC and bench (instead of lockers).

**Requirement 4.** If the occupier is known, involve them in the development of the travel plan.

The occupier was unknown when the Travel Plan/assessment was done.

**Requirement 5.** Demonstrate that the travel plan will be implemented and supported by the building's management in operation.

Ref.626 is the travel plan. Monitoring and reviewing strategies are addressed in page 23

Post-construction evidence confirms implementation:

**Ref 741:** car parking, electric vehicle parking, sheltered cycle storage, priority parking space, and access to the building from cycle and car parking.

**Ref 742:** 18 parking spaces, 1 priority parking space, and 40 cycle storage spaces.

**Ref 773:** confirmation that electric vehicle charging provision is compliant.

2 credits can be awarded

Ref 454 demonstrates compliance with this issue.

Ref 455 demonstrates compliance with this issue.

Ref 523 demonstrates compliance with this issue.

Ref 626 demonstrates compliance with this issue.

Ref 656 demonstrates compliance with this issue.

Ref 741 demonstrates compliance with this issue.

Ref 742 demonstrates compliance with this issue.

Ref 773 demonstrates compliance with this issue.

Ref 904 demonstrates compliance with this issue.

Ref 905 demonstrates compliance with this issue.

Ref 906 demonstrates compliance with this issue.

Ref 907 demonstrates compliance with this issue.

Ref 908 demonstrates compliance with this issue.

Ref 909 demonstrates compliance with this issue.

Ref 910 demonstrates compliance with this issue.

Ref 911 demonstrates compliance with this issue.

Ref 912 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                       | Compliance Refs                          |
|-----------|-------------------------------------------------------------------------------------------------|------------------------------------------|
| Ref 5     | Travel, Client, Transport Assessment, Tra 01, 17_10_2024.pdf                                    | Design: 1, 2, 2a, 2b, 2c, 2d, 2e, 2f, 2g |
| Ref 454   | CBC, Valor, BREEAM_UK_NC_2018_and_V6_Tra01_02_AI_v3.1, Tra 01, 30_06_2025.xlsm                  |                                          |
| Ref 455   | CBC, Valor, PTAL_2025.06.30, Tra 01, 30_06_2025.pdf                                             |                                          |
| Ref 523   | Valor, Valor, Hotspur RIBA Stages Dates, Tra 01, 07_08_2025.pdf                                 |                                          |
| Ref 626   | TTP Consulting, Valor, R06-ADM-Framework Travel Plan (240811), Tra 01, 01_05_2024.pdf           |                                          |
| Ref 656   | TTP Consulting, Valor, R010-ADM-Transport Assessment Update (240809)_REV03, Tra 01, Undated.pdf |                                          |
| Ref 741   | Chetwoods, Valor, G1222-CA-U2-00-DR-A-01051-PROPOSED SITE PLAN-FC2, Tra 01, 24_09_2024.pdf      |                                          |
| Ref 742   | Chetwoods, Valor, G1222-CA-U1-00-DR-A-01051-PROPOSED SITE PLAN-FC1, Tra 01, 24_09_2024.pdf      |                                          |
| Ref 773   | Chetwoods, Glencar, RE_ G1222 Valor Park - BREEAM review, Tra 01, 17_11_2025.msg                |                                          |
| Ref 904   | 6726-CBC-OR-RP-E-000003_ElecSiteInspRep.pdf                                                     |                                          |
| Ref 905   | Unit 1 Equipmment schedule.pdf                                                                  |                                          |
| Ref 906   | Operations and Maintenance Manual Unit 2.pdf                                                    |                                          |
| Ref 907   | Operations and Maintenance Manual Unit 1.pdf                                                    |                                          |
| Ref 908   | Unit 2 Equipmment schedule.pdf                                                                  |                                          |

|          |                                                                           |  |
|----------|---------------------------------------------------------------------------|--|
| Ref 909  | Unit 1 1st Floor Office Small Power, Lighting & Fire Alarm Drawing As.pdf |  |
| Ref 910  | Unit 1 Warehouse Small Power, Lighting & Fire Alarm Drawing As-Built.pdf  |  |
| Ref 911  | Ref B - Atlas.pdf                                                         |  |
| Ref 912  | 6726_Vvalor Park Tottenham- PC Multi Credit Letter.pdf                    |  |
| Ref 1127 | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, Tra 01, 03_12_2025.pdf |  |

## Tra 02: Sustainable transport measures

|                           |                                                                                                                                                                                         |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 3 out of 10                                                                                                                                                                             |
| <b>Minimum Standards:</b> | None                                                                                                                                                                                    |
| <b>Aim:</b>               | To maximise the potential for local public, private and active transport through provision of sustainable transport measures and incentive mechanisms that are appropriate to the site. |

## Design Stage Validation Statement

### Credit 2

**Requirement 1.** Achieve criteria 3-5 in the Tra 01 Transport assessment and travel plan credit.

Please refer to TRA01 and to documents Referred for compliance.

Please refer to document Ref.524 which contains RIBA stages of the building being able to confirm that the travel plan was initiated before the Concept Design stage.

Please refer to Ref.627 page 4, item 4 of the travel plan, confirming that the travel plan will be delivered to the tenant and implemented by them.

**Requirement 2.** Identify the sustainable transport measures, see Table 7.4.

#### Option 1 from Table 7.4 of BREEAM manual.

Please refer to Ref.453 for the AI calculator, with a total AI score of 6.46

#### Option 4 from Table 7.4 of BREEAM manual -

Ref.360 and Ref.364 are site plans, with provisions for EV charging on site.

Ref.388 page 31, item 5.19, At unit 1, 4 spaces are provided. At unit 2, 2 spaces are provided. This is compliant with the requirement of 10% of the total car parking spaces as seen in Ref.386

Ref.386 for the assessors calculation of the amount of compliant EV spaces.

Ref.502 is a confirmation that the EV chargers are fit for construction. Pages 2-9 is the data sheet for the specified EV charger

Ref.96 and Ref.97 is the electrical layout showing connection to the EV chargers

#### Option 5 from Table 7.4 of BREEAM manual.

Ref.717 is a letter from the client confirming that a compliant car share scheme will be made accessible to building users, and 5% of car parking will be reserved to car share scheme parking

Ref.627 page 21, item 5.11, Measures to encourage sustainable as part of the travel plan encourages building occupiers to car share

#### Options 7 and 8 from Table 7.4 of BREEAM manual.

Please refer to Ref.386 for the assessors calculation of the amount of compliant cycle spaces based on NIA.

Ref.508 and Ref.487 for the datasheets for the specified bike racks

**Ref.367 and Ref.365** showing the cycle storage layout, number and works, for short and long provision.

Ref.96 and Ref.97 is the electrical layout showing sufficient lighting in cycle storage areas

Please refer to drawings Ref.629 is the external lighting impact assessment, page 16-17 confirms there is the compliant lighting lighting the bike shed. It also confirms that the location of the entrance of the cycle storage which is less than 500m from the main entrance of the building and its access is through a safe route.

Please refer to drawings Ref 359 and Ref.361 for the indicative location of future changing lockers and showers

**Option 9 from Table 7.4 of BREEAM manual.**

Please refer to drawings Ref.388 page 10 for the location of amenities within 500m of the site

Ref.631 is the assessors proximity to amenities, indicating that safe access exists for 3 compliant amenities within 500m of each unit

**BRE feedback 2025.10.01 to submission from 17/09/2025**

**TRA02: Sustainable transport measures**

Assessment option 1: It is noted from the calculator tool (Ref 453) that the AI is 6.46. This does not comply with the requirement that states at least 8 should be achieved for all other building types, which include industrial buildings.

Additionally, whilst the calculator tool (Ref 453) is noted, it is not clear how the input figures have been verified. Please clarify how the frequency of services within the Tra01 calculator tool has been determined, noting the methodology of calculating the average number of services as seen in Tra 01. In addition, evidence to confirm that the distance to the bus/rail stops is required as well as whether it is a safe pedestrian route.

Assessment option 8: Please expand the commentary to clarify how the below has been addressed. Item 1 of the definition of compliant lockers; Item 1-4 of the definition of a compliant shower.

**Assessor answer:**

Option 1 credit dropped.

Option 7 credit dropped.

Ref 96 demonstrates compliance with this issue.

Ref 97 demonstrates compliance with this issue.

Ref 98 demonstrates compliance with this issue.

Ref 188 demonstrates compliance with this issue.

Ref 359 demonstrates compliance with this issue.

Ref 360 demonstrates compliance with this issue.

Ref 361 demonstrates compliance with this issue.

Ref 362 demonstrates compliance with this issue.

Ref 363 demonstrates compliance with this issue.

Ref 364 demonstrates compliance with this issue.

Ref 365 demonstrates compliance with this issue.

Ref 366 demonstrates compliance with this issue.

Ref 367 demonstrates compliance with this issue.

Ref 386 demonstrates compliance with this issue.

Ref 411 demonstrates compliance with this issue.

Ref 412 demonstrates compliance with this issue.

Ref 453 demonstrates compliance with this issue.

Ref 487 demonstrates compliance with this issue.

Ref 494 demonstrates compliance with this issue.

Ref 495 demonstrates compliance with this issue.

Ref 502 demonstrates compliance with this issue.

Ref 507 demonstrates compliance with this issue.

Ref 508 demonstrates compliance with this issue.

Ref 524 demonstrates compliance with this issue.

Ref 627 demonstrates compliance with this issue.

Ref 629 demonstrates compliance with this issue.

Ref 631 demonstrates compliance with this issue.

Ref 657 demonstrates compliance with this issue.

Ref 717 demonstrates compliance with this issue.

Ref 743 demonstrates compliance with this issue.

Ref 744 demonstrates compliance with this issue.

Ref 745 demonstrates compliance with this issue.

Ref 746 demonstrates compliance with this issue.

Ref 785 demonstrates compliance with this issue.

Ref 786 demonstrates compliance with this issue.

Ref 874 demonstrates compliance with this issue.

Ref 913 demonstrates compliance with this issue.

Ref 914 demonstrates compliance with this issue.

Ref 915 demonstrates compliance with this issue.

Ref 916 demonstrates compliance with this issue.

Ref 917 demonstrates compliance with this issue.

Ref 918 demonstrates compliance with this issue.

Ref 919 demonstrates compliance with this issue.

Ref 920 demonstrates compliance with this issue.

Ref 921 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

### Credit 2

**Requirement 1.** Achieve criteria 3-5 in the Tra 01 Transport assessment and travel plan credit.

Please refer to TRA01 and to documents Referred for compliance.

Please refer to document Ref.524 which contains RIBA stages of the building being able to confirm that the travel plan was initiated before the Concept Design stage.

Please refer to Ref.627 page 4, item 4 of the travel plan, confirming that the travel plan will be delivered to the tenant and implemented by them.

Post-construction evidence confirms implementation:

**Ref 743:** car parking, electric vehicle parking, sheltered cycle storage, priority parking space, and access to the building from cycle and car parking.

**Ref 744:** 18 parking spaces, 1 priority parking space, and 40 cycle storage spaces.

**Ref 874:** confirmation that electric vehicle charging provision is compliant.

ref1127 pages 23 to 26 show transport hubs, cycle storage, cycle amenities, Changing room, WC and bench (instead of lockers), Staff facilities and available amenities.

**Requirement 2.** Identify the sustainable transport measures, see Table 7.4.

#### Option 4 from Table 7.4 of BREEAM manual -

Ref.360 and Ref.364 are site plans, with provisions for EV charging on site.

Ref.388 page 31, item 5.19, At unit 1, 4 spaces are provided. At unit 2, 2 spaces are provided . This is compliant with the requirement of 10% of the total car parking spaces as seen in Ref.386

Ref.386 for the assessors calculation of the the amount of compliant EV spaces.

Ref.502 is a confirmation that the EV chargers are fit for construction. Pages 2-9 is the the data sheet for the specified EV charger

Ref.96 and Ref.97 is the electrical layout showing connection to the EV chargers

For post-construction phase:

**Ref 773:** confirmation that electric vehicle charging provision is compliant.

**Ref 741:** car parking with the electric vehicle parking.

#### Option 5 from Table 7.4 of BREEAM manual.

Ref.717 is a letter from the client confirming that a compliant car share scheme will be made accessible to building users, and 5% of car parking will be reserved to car share scheme parking

Ref.627 page 21, item 5.11, Measures to encourage sustainable as part of the travel plan encourages building occupiers to car share

Post-construction evidence confirms implementation:

**Ref 741:** car parking with a car sharing space.

**Ref 742:** 4 sharing parking spaces.

#### Options 7 from Table 7.4 of BREEAM manual.

Please refer to Ref.386 for the assessors calculation of the amount of compliant cycle spaces based on NIA.

Ref.508 and Ref.487 for the datasheets for the specified bike racks

**Ref.367 and Ref.365** showing the cycle storage layout, number and works, for short and long provision .

Ref.96 and Ref.97 is the electrical layout showing sufficient lighting in cycle storage areas

Please refer to drawings Ref.629 is the external lighting impact assessment, page 16-17 confirms there is the compliant lighting lighting the bike shed. It also confirms that the location of the entrance of the cycle storage which is less than 500m from the main entrance of the building and its access is through a safe route.

Please refer to drawings Ref 359 and Ref.361 for the indicative location of future changing lockers and showers .

Post-construction evidence confirms implementation:

**Ref 743:** car parking, electric vehicle parking, sheltered cycle storage, priority parking space, and access to the building from cycle and car parking.

**Ref 744:** 18 parking spaces, 1 priority parking space, and 40 cycle storage spaces, wich confirms compliancy of the option 7.

**Ref 874:** confirmation that electric vehicle charging provision is compliant.

- REf745 and ref746 show the sheltered cycle storages.

**Ref 921,** Page 1: All external lighting provides compliant illuminance levels and is installed in accordance with BS 5489-1:2013 and BS EN 12464-2:2014.

Ref 919, Page 2: External lighting confirmed as installed.

Ref 913 and Ref 914, Page 17: The Operations and Maintenance Manuals for Units 1 and 2 confirm the type, distribution, and operation of the LED external lighting and emergency lighting systems.

Ref 917: External luminaires with associated controls and switching.

Ref 916 and Ref 918: Equipment schedules confirm inclusion of all external lighting fittings, including emergency lighting and externally lights.

ref1127 pages 23 to 26 show transport hubs, cycle storage, cycle amenities, Changing room, WC and bench (instead of lockers),Staff facilities.

#### **Option 9 from Table 7.4 of BREEAM manual.**

Please refer to drawings Ref.388 page 10 for the location of amenities within 500m of the site

Ref.631 is the assessors proximity to amenities, indicating that safe access exists for 3 compliant amenities within 500m of each unit

ref1127 pages 23 to 26 show transport hubs and available amenities.

#### **BRE feedback 2025.10.01 to submission from 17/09/2025**

##### **TRA02: Sustainable transport measures**

Assessment option 1: It is noted from the calculator tool (Ref 453) that the AI is 6.46. This does not comply with the requirement that states at least 8 should be achieved for all other building types, which include industrial buildings.

Additionally, whilst the calculator tool (Ref 453) is noted, it is not clear how the input figures have been verified. Please clarify how the frequency of services within the Tra01 calculator tool has been determined, noting the methodology of calculating the average number of services as seen in Tra 01. In addition, evidence to confirm that the distance to the bus/rail stops is required as well as whether it is a safe pedestrian route.

#### **4 credits achieved**

Ref 96 demonstrates compliance with this issue.

Ref 97 demonstrates compliance with this issue.

Ref 98 demonstrates compliance with this issue.

Ref 188 demonstrates compliance with this issue.

Ref 359 demonstrates compliance with this issue.

Ref 360 demonstrates compliance with this issue.

Ref 361 demonstrates compliance with this issue.

Ref 362 demonstrates compliance with this issue.

Ref 363 demonstrates compliance with this issue.

Ref 364 demonstrates compliance with this issue.

Ref 365 demonstrates compliance with this issue.

Ref 366 demonstrates compliance with this issue.

Ref 367 demonstrates compliance with this issue.

Ref 386 demonstrates compliance with this issue.

Ref 411 demonstrates compliance with this issue.

Ref 412 demonstrates compliance with this issue.

Ref 453 demonstrates compliance with this issue.

Ref 487 demonstrates compliance with this issue.

Ref 494 demonstrates compliance with this issue.

Ref 495 demonstrates compliance with this issue.

Ref 502 demonstrates compliance with this issue.

Ref 507 demonstrates compliance with this issue.

Ref 508 demonstrates compliance with this issue.

Ref 524 demonstrates compliance with this issue.

Ref 627 demonstrates compliance with this issue.

Ref 629 demonstrates compliance with this issue.

Ref 631 demonstrates compliance with this issue.

Ref 657 demonstrates compliance with this issue.

Ref 717 demonstrates compliance with this issue.

Ref 743 demonstrates compliance with this issue.

Ref 744 demonstrates compliance with this issue.

Ref 745 demonstrates compliance with this issue.

Ref 746 demonstrates compliance with this issue.

Ref 785 demonstrates compliance with this issue.

Ref 786 demonstrates compliance with this issue.

Ref 874 demonstrates compliance with this issue.

Ref 913 demonstrates compliance with this issue.

Ref 914 demonstrates compliance with this issue.

Ref 915 demonstrates compliance with this issue.

Ref 916 demonstrates compliance with this issue.

Ref 917 demonstrates compliance with this issue.

Ref 918 demonstrates compliance with this issue.

Ref 919 demonstrates compliance with this issue.

Ref 920 demonstrates compliance with this issue.

Ref 921 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## Schedule of Evidence

| Reference | File Name                                                                                              | Compliance Refs |
|-----------|--------------------------------------------------------------------------------------------------------|-----------------|
| Ref 96    | CBC, Valor, 6726-CBC-00-XX-DR-E-96002-T01, Tra 02, 25_10_2024.pdf                                      |                 |
| Ref 97    | CBC, Valor, 6726-CBC-00-XX-DR-E-96001-T01, Tra 02, 25_10_2024.pdf                                      |                 |
| Ref 98    | CBC, Valor, 6726-CBC-TSL-SP-S-003-I02, Tra 02, 27_11_2024.pdf                                          |                 |
| Ref 188   | CBC, Valor, 6726-CBC-TSL-SP-S-003-I02, Tra 02, 17_10_2024.pdf                                          |                 |
| Ref 359   | Chetwoods, Valor, G1222-CA-U1-ZZ-DR-A-05120-TRA02 PROPOSED OFFICE GA PLANS-B01, Tra 02, 22_10_2024.pdf |                 |
| Ref 360   | Chetwoods, Valor, G1222-CA-U2-00-DR-A-05058-TRA02 PROPOSED SITE PLAN-B1, Tra 02, 12_05_2025.pdf        |                 |
| Ref 361   | Chetwoods, Valor, G1222-CA-U2-ZZ-DR-A-05120-TRA02 PROPOSED OFFICE GA PLANS-B1, Tra 02, 12_05_2025.pdf  |                 |
| Ref 362   | Chetwoods, Valor, G1222-CA-U1-ZZ-DR-A-01120-PROPOSED OFFICE GA PLANS-C2, Tra 02, 12_05_2025.pdf        |                 |
| Ref 363   | Chetwoods, Valor, G1222-CA-U1-00-DR-A-01051-PROPOSED SITE PLAN-C1, Tra 02, 12_05_2025.pdf              |                 |
| Ref 364   | Chetwoods, Valor, G1222-CA-U1-00-DR-A-05058-TRA02 PROPOSED SITE PLAN-B01, Tra 02, 12_05_2025.pdf       |                 |
| Ref 365   | Chetwoods, Valor, G1222-CA-U1-00-DR-A-97005-CYCLE SHELTER DETAILS-C1, Tra 02, 12_05_2025.pdf           |                 |
| Ref 366   | Chetwoods, Valor, G1222-CA-U1-00-DR-A-94005-EXTERNAL LINING PLAN-C1, Tra 02, 12_05_2025.pdf            |                 |
| Ref 367   | Chetwoods, Valor, G1222-CA-U2-00-DR-A-97005-CYCLE SHELTER DETAILS-C1, Tra 02, 12_05_2025.pdf           |                 |
| Ref 386   | CBC, CBC, TRA02_BREEAM Assessor Calculations, Tra 02, 29_05_2024.pdf                                   |                 |
| Ref 411   | Chetwoods, Valor, G1222-CA-U1-00-DR-A-01051-PROPOSED SITE PLAN-C1 (2), Tra 02, 25_06_2025.pdf          |                 |
| Ref 412   | Chetwoods, Valor, G1222-CA-U2-00-DR-A-01051-PROPOSED SITE PLAN-C1 (1), Tra 02, 25_06_2025.pdf          |                 |
| Ref 453   | CBC, Valor, BREEAM_UK_NC_2018_and_V6_Tra01_02_AI_v3.1, Tra 02, 30_06_2025.xlsm                         |                 |
| Ref 487   | Glencar, Valor, h-series-cycle-hubs-datasheet, Tra 02, 11_07_2025.pdf                                  |                 |
| Ref 494   | Matt Davies, Valor, G1222-CA-U2-ZZ-DR-A-05060-TRA02 DISPLAY SYSTEM LOCATION-B1, Tra 02, 23_07_2025.pdf |                 |
| Ref 495   | Matt Davies, Valor, G1222-CA-U1-ZZ-DR-A-05060-TRA02 DISPLAY SYSTEM                                     |                 |

|          |                                                                                                            |  |
|----------|------------------------------------------------------------------------------------------------------------|--|
|          | LOCATION-B01, Tra 02, 23_07_2025.pdf                                                                       |  |
| Ref 502  | Glencar, Valor, G1222-ABL-ZZ-ZZ-TS-E-00005_EVC_Fit for Construction Approval_C01_1, Tra 02, 23_07_2025.pdf |  |
| Ref 507  | Glencar, Valor, Email from Glencar with the Racks technical docs, Tra 02, 24_07_2025.pdf                   |  |
| Ref 508  | Glencar, Valor, t2-two-tier-bike-racks-datasheet, Tra 02, 11_07_2025.pdf                                   |  |
| Ref 524  | Valor, Valor, Hotspur RIBA Stages Dates, Tra 02, 07_08_2025.pdf                                            |  |
| Ref 627  | TTP Consulting, Valor, R06-ADM-Framework Travel Plan (240811), Tra 02, 01_05_2024.pdf                      |  |
| Ref 629  | CBC, 6726-CBC-LW-RP-E-001-P04, Tra 02, Undated.pdf                                                         |  |
| Ref 631  | CBC, Proximity to amenities, Tra 02, 18_08_2025.pdf                                                        |  |
| Ref 657  | TTP Consulting, Valor, R010-ADM-Transport Assessment Update (240809)_REV03, Tra 02, Undated.pdf            |  |
| Ref 717  | Valor, CBC, BREEAM V6 - Carsharing, Tra 02, 10_05_2024.pdf                                                 |  |
| Ref 743  | Chetwoods, Valor, G1222-CA-U2-00-DR-A-01051-PROPOSED SITE PLAN-FC2, Tra 02, 24_09_2024.pdf                 |  |
| Ref 744  | Chetwoods, Valor, G1222-CA-U1-00-DR-A-01051-PROPOSED SITE PLAN-FC1, Tra 02, 24_09_2024.pdf                 |  |
| Ref 745  | Chetwoods, Valor, G1222-CA-U1-00-DR-A-97005-CYCLE SHELTER DETAILS-FC1, Tra 02, 24_09_2024.pdf              |  |
| Ref 746  | Chetwoods, Valor, G1222-CA-U2-00-DR-A-97005-CYCLE SHELTER DETAILS-FC2, Tra 02, 24_09_2024.pdf              |  |
| Ref 785  | Chetwoods, Valor, G1222-CA-U2-ZZ-DR-A-01120-PROPOSED OFFICE GA PLANS-FC1, Tra 02, 25_11_2025.pdf           |  |
| Ref 786  | Chetwoods, Valor, G1222-CA-U1-ZZ-DR-A-01120-PROPOSED OFFICE GA PLANS-FC1, Tra 02, 25_11_2025.pdf           |  |
| Ref 874  | RE_G1222 Valor Park - BREEAM review.msg                                                                    |  |
| Ref 913  | Operations and Maintenance Manual Unit 2.pdf                                                               |  |
| Ref 914  | Operations and Maintenance Manual Unit 1.pdf                                                               |  |
| Ref 915  | Unit 1 Warehouse Small Power, Lighting & Fire Alarm Drawing As-Built.pdf                                   |  |
| Ref 916  | Unit 1 Equipmment schedule.pdf                                                                             |  |
| Ref 917  | Unit 1 1st Floor Office Small Power, Lighting & Fire Alarm Drawing As.pdf                                  |  |
| Ref 918  | Unit 2 Equipmment schedule.pdf                                                                             |  |
| Ref 919  | 6726-CBC-OR-RP-E-000003_ElecSiteInspRep.pdf                                                                |  |
| Ref 920  | Ref B - Atlas.pdf                                                                                          |  |
| Ref 921  | 6726_Vvalor Park Tottenham- PC Multi Credit Letter.pdf                                                     |  |
| Ref 1127 | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, Tra 02, 03_12_2025.pdf                                  |  |

## Water

|                          |            |
|--------------------------|------------|
| <b>Credits Achieved:</b> | 7 out of 9 |
| <b>% Achieved:</b>       | 77.78%     |
| <b>Weighting:</b>        | 7.00%      |
| <b>Weighted Score:</b>   | 5.44%      |

| Criteria                                               | Credits Available | Credits Achieved | % Achieved | Weighted Score |
|--------------------------------------------------------|-------------------|------------------|------------|----------------|
| Wat 01: Water consumption                              | 5                 | 3                | 60.00%     | 2.33%          |
| Wat 02: Water monitoring                               | 1                 | 1                | 100.00%    | 0.78%          |
| Wat 03.1: Water leak detection > Leak detection system | 1                 | 1                | 100.00%    | 0.78%          |
| Wat 03.2: Water leak detection > Flow control devices  | 1                 | 1                | 100.00%    | 0.78%          |
| Wat 04: Water efficient equipment                      | 1                 | 1                | 100.00%    | 0.78%          |
| <b>Total Score</b>                                     |                   |                  |            | <b>5.44%</b>   |

### Wat 01: Water consumption

|                                                                                        |                                                                                                                                                         |           |           |             |
|----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------|-------------|
| <b>Credits Achieved:</b>                                                               | 3 out of 5                                                                                                                                              |           |           |             |
| <b>Minimum Standards:</b>                                                              | Good                                                                                                                                                    | Very Good | Excellent | Outstanding |
|                                                                                        | 1 credit                                                                                                                                                | 1 credit  | 1 credit  | 2 credits   |
| <b>Aim:</b>                                                                            | To reduce the consumption of potable water for sanitary use in new buildings through the use of water efficient components and water recycling systems. |           |           |             |
| <b>Are all the components specified and installed by the tenant not the developer?</b> | No                                                                                                                                                      |           |           |             |
| <b>Calculator Tool:</b>                                                                | BREEAM_UK_NC_2018_and_V6_Wat01_Calculator_v2.4 (1).xlsm                                                                                                 |           |           |             |

## Design Stage Validation Statement

### Credit 1

**Requirement 1.** Use the BREEAM Wat 01 calculator to assess the efficiency of the domestic water-consuming components.

Ref. 95 page 1 and 91, confirms that the main contractor is responsible for ensuring the minimum required criteria on page 91 Required for one credit has been achieved , as part of the Mechanical/Main Contractor specifications.

Please refer to calculator WAT01 results from document Ref.451 which specifies the performance of all water fittings required by BREEAM (WCs, Wash-hand basin taps, and cisterns).

**Requirement 2.** Use the standard Wat 01 method (see Methodology on the facing page) to compare the water consumption (litres/person/day) for the assessed building against a baseline performance. Award BREEAM credits based upon Table 8.1.

Please refer to Ref.650 and Ref.651 for the sanitary ware schedule.

Please refer to where the data sheets of each water fitting:

WCs/ Cistern - Ref.432

Taps - Ref.449

Sink - Ref.430

Please refer to calculator WAT01 results from document Ref.451 which shows 3 credits achieved.

Ref.89, Ref.91, Ref.90, Ref.88 are the proposed mechanical layouts and schematics for each floor and unit of the development. The drawing demonstrate where the specified sanitaryware has been included into the final design.

Ref 87 demonstrates compliance with this issue.

Ref 88 demonstrates compliance with this issue.

Ref 89 demonstrates compliance with this issue.

Ref 90 demonstrates compliance with this issue.

Ref 91 demonstrates compliance with this issue.

Ref 92 demonstrates compliance with this issue.

Ref 93 demonstrates compliance with this issue.

Ref 94 demonstrates compliance with this issue.

Ref 95 demonstrates compliance with this issue.

Ref 333 demonstrates compliance with this issue.

Ref 429 demonstrates compliance with this issue.

Ref 430 demonstrates compliance with this issue.

Ref 431 demonstrates compliance with this issue.

Ref 432 demonstrates compliance with this issue.

Ref 433 demonstrates compliance with this issue.

Ref 434 demonstrates compliance with this issue.

Ref 449 demonstrates compliance with this issue.

Ref 451 demonstrates compliance with this issue.

Ref 650 demonstrates compliance with this issue.

Ref 651 demonstrates compliance with this issue.

Ref 747 demonstrates compliance with this issue.

Ref 748 demonstrates compliance with this issue.

Ref 749 demonstrates compliance with this issue.

Ref 750 demonstrates compliance with this issue.

Ref 751 demonstrates compliance with this issue.

Ref 752 demonstrates compliance with this issue.

Ref 781 demonstrates compliance with this issue.

Ref 812 demonstrates compliance with this issue.

Ref 813 demonstrates compliance with this issue.

Ref 816 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## **Post Construction Stage Validation Statement**

### **Credit 1**

**Requirement 1.** Use the BREEAM Wat 01 calculator to assess the efficiency of the domestic water-consuming components.

Ref. 95 page 1 and 91, confirms that the main contractor is responsible for ensuring the minimum required criteria on page 91 Required for one credit has been achieved , as part of the Mechanical/Main Contractor specifications.

Please refer to the final calculator WAT01 results from document ref816 which specifies the performance of all water fittings required by BREEAM (WCs, Wash-hand basin taps, and cisterns) and awards 3 credits.

**Ref813** – Installed sanitaryware schedule and manufacturer data sheets confirming the type, flush capacity, flow rates and quantities of all installed WCs, taps and sinks used in the Wat 01 assessment.

**Ref812** – As-built sanitaryware installation schematics confirming that the assessed fittings have been installed in accordance with the approved design and specifications.

**Requirement 2.** Use the standard Wat 01 method (see Methodology on the facing page) to compare the water consumption (litres/person/day) for the assessed building against a baseline performance. Award BREEAM credits based upon Table 8.1.

Please refer to Ref.650 and Ref.651 for the sanitary ware schedule.

Please refer to where the data sheets of each water fitting:

WCs/ Cistern - Ref.432

Taps - Ref.449

Sink - Ref.430

Ref.89, Ref.91, Ref.90, Ref.88 are the proposed mechanical layouts and schematics for each floor and unit of the development. The drawings demonstrate where the specified sanitaryware has been included into the final design.

For the updated information of the installed features, for the post-construction phase, refer to:

**Ref816** – Wat 01 calculation comparing actual building water consumption (L/person/day) against the baseline performance in line with the standard Wat 01 methodology, confirming the award of **3 credits**.

**Ref813** – As-built sanitaryware schedule validating that the fittings and quantities used in the calculation reflect the installed condition.

**Ref749** – Detailed WC layouts confirming the installation of low-flush WCs and associated water-using features assessed under Wat 01.

**Ref748** – Kitchenette details confirming the installation of water-efficient sink fittings included in the Wat 01 calculation.

**Ref752** – Office bathroom drawings confirming the location and installation of assessed sanitaryware within staff facilities.

**Ref750 & Ref751** – Accessible bathroom details near the reception confirming that compliant water-efficient sanitaryware has been installed in accessible facilities, consistent with the Wat 01 assessment.

**Ref812** – As-built sanitaryware installation schematics confirming that all assessed fittings are installed in the locations shown on the mechanical layouts.

- ref1127 pages 27 and 28 show water using systems accounted for the WAT01 calculation, such as, Sanitaryware, WC, basin taps and showers.

2 credits can be awarded.

Ref 87 demonstrates compliance with this issue.

Ref 88 demonstrates compliance with this issue.

Ref 89 demonstrates compliance with this issue.

Ref 90 demonstrates compliance with this issue.

Ref 91 demonstrates compliance with this issue.

Ref 92 demonstrates compliance with this issue.

Ref 93 demonstrates compliance with this issue.

Ref 94 demonstrates compliance with this issue.

Ref 95 demonstrates compliance with this issue.

Ref 333 demonstrates compliance with this issue.

Ref 429 demonstrates compliance with this issue.

Ref 430 demonstrates compliance with this issue.

Ref 431 demonstrates compliance with this issue.

Ref 432 demonstrates compliance with this issue.

Ref 433 demonstrates compliance with this issue.

Ref 434 demonstrates compliance with this issue.

Ref 449 demonstrates compliance with this issue.

Ref 451 demonstrates compliance with this issue.

Ref 650 demonstrates compliance with this issue.

Ref 651 demonstrates compliance with this issue.

Ref 747 demonstrates compliance with this issue.

Ref 748 demonstrates compliance with this issue.

Ref 749 demonstrates compliance with this issue.

Ref 750 demonstrates compliance with this issue.

Ref 751 demonstrates compliance with this issue.

Ref 752 demonstrates compliance with this issue.

Ref 781 demonstrates compliance with this issue.

Ref 812 demonstrates compliance with this issue.

Ref 813 demonstrates compliance with this issue.

Ref 816 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                         | Compliance Refs |
|-----------|-------------------------------------------------------------------|-----------------|
| Ref 87    | CBC, Valor, 6726-CBC-01-XX-DR-M-50002-T01, Wat 01, 25_10_2024.pdf |                 |

|          |                                                                                                                               |  |
|----------|-------------------------------------------------------------------------------------------------------------------------------|--|
| Ref 88   | CBC, Valor, 6726-CBC-02-XX-DR-M-50004-T01, Wat 01, 25_10_2024.pdf                                                             |  |
| Ref 89   | CBC, Valor, 6726-CBC-01-XX-DR-M-50001-T01, Wat 01, 25_10_2024.pdf                                                             |  |
| Ref 90   | CBC, Valor, 6726-CBC-02-XX-DR-M-50003-T01, Wat 01, 25_10_2024.pdf                                                             |  |
| Ref 91   | CBC, Valor, 6726-CBC-01-XX-DR-M-50002-T01, Wat 01, 25_10_2024.pdf                                                             |  |
| Ref 92   | CBC, Valor, 6726-CBC-01-XX-DR-M-50001-T01, Wat 01, 25_10_2024.pdf                                                             |  |
| Ref 93   | CBC, Valor, 6726-CBC-02-XX-DR-M-50003-T01, Wat 01, 25_10_2024.pdf                                                             |  |
| Ref 94   | CBC, Valor, 6726-CBC-02-XX-DR-M-50004-T01, Wat 01, 25_10_2024.pdf                                                             |  |
| Ref 95   | Glencar, CBC, Confirmation from the contractor that Specs will be followed, Wat 01, 12_05_2025.pdf                            |  |
| Ref 333  | CBC, Valor, Email Water Fittings, Wat 01, 22_05_2025.pdf                                                                      |  |
| Ref 429  | Delta, Valor, BC5084-SMFWM-A-Datasheet-Jan-23, Wat 01, 25_06_2025.pdf                                                         |  |
| Ref 430  | Delta, Valor, DC1400-Datasheet-Jun-23, Wat 01, 25_06_2025.pdf                                                                 |  |
| Ref 431  | Delta, Valor, BC5084-SMFCC-Datasheet-20240924, Wat 01, 25_06_2025.pdf                                                         |  |
| Ref 432  | Delta, Valor, DB5511_P-Datasheet-20240611, Wat 01, 25_06_2025.pdf                                                             |  |
| Ref 433  | Delta, Valor, Valor Park Unit 1 - Sanitaryware Equipment Schedule - 05.06.25, Wat 01, 25_06_2025.pdf                          |  |
| Ref 434  | Delta, Valor, Valor Park Unit 2 - Sanitaryware Equipment Schedule - 05.06.25, Wat 01, 25_06_2025.pdf                          |  |
| Ref 449  | Delta, Valor, DS213-Datasheet-20240715-Tap, Wat 01, 30_06_2025.pdf                                                            |  |
| Ref 451  | CBC, Valor, BREEAM_UK_NC_2018_and_V6_Wat01_Calculator_v2.4 (1), Wat 01, 30_06_2025.xlsm                                       |  |
| Ref 650  | Delta, Valor, Valor Park Unit 2 - Sanitaryware Equipment Schedule - 15.08.25, Wat 01, Undated.pdf                             |  |
| Ref 651  | Delta, Valor, Valor Park Unit 1 - Sanitaryware Equipment Schedule - 15.08.25, Wat 01, Undated.pdf                             |  |
| Ref 747  | Chetwoods, Valor, G1222-CA-U1-01-DR-A-73000-KITCHENETTE DETAILS - OFFICE-FC1, Wat 01, 24_09_2024.pdf                          |  |
| Ref 748  | Chetwoods, Valor, G1222-CA-U2-01-DR-A-73000-KITCHENETTE DETAILS-FC1, Wat 01, 24_09_2024.pdf                                   |  |
| Ref 749  | Chetwoods, Valor, G1222-CA-U2-ZZ-DR-A-73001-TOILET PLANS AND ELEVATIONS - OFFICE-FC1, Wat 01, 24_09_2024.pdf                  |  |
| Ref 750  | Chetwoods, Valor, G1222-CA-U2-ZZ-DR-A-73002-TOILET PLANS AND ELEVATIONS - RECEPTION ACCESSIBLE WC-FC1, Wat 01, 24_09_2024.pdf |  |
| Ref 751  | Chetwoods, Valor, G1222-CA-U1-ZZ-DR-A-73002-TOILET PLANS AND ELEVATIONS - RECEPTION ACCESSIBLE WC-FC1, Wat 01, 24_09_2024.pdf |  |
| Ref 752  | Chetwoods, Valor, G1222-CA-U1-ZZ-DR-A-73001-TOILET PLANS AND ELEVATIONS - OFFICE-FC1, Wat 01, 24_09_2024.pdf                  |  |
| Ref 781  | Valor, Valor, G1222-CA-ZZ-ZZ-SP-A-06000 Base Build Specification-FC1 (2), Wat 01, 21_11_2025.pdf                              |  |
| Ref 812  | Delta, Valor, Drawings - Sanitaryware & Schematic, Wat 01, 26_11_2025.zip                                                     |  |
| Ref 813  | Delta, Valor, G1222-DEL-U1-ZZ-TS-M-00011, Wat 01, 26_11_2025.pdf                                                              |  |
| Ref 816  | CBC, Valor, BREEAM_UK_NC_2018_and_V6_Wat01_Calculator_v2.4 (1), Wat 01, 12_12_2025.xlsm                                       |  |
| Ref 1127 | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, Wat 01, 03_12_2025.pdf                                                     |  |

## Wat 02: Water monitoring

|                           |                                                                                                                                   |                  |                  |                  |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                                        |                  |                  |                  |
|                           | Water meter on the mains water supply to each building? <b>Yes</b>                                                                |                  |                  |                  |
| <b>Minimum Standards:</b> | Good                                                                                                                              | Very Good        | Excellent        | Outstanding      |
|                           | Criterion 1 only                                                                                                                  | Criterion 1 only | Criterion 1 only | Criterion 1 only |
| <b>Aim:</b>               | To reduce the consumption of potable water in new buildings through the effective management and monitoring of water consumption. |                  |                  |                  |

## Design Stage Validation Statement

### Credit 1

**Requirement 1.** Specify a water meter on the mains water supply to each building. This includes instances where water is supplied via a borehole or other private source.

Ref.156 page 1 and 92, confirms that the main contractor is responsible for ensuring that there will be a water meter specified on the mains water supply to each building, as part of the Mechanical/Electrical/Main Contractor/Demolition specifications.

Please refer to drawing Ref.109 and Ref.108 shows a water meter on the mains water supply to each building

Please refer to drawing Ref.110, Ref.111, Ref.112, Ref.113 for specifications of leak detection.

**Requirement 2.** For water-consuming plant or building areas consuming 10% or more of the building's total water demand:

- a. Fit easily accessible sub-meters OR
- b. Install water monitoring equipment integral to the plant or area.

Ref.156 page 29 confirms that the main contractor is responsible for ensuring that, if there are functions demanding more than 10% of the total consumption, those will be metered

Credit not applicable - Ref.442 irrigation of the external landscaping will be via precipitation and manual early growth assistance from watering points. This is the only source of unregulated water demand

**Requirement 3.** For each meter (main and sub):

- a. Install a pulsed or other open protocol communication output AND
- b. Connect it to an appropriate utility monitoring and management system, e.g. a building management system (BMS), for the monitoring of water consumption. If there is no BMS system in operation at Post-Construction stage, award credits provided that the system used enables connection when the BMS becomes operational.

Please refer to drawing Ref.109 showing BREEAM compliant water meters with pulsed outputs. Ref.109 Leak detection can be seen connected to a utility monitoring unit

Ref 108 demonstrates compliance with this issue.

Ref 109 demonstrates compliance with this issue.

Ref 110 demonstrates compliance with this issue.

Ref 111 demonstrates compliance with this issue.

Ref 112 demonstrates compliance with this issue.

Ref 113 demonstrates compliance with this issue.

Ref 114 demonstrates compliance with this issue.

Ref 127 demonstrates compliance with this issue.

Ref 156 demonstrates compliance with this issue.

Ref 442 demonstrates compliance with this issue.

Ref 633 demonstrates compliance with this issue.

Ref 818 demonstrates compliance with this issue.

Ref 819 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

### Credit 1

**Requirement 1.** Specify a water meter on the mains water supply to each building. This includes instances where water is supplied via a borehole or other private source.

Ref.156 page 1 and 92, confirms that the main contractor is responsible for ensuring that there will be a water meter specified on the mains water supply to each building, as part of the Mechanical/Electrical/Main Contractor/Demolition specifications.

Please refer to drawing Ref.109 and Ref.108 shows a water meter on the mains water supply to each building

Please refer to drawing Ref.110, Ref.111, Ref.112, Ref.113 for specifications of leak detection.

Post-construction:

**Ref818 (water meters installed)** – As-built drawings clearly identifying the **location of the mains water meters**, aligned with Ref.108 and Ref.109, with water mains meter on G1222-DEL-U1-ZZ-DR-M-00002 -CR1.

**Ref819** – List of installed water-using systems confirming the systems served by the metered mains supply and validating the completeness of the metering strategy.

- ref1127 pages 28 show water using systems meters with direct access to data..

**Requirement 2.** For water-consuming plant or building areas consuming 10% or more of the building's total water demand:

**a.** Fit easily accessible sub-meters OR

**b.** Install water monitoring equipment integral to the plant or area.

Ref.156 page 29 confirms that the main contractor is responsible for ensuring that, if there are functions demanding more than 10% of the total consumption, those will be metered

Credit not applicable - Ref.442 irrigation of the external landscaping will be via precipitation and manual early growth assistance from watering points. This is the only source of unregulated water demand

**Requirement 3.** For each meter (main and sub):

**a.** Install a pulsed or other open protocol communication output AND

**b.** Connect it to an appropriate utility monitoring and management system, e.g. a building management system (BMS), for the monitoring of water consumption. If there is no BMS system in operation at Post-Construction stage, award credits provided that the system used enables connection when the BMS becomes operational.

Please refer to drawing Ref.109 showing BREEAM compliant water meters with pulsed outputs. Ref.109 Leak detection can be seen connected to a utility monitoring unit

*Post-construction evidence:*

**Ref819** – Installed water-using systems list confirming that no individual plant or area exceeds 10% of the total building water demand, therefore additional sub-metering is not required.

**Ref818** – As-built installation schematics supporting the absence of high-demand water-consuming plant requiring sub-metering.

- ref1127 pages 28 show water using systems meters with direct access to data.

1 credit is achieved.

Ref 108 demonstrates compliance with this issue.

Ref 109 demonstrates compliance with this issue.

Ref 110 demonstrates compliance with this issue.

Ref 111 demonstrates compliance with this issue.

Ref 112 demonstrates compliance with this issue.

Ref 113 demonstrates compliance with this issue.

Ref 114 demonstrates compliance with this issue.

Ref 127 demonstrates compliance with this issue.

Ref 156 demonstrates compliance with this issue.

Ref 442 demonstrates compliance with this issue.

Ref 633 demonstrates compliance with this issue.

Ref 818 demonstrates compliance with this issue.

Ref 819 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                          | Compliance Refs |
|-----------|----------------------------------------------------------------------------------------------------|-----------------|
| Ref 108   | CBC, Valor, 6726-CBC-00-XX-DR-U-96006-T01, Wat 02, 22_10_2024.pdf                                  |                 |
| Ref 109   | CBC, Valor, 6726-CBC-XX-XX-DR-U-96000-T01, Wat 02, 22_10_2024.pdf                                  |                 |
| Ref 110   | CBC, Valor, 6726-CBC-01-XX-DR-M-50001-T01, Wat 02, 22_10_2024.pdf                                  |                 |
| Ref 111   | CBC, Valor, 6726-CBC-02-XX-DR-M-50003-T01, Wat 02, 22_10_2024.pdf                                  |                 |
| Ref 112   | CBC, Valor, 6726-CBC-02-XX-DR-M-50004-T01, Wat 02, 22_10_2024.pdf                                  |                 |
| Ref 113   | CBC, Valor, 6726-CBC-01-XX-DR-M-50002-T01, Wat 02, 22_10_2024.pdf                                  |                 |
| Ref 114   | CBC, Valor, 6726-CBC-00-XX-DR-U-96006-T01, Wat 02, 22_10_2024.pdf                                  |                 |
| Ref 127   | CBC, Valor, 6726-CBC-TSL-SP-S-004-I02, Wat 02, 22_10_2024.pdf                                      |                 |
| Ref 156   | Glencar, CBC, Confirmation from the contractor that Specs will be followed, Wat 02, 12_05_2025.pdf |                 |
| Ref 442   | Delta, Valor, Datasheet major water leak detection, Wat 02, 27_06_2025.pdf                         |                 |
| Ref 633   | Glencar, Valor, Valor Tottenham BREEAM Wat04 Water Efficient Equipment, Wat 02, 04_06_2025.pdf     |                 |
| Ref 818   | Delta, Valor, Drawings - Sanitaryware & Schematic, Wat 02, 27_11_2025.zip                          |                 |
| Ref 819   | Delta, Valor, G1222-DEL-U1-ZZ-TS-M-00011, Wat 02, 27_11_2025.pdf                                   |                 |
| Ref 1127  | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, Wat 02, 03_12_2025.pdf                          |                 |

### Wat 03.1: Water leak detection > Leak detection system

|                           |                                                                                                            |
|---------------------------|------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                 |
| <b>Minimum Standards:</b> | None                                                                                                       |
| <b>Aim:</b>               | To reduce the consumption of potable water in new buildings through minimising wastage due to water leaks. |

### Design Stage Validation Statement

#### Credit 1

**Requirement 1.** Install a leak detection system capable of detecting a major water leak:

**a.** On the utilities water supply within the buildings, to detect any major leaks within the buildings.

AND

**b.** Between the buildings and the utilities water supply, to detect any major leaks between the utilities supply and the buildings under assessment.

Please Refer to document Ref.102 for the schematics showing the leak system connected to both utilities water supply and the between the buildings and the utilities water supply.

Please refer to drawing Ref.99, Ref.100, Ref.103, Ref.104 for specifications of leak detection.

Ref.157 page 1 and 93 confirms that the main contractor is responsible for ensuring that a leak detection system will be installed between the buildings and water utilities meter and will be capable of detecting any major leaks, as part of the Mechanical/Electrical/Main Contractor/Demolition specifications.

**Requirement 2.** The leak detection system is:

Ref.157 page 1, 31, and 93 confirms that the main contractor is responsible for ensuring that a leak detection system complies to the following requirements (a-e):

- a.** A permanent automated water leak detection system that alerts the building occupants to the leak OR an inbuilt automated diagnostic procedure for detecting leaks. Ref.444 page 2, see 'simple operation'
- b.** Activated when the flow of water passing through the water meter or data logger is at a flow rate above a pre-set maximum for a pre-set period of time. This usually involves installing a system which detects higher than normal flow rates at meters or sub-meters. It does not necessarily require a system that directly detects water leakage along part or the whole length of the water supply system. Ref.444 page 2, see 'simple operation'
- c.** Able to identify different flow and therefore leakage rates, e.g. continuous, high or low level, over set time periods. Although high and low level leakage rates are not specified, the leak detection equipment installed must have the flexibility to distinguish between different flow rates to enable it to be programmed to suit the building type and owner's or occupier's usage patterns. Ref.444 page 2, see 'simple operation'
- d.** Programmable to suit the owner's or occupier's water consumption criteria. Ref.444 page 2, see 'system features'
- e.** Where applicable, designed to avoid false alarms caused by normal operation of large water consuming plant such as chillers. Ref.444 page 2, see 'simple operation'

Ref.444 is the data sheet for the Water Flow Monitor as part of the leak detection system.

Ref.433 is the data sheet for the specified solenoid valve as part of the leak detection system.

Ref 99 demonstrates compliance with this issue.

Ref 100 demonstrates compliance with this issue.

Ref 101 demonstrates compliance with this issue.

Ref 102 demonstrates compliance with this issue.

Ref 103 demonstrates compliance with this issue.

Ref 104 demonstrates compliance with this issue.

Ref 105 demonstrates compliance with this issue.

Ref 106 demonstrates compliance with this issue.

Ref 128 demonstrates compliance with this issue.

Ref 157 demonstrates compliance with this issue.

Ref 443 demonstrates compliance with this issue.

Ref 444 demonstrates compliance with this issue.

Ref 820 demonstrates compliance with this issue.

Ref 821 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

### Credit 1

**Requirement 1.** Install a leak detection system capable of detecting a major water leak:

**a.** On the utilities water supply within the buildings, to detect any major leaks within the buildings.

AND

**b.** Between the buildings and the utilities water supply, to detect any major leaks between the utilities supply and the buildings under assessment.

Please Refer to document Ref.102 for the schematics showing the leak system connected to both utilities water supply and the between the buildings and the utilities water supply.

Please refer to drawing Ref.99, Ref.100, Ref.103, Ref.104 for specifications of leak detection.

Ref.157 page 1 and 93 confirms that the main contractor is responsible for ensuring that a leak detection system will be installed between the buildings and water utilities meter and will be capable of detecting any major leaks, as part of the Mechanical/Electrical/Main Contractor/Demolition specifications.

ref820 water using schematics with leak detection systems installed in the detailed water system sections of the drawings.

ref821 data sheets of the water using systems installed with the leak detections systems as per ref 820 plans.

**Requirement 2.** The leak detection system is:

Ref.157 page 1, 31, and 93 confirms that the main contractor is responsible for ensuring that a leak detection system complies to the following requirements (a-e):

**a.** A permanent automated water leak detection system that alerts the building occupants to the leak OR an inbuilt automated diagnostic procedure for detecting leaks. Ref.444 page 2, see 'simple operation'

**b.** Activated when the flow of water passing through the water meter or data logger is at a flow rate above a pre-set maximum for a pre-set period of time. This usually involves installing a system which detects higher than normal flow rates at meters or sub-meters. It does not necessarily require a system that directly detects water leakage along part or the whole length of the water supply system. Ref.444 page 2, see 'simple operation'

**c.** Able to identify different flow and therefore leakage rates, e.g. continuous, high or low level, over set time periods. Although high and low level leakage rates are not specified, the leak detection equipment installed must have the flexibility to distinguish between different flow rates to enable it to be programmed to suit the building type and owner's or occupier's usage patterns. Ref.444 page 2, see 'simple operation'

**d.** Programmable to suit the owner's or occupier's water consumption criteria. Ref.444 page 2, see 'system features'

**e.** Where applicable, designed to avoid false alarms caused by normal operation of large water consuming plant such as chillers. Ref.444 page 2, see 'simple operation'

Ref.444 is the data sheet for the Water Flow Monitor as part of the leak detection system.

Ref.433 is the data sheet for the specified solenoid valve as part of the leak detection system.

### 1 credit can be awarded

Ref 99 demonstrates compliance with this issue.

Ref 100 demonstrates compliance with this issue.

Ref 101 demonstrates compliance with this issue.

Ref 102 demonstrates compliance with this issue.

Ref 103 demonstrates compliance with this issue.

Ref 104 demonstrates compliance with this issue.

Ref 105 demonstrates compliance with this issue.

Ref 106 demonstrates compliance with this issue.

Ref 128 demonstrates compliance with this issue.

Ref 157 demonstrates compliance with this issue.

Ref 443 demonstrates compliance with this issue.

Ref 444 demonstrates compliance with this issue.

Ref 820 demonstrates compliance with this issue.

Ref 821 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                          | Compliance Refs |
|-----------|----------------------------------------------------------------------------------------------------|-----------------|
| Ref 99    | CBC, Valor, 6726-CBC-01-XX-DR-M-50001-T01, Wat 03, 27_11_2024.pdf                                  |                 |
| Ref 100   | CBC, Valor, 6726-CBC-02-XX-DR-M-50004-T01, Wat 03, 27_11_2024.pdf                                  |                 |
| Ref 101   | CBC, Valor, 6726-CBC-00-XX-DR-U-96006-T01, Wat 03, 27_11_2024.pdf                                  |                 |
| Ref 102   | CBC, Valor, 6726-CBC-XX-XX-DR-U-96000-T01, Wat 03, 27_11_2024.pdf                                  |                 |
| Ref 103   | CBC, Valor, 6726-CBC-02-XX-DR-M-50003-T01, Wat 03, 27_11_2024.pdf                                  |                 |
| Ref 104   | CBC, Valor, 6726-CBC-01-XX-DR-M-50002-T01, Wat 03, 27_11_2024.pdf                                  |                 |
| Ref 105   | CBC, Valor, 6726-CBC-XX-XX-DR-U-96000-T01, Wat 03, 27_11_2024.pdf                                  |                 |
| Ref 106   | CBC, Valor, 6726-CBC-TSL-SP-S-003-I02, Wat 03, 27_11_2024.pdf                                      |                 |
| Ref 128   | CBC, Valor, 6726-CBC-TSL-SP-S-004-I02, Wat 03, 22_10_2024.pdf                                      |                 |
| Ref 157   | Glencar, CBC, Confirmation from the contractor that Specs will be followed, Wat 03, 12_05_2025.pdf |                 |
| Ref 443   | Delta, Valor, AT-V-NC Data Sheet, Wat 03, 27_06_2025.pdf                                           |                 |
| Ref 444   | Delta, Valor, Datasheet major water leak detection, Wat 03, 27_06_2025.pdf                         |                 |
| Ref 820   | Delta, Valor, Drawings - Sanitaryware & Schematic, Wat 03, 27_11_2025.zip                          |                 |
| Ref 821   | Delta, G1222-DEL-U1-ZZ-TS-M-00011, Wat 03, 27_11_2025.pdf                                          |                 |
| Ref 1127  | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, Wat 03, 03_12_2025.pdf                          |                 |

### Wat 03.2: Water leak detection > Flow control devices

|                           |                                                                                                            |
|---------------------------|------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                 |
| <b>Minimum Standards:</b> | None                                                                                                       |
| <b>Aim:</b>               | To reduce the consumption of potable water in new buildings through minimising wastage due to water leaks. |

### Design Stage Validation Statement

#### Credit 2

**Requirement 3.** Install flow control devices that regulate the water supply to each WC area or sanitary facility according to demand in order to minimise undetected wastage and leaks from sanitary fittings and supply pipework.

Please refer to mechanical spec - ref.158 page 1 and 93 for the indication of flow control devices requirements, which makes up part of the main contractors responsibilities

Please refer to drawings Ref.168, Ref.170, Ref.169, Ref.174, for the details of flow control devices for each unit.

Ref 129 demonstrates compliance with this issue.

Ref 158 demonstrates compliance with this issue.

Ref 166 demonstrates compliance with this issue.

Ref 167 demonstrates compliance with this issue.

Ref 168 demonstrates compliance with this issue.

Ref 169 demonstrates compliance with this issue.

Ref 170 demonstrates compliance with this issue.

Ref 171 demonstrates compliance with this issue.

Ref 172 demonstrates compliance with this issue.

Ref 173 demonstrates compliance with this issue.

Ref 174 demonstrates compliance with this issue.

Ref 175 demonstrates compliance with this issue.

Ref 448 demonstrates compliance with this issue.

Ref 822 demonstrates compliance with this issue.

Ref 823 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## **Post Construction Stage Validation Statement**

### **Credit 2**

**Requirement 3.** Install flow control devices that regulate the water supply to each WC area or sanitary facility according to demand in order to minimise undetected wastage and leaks from sanitary fittings and supply pipework.

Please refer to mechanical spec - ref.158 page 1 and 93 for the indication of flow control devices requirements, which makes up part of the main contractors responsibilities

Please refer to drawings Ref.168, Ref.170, Ref.169, Ref.174, for the details of flow control devices for each unit.

ref822 water using schematics with water using systems installed in the detailed water system sections of the drawings.

ref823 data sheets of the water using systes installed with the inlet valves on the flush on page 29, which correspond with the installations of the systems in ref 822 plans.

### **1 credit can be awarded**

Ref 129 demonstrates compliance with this issue.

Ref 158 demonstrates compliance with this issue.

Ref 166 demonstrates compliance with this issue.

Ref 167 demonstrates compliance with this issue.

Ref 168 demonstrates compliance with this issue.

Ref 169 demonstrates compliance with this issue.

Ref 170 demonstrates compliance with this issue.

Ref 171 demonstrates compliance with this issue.

Ref 172 demonstrates compliance with this issue.

Ref 173 demonstrates compliance with this issue.

Ref 174 demonstrates compliance with this issue.

Ref 175 demonstrates compliance with this issue.

Ref 448 demonstrates compliance with this issue.

Ref 822 demonstrates compliance with this issue.

Ref 823 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                          | Compliance Refs |
|-----------|----------------------------------------------------------------------------------------------------|-----------------|
| Ref 129   | CBC, Valor, 6726-CBC-TSL-SP-S-004-I02, Wat 03, 22_10_2024.pdf                                      |                 |
| Ref 158   | Glencar, CBC, Confirmation from the contractor that Specs will be followed, Wat 03, 12_05_2025.pdf |                 |
| Ref 166   | CBC, Valor, 6726-CBC-XX-XX-DR-U-96000-T01, Wat 03, 17_10_2024.pdf                                  |                 |
| Ref 167   | CBC, Valor, 6726-CBC-00-XX-DR-U-96006-T01, Wat 03, 17_10_2024.pdf                                  |                 |
| Ref 168   | CBC, CBC, 6726-CBC-02-XX-DR-M-50003-T01, Wat 03, 17_10_2024.pdf                                    |                 |
| Ref 169   | CBC, Valor, 6726-CBC-02-XX-DR-M-50003-T01, Wat 03, 17_10_2024.pdf                                  |                 |
| Ref 170   | CBC, Valor, 6726-CBC-01-XX-DR-M-50001-T01, Wat 03, 17_10_2024.pdf                                  |                 |
| Ref 171   | CBC, Valor, 6726-CBC-01-XX-DR-M-50002-T01, Wat 03, 17_10_2024.pdf                                  |                 |
| Ref 172   | CBC, Valor, 6726-CBC-02-XX-DR-M-50004-T01, Wat 03, 17_10_2024.pdf                                  |                 |
| Ref 173   | CBC, Valor, 6726-CBC-01-XX-DR-M-50002-T01, Wat 03, 17_10_2024.pdf                                  |                 |
| Ref 174   | CBC, Valor, 6726-CBC-01-XX-DR-M-50001-T01, Wat 03, 17_10_2024.pdf                                  |                 |
| Ref 175   | CBC, Valor, 6726-CBC-02-XX-DR-M-50004-T01, Wat 03, 17_10_2024.pdf                                  |                 |
| Ref 448   | Delta, Valor, AT-V-NC Data Sheet (1), Wat 03, 30_06_2025.pdf                                       |                 |
| Ref 822   | Delta, Valor, Drawings - Sanitaryware & Schematic, Wat 03, 26_11_2025.zip                          |                 |
| Ref 823   | Delta, Valor, G1222-DEL-U1-ZZ-TS-M-00011, Wat 03, 27_11_2025.pdf                                   |                 |
| Ref 1127  | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, Wat 03, 03_12_2025.pdf                          |                 |

### Wat 04: Water efficient equipment

|                           |                                                                                                                           |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                                |
| <b>Minimum Standards:</b> | None                                                                                                                      |
| <b>Aim:</b>               | To reduce water consumption for uses not assessed under Wat 01 by encouraging specification of water efficient equipment. |

### Design Stage Validation Statement

#### Credit 1

**Requirement 1.** Identify all water demands from uses other than those listed under "Calculation of water efficiency performance" in Wat 01 that could be realistically mitigated or reduced. Where there is no water demand from uses other than domestic-scale, sanitary use components in the building, this issue is not applicable.

Ref.159 page 1 and 94 is a confirmation that the main contractor is responsible for ensuring that All water demands are identified, from uses other than those listed under the Assessment scope.

Ref.393 is a confirmation from the main contractor confirming that the only unregulated water demand is r irrigation of the external landscaping will be via precipitation and manual early growth assistance from watering points

Ref.250 for the landscape management plan indicating the species and planting location of specified plants

Ref 130 demonstrates compliance with this issue.

Ref 159 demonstrates compliance with this issue.

Ref 250 demonstrates compliance with this issue.

Ref 393 demonstrates compliance with this issue.

Ref 824 demonstrates compliance with this issue.

Ref 825 demonstrates compliance with this issue.

Ref 887 demonstrates compliance with this issue.

Ref 888 demonstrates compliance with this issue.

Ref 976 demonstrates compliance with this issue.

Ref 977 demonstrates compliance with this issue.

Ref 978 demonstrates compliance with this issue.

Ref 979 demonstrates compliance with this issue.

Ref 980 demonstrates compliance with this issue.

Ref 981 demonstrates compliance with this issue.

Ref 982 demonstrates compliance with this issue.

Ref 983 demonstrates compliance with this issue.

Ref 984 demonstrates compliance with this issue.

Ref 985 demonstrates compliance with this issue.

Ref 986 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

### Credit 1

**Requirement 1.** Identify all water demands from uses other than those listed under "Calculation of water efficiency performance" in Wat 01 that could be realistically mitigated or reduced. Where there is no water demand from uses other than domestic-scale, sanitary use components in the building, this issue is not applicable.

Ref.159 page 1 and 94 is a confirmation that the main contractor is responsible for ensuring that All water demands are identified, from uses other than those listed under the Assessment scope.

Ref.393 is a confirmation from the main contractor confirming that the only unregulated water demand is r irrigation of the external landscaping will be via precipitation and manual early growth assistance from watering points

Ref.250 for the landscape management plan indicating the species and planting location of specified plants

For post construction evidence: ref888 pages 33 and 34 indicate that "The Contractor will be responsible for maintaining the soft landscape areas for a minimum period of 12 months or 2 planting seasons".

ref887 refers "the strategy for irrigation of the external landscaping will be via precipitation... This will be the only source of unregulated water demand."

Furthermore, ref978 confirms that the proposed plants and trees are drought resistant, these located and detailed in the shedules and schematics of ref981, ref977, ref979 and ref980, ref982, ref983, ref984, ref985 .

Ref976 contains detailed view of the pavement works beneath the plants in order to serve as an irrigation bed when it rains.

ref986 further states that no irrigation systems have been specified and planting has been designed to rely on precipitation only.

ref1127- shows Drought resistance plants, which were designed for reduced irrigation

### **1 credit can be awarded**

Ref 130 demonstrates compliance with this issue.

Ref 159 demonstrates compliance with this issue.

Ref 250 demonstrates compliance with this issue.

Ref 393 demonstrates compliance with this issue.

Ref 824 demonstrates compliance with this issue.

Ref 825 demonstrates compliance with this issue.

Ref 887 demonstrates compliance with this issue.

Ref 888 demonstrates compliance with this issue.

Ref 976 demonstrates compliance with this issue.

Ref 977 demonstrates compliance with this issue.

Ref 978 demonstrates compliance with this issue.

Ref 979 demonstrates compliance with this issue.

Ref 980 demonstrates compliance with this issue.

Ref 981 demonstrates compliance with this issue.

Ref 982 demonstrates compliance with this issue.

Ref 983 demonstrates compliance with this issue.

Ref 984 demonstrates compliance with this issue.

Ref 985 demonstrates compliance with this issue.

Ref 986 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

### **Schedule of Evidence**

| Reference | File Name                                                                                           | Compliance Refs |
|-----------|-----------------------------------------------------------------------------------------------------|-----------------|
| Ref 130   | CBC, Valor, 6726-CBC-TSL-SP-S-004-I02, Wat 04, 22_10_2024.pdf                                       |                 |
| Ref 159   | Glencar, CBC, Confirmation from the contractor that Specs will be followed, Wat 04, 12_05_2025.pdf  |                 |
| Ref 250   | Logika, Valor, 15192A-30-C01-05-F- Valor Park Parcel 1 Landscape masterplan, Wat 04, 22_03_2024.pdf |                 |
| Ref 393   | Glencar, Valor, Valor Tottenham BREEAM Wat04 Water Efficient Equipment, Wat 04, 04_06_2025.pdf      |                 |
| Ref 824   | Delta, Valor, Drawings - Sanitaryware & Schematic, Wat 04, 27_11_2025.zip                           |                 |
| Ref 825   | Delta, Valor, G1222-DEL-U1-ZZ-TS-M-00011, Wat 04, 27_11_2025.pdf                                    |                 |
| Ref 887   | Valor Tottenham BREEAM Wat04 Water Efficient Equipment.pdf                                          |                 |
| Ref 888   | G1222-CA-ZZ-ZZ-SP-A-06000 Base Build Specification-FC1 (2).pdf                                      |                 |

|          |                                                                                                   |  |
|----------|---------------------------------------------------------------------------------------------------|--|
| Ref 976  | G1222-LCL-XX-00-DR-L-04002_Tree pit + Soft landscape detail_CR - As Constructed Record_C02_1.pdf  |  |
| Ref 977  | G1222-LCL-U1-00-DR-L-01001_Unit 1 Landscape GA Plan_CR - As Constructed Record_C02_1.pdf          |  |
| Ref 978  | Confirmation draught resistant plants.pdf                                                         |  |
| Ref 979  | G1222-LCL-U1-00-DR-L-02001_Unit 1 Planting Plan_CR - As Constructed Record_C02_1.pdf              |  |
| Ref 980  | G1222-LCL-U1-00-DR-L-05001_Unit 1 Urban Greening Factor Plan_CR - As Constructed Record_C02_1.pdf |  |
| Ref 981  | G1222-LCL-U2-00-SH-L-01001_Unit 2 Planting Schedule_CR - As Constructed Record_C02_1.pdf          |  |
| Ref 982  | G1222-LCL-U1-00-SH-L-01001_Unit 1 Planting Schedule_CR - As Constructed Record_C02_1.pdf          |  |
| Ref 983  | G1222-LCL-U2-00-DR-L-02001_Unit 2 Planting Plan_CR - As Constructed Record_C02_1.pdf              |  |
| Ref 984  | G1222-LCL-U2-00-DR-L-01001_Unit 2 Landscape GA Plan_CR - As Constructed Record_C02_1.pdf          |  |
| Ref 985  | G1222-LCL-U2-00-DR-L-05001_Unit 2 Urban Greening Factor Plan_CR - As Constructed Record_C02_1.pdf |  |
| Ref 986  | 6726_Vvalor Park Tottenham- PC Multi Credit Letter.pdf                                            |  |
| Ref 1127 | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, Wat 04, 03_12_2025.pdf                         |  |

## Materials

|                          |             |
|--------------------------|-------------|
| <b>Credits Achieved:</b> | 9 out of 14 |
| <b>% Achieved:</b>       | 64.29%      |
| <b>Weighting:</b>        | 17.50%      |
| <b>Weighted Score:</b>   | 11.25%      |

| Criteria                                                                                                           | Credits Available | Credits Achieved | % Achieved    | Weighted Score |
|--------------------------------------------------------------------------------------------------------------------|-------------------|------------------|---------------|----------------|
| Mat 01.1: Environmental impacts from construction products - Building life cycle assessment (LCA) > Superstructure | 6                 | 4                | 66.67%        | 5.00%          |
| Mat 01.2: Environmental impacts from construction products - Building life cycle assessment (LCA) > Substructure   | 1                 | 0                | 0.00%         | 0.00%          |
| Mat 02: Environmental impacts from construction products - Environmental Product Declarations (EPD)                | 1                 | 0                | 0.00%         | 0.00%          |
| Mat 03.1: Responsible sourcing of construction products > Pre-requisite - Legal and sustainable timber             | 0                 | 0                | 0.00%         | 0.00%          |
| Mat 03.2: Responsible sourcing of construction products > Enabling sustainable procurement                         | 1                 | 1                | 100.00%       | 1.25%          |
| Mat 03.3: Responsible sourcing of construction products > Measuring responsible sourcing                           | 3                 | 2                | 66.67%        | 2.50%          |
| Mat 05: Designing for durability and resilience                                                                    | 1                 | 1                | 100.00%       | 1.25%          |
| Mat 06: Material efficiency                                                                                        | 1                 | 1                | 100.00%       | 1.25%          |
| <b>Total Score</b>                                                                                                 |                   |                  | <b>11.25%</b> |                |

### Mat 01.1: Environmental impacts from construction products - Building life cycle assessment (LCA) > Superstructure

|                           |                                                                                                                                                                                                                                                                                                    |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 4 out of 6                                                                                                                                                                                                                                                                                         |
| <b>Minimum Standards:</b> | None                                                                                                                                                                                                                                                                                               |
| <b>Aim:</b>               | To reduce the burden on the environment from construction products by recognising and encouraging measures to optimise construction product consumption efficiency and the selection of products with a low environmental impact (including embodied carbon), over the life cycle of the building. |

### Design Stage Validation Statement

**Conflict of Interest Reference:** KBCN1708 Conflict of Interest statement issued by the BREEAM Assessor of Cudd Bentley Consulting Ltd to confirm the integrity of assessments undertaken by the organisation. Please refer to: Ref.667 is the conflict of Interest letter from the Assessor.

#### Requirement 1

**1a Ref.636** is the Mat01 report completed at concept design. page 10, LCA on of the superstructure design.**Ref.611 (stage 2)** is a zip file containing of the material options for the Super Structure and Building Services at the concept design stage.

**Ref.345, Ref.344, Ref.346, Ref.348** is the bill of materials for the super structure options.

**1b Ref.611 (stage 2)**"Mat0102\_ResultsSubmissionTool\_V2.2.xlsx" is the Mat 01/02 results submission tool showing that 2 credits have been awarded at the concept design stage.

The Concept design Mat 01/02 Results Submission Tool was created February 2024, during the concept design stage. Ref.525 is a confirmation of the RIBA stages from the client.

#### Requirement 2

**2a Ref 676** is the Mat01 report completed at technical design. p. 10/14, LCA on of the superstructure design. **Ref 675 (Stage 4)** is a zip file of containing a copy of the material option.

**2b Ref 675** "Mat0102\_ResultsSubmissionTool\_V2.2.xlsx" is the Mat 01/02 results submission tool showing that Four credits have been awarded at the technical design stage.

The Technical design Mat 01/02 Results Submission Tool was created November 2024, Technical design stage. Ref.525 is a confirmation of the RIBA stages from the client.

### **Requirement 3- criterion1 as above**

#### **Requirement 4**

**Ref.457** is a meeting minute that shows building LCA on the design was carried out during concept design LCA design and options have been discussed in the wider decision-making process, and covers 4a-d. **Ref.611 (stage 2)**"Mat0102\_ResultsSubmissionTool\_V2.2.xlsx" is the Mat 01/02 results submission tool showing that 2 credits have been awarded at the concept design stage which covers 4e-f.

**Ref Mat0105** is a zip file of as-built drawings showing the implementation of chosen material options

4a. LCA options appraisal of 4 significantly different superstructure design options p. 10/13

4b. a confirmation that a building LCA tool was used, One Click LCA, which is approved for the BREEAM UK Mat 01 credit by the BRE p. 4/13

4c. the LCA appraisal fulfils functional requirements specified by the client and all statutory requirements p. 11/14

4d. **Ref.457** is a meeting minute that shows building LCA on the design was carried out during concept design LCA design and options have been discussed in the wider decision-making process. And covers 4a-d

4e. **Ref.611 (stage 2)**"Mat0102\_ResultsSubmissionTool\_V2.2.xlsx" is the Mat 01/02 results submission tool showing that 2 credits have been awarded at the concept design stage which covers 4e-f.

**Ref.347** is a spreadsheet created by the architect detailing the reasons for selection and non-selection of material options at concept design stage

4f. **Ref.611 (stage 2)**"Mat0102\_ResultsSubmissionTool\_V2.2.xlsx" has been submitted to BRE at the end of the concept design stage.

#### **Requirement 5**

**5a. Ref.461** is a table on reasons for material selections during technical design stage updated to include the technical design options. "Mat0102\_ResultsSubmissionTool\_V2.2.xlsx" is the Mat 01/02 results submission tool showing that Four credits have been awarded at the technical design stage.

**5b.Ref 676** a confirmation that a building LCA tool was used, One Click LCA, which is approved for the BREEAM UK Mat 01 credit by the BRE p. 4/13

5c. **Ref 676** the LCA appraisal fulfils functional requirements specified by the client and all statutory requirements p. 11-12/13

**Ref 674** is a meeting minute that shows building LCA on the design was carried out during technical design stage options have been discussed in the wider decision-making process. And covers 5a-d

**Ref 675 (Stage 4)** "Mat0102\_ResultsSubmissionTool\_V2.2.xlsx" is the Mat 01/02 results submission tool showing that Four credits have been awarded at the technical design stage

**Ref.461** is a spreadsheet created by the architect detailing the reasons for selection and non-selection of material options at technical design stage

5d. **Ref 675 (Stage 4)** including "Mat0102\_ResultsSubmissionTool\_V2.2.xlsx" has been submitted to BRE a bit after the end of the technical design stage due to this project being a Design and Build project where design and construction happen simultaneously and the LCA was reviewed and Mat01 calculator has been redone when the design information was made available by the contractors design team.

## **10-14 LCA and LCC alignment (Not targeted)**

**BRE feedback 2025.10.01 to submission from 17/09/2025**

### **MAT01: Life cycle impacts**

Core building services options appraisal during concept design

Criterion 9a-c: It appeared that 1 exemplary credit for core building services options appraisal during concept design was achieved on the BREEAM project. However, it cannot be confirmed from the Mat 01 calculator tool how this has been achieved. Please expand the commentary and clarify how criteria 9a to c have been achieved within the provided evidence.

#### **Assessor answer:**

Credit dropped

Ref 344 demonstrates compliance with this issue.

Ref 345 demonstrates compliance with this issue.

Ref 346 demonstrates compliance with this issue.

Ref 347 demonstrates compliance with this issue.

Ref 348 demonstrates compliance with this issue.

Ref 457 demonstrates compliance with this issue.

Ref 461 demonstrates compliance with this issue.

Ref 525 demonstrates compliance with this issue.

Ref 611 demonstrates compliance with this issue.

Ref 636 demonstrates compliance with this issue.

Ref 667 demonstrates compliance with this issue.

Ref 674 demonstrates compliance with this issue.

Ref 675 demonstrates compliance with this issue.

Ref 676 demonstrates compliance with this issue.

Ref 678 demonstrates compliance with this issue.

Ref 755 demonstrates compliance with this issue.

Ref 1027 demonstrates compliance with this issue.

Ref 1028 demonstrates compliance with this issue.

Ref 1029 demonstrates compliance with this issue.

Ref 1030 demonstrates compliance with this issue.

Ref 1031 demonstrates compliance with this issue.

Ref 1032 demonstrates compliance with this issue.

Ref 1033 demonstrates compliance with this issue.

Ref 1034 demonstrates compliance with this issue.

Ref 1035 demonstrates compliance with this issue.

Ref 1036 demonstrates compliance with this issue.

Ref 1037 demonstrates compliance with this issue.

Ref 1038 demonstrates compliance with this issue.

Ref 1039 demonstrates compliance with this issue.

Ref 1040 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

**Conflict of Interest Reference:** KBCN1708 Conflict of Interest statement issued by the BREEAM Assessor of Cudd Bentley Consulting Ltd to confirm the integrity of assessments undertaken by the organisation. Please refer to: Ref.667 is the conflict of Interest letter from the Assessor.

### Requirement 1

**1a Ref.636** is the Mat01 report completed at concept design. page 10, LCA on of the superstructure design.**Ref.611 (stage 2)** is a zip file containing of the material options for the Super Structure and Building Services at the concept design stage.

**Ref.345, Ref.344, Ref.346, Ref.348** is the bill of materials for the super structure options.

**Ref.1031 and Ref.1033:** LCA reports assessing material options and recommendations for for steel sheet roofing, steel roofing systems, aluminium framed double glazed windows and composite external wall cladding.

**Ref.1027, Ref.1028, Ref.1037 and Ref.1038:** deck and core specifications including steel columns, beams and concrete slabs.

**Ref.1029:** foundation layouts including steel strip foundations, core and floor slabs, curtain wall materials and isolation joints.

**1b Ref.611 (stage 2)** "Mat0102\_ResultsSubmissionTool\_V2.2.xlsx" is the Mat 01/02 results submission tool showing that 2 credits have been awarded at the concept design stage.

The Concept design Mat 01/02 Results Submission Tool was created February 2024, during the concept design stage. Ref.525 is a confirmation of the RIBA stages from the client.

### Requirement 2

**2a Ref 676** is the Mat01 report completed at technical design. p. 10/14, LCA on of the superstructure design.

**Ref 675 (Stage 4)** is a zip file of containing a copy of the material option.

**2b Ref 675** "Mat0102\_ResultsSubmissionTool\_V2.2.xlsx" is the Mat 01/02 results submission tool showing that Four credits have been awarded at the technical design stage.

The Technical design Mat 01/02 Results Submission Tool was crated November 2024, Technical design stage. Ref.525 is a confirmation of the RIBA stages from the client.

**Ref.1034 and Ref.1035:** steel bars, columns and concrete slab specifications assessed at Technical Design stage.

**Ref.1032 and Ref.1040:** slab reinforcement and pavement construction details incorporating reinforced concrete solutions.

**Ref.1039:** confirmation that 4 credits were achieved at Technical Design stage.

### **Requirement 3- criterion1 as above**

#### **Requirement 4**

**Ref.457** is a meeting minute that shows building LCA on the design was carried out during concept design LCA design and options have been discussed in the wider decision-making process, and covers 4a-d. **Ref.611 (stage 2)** "Mat0102\_ResultsSubmissionTool\_V2.2.xlsx" is the Mat 01/02 results submission tool showing that 2 credits have been awarded at the concept design stage which covers 4e-f.

**Ref Mat0105** is a zip file of as-built drawings showing the implementation of chosen material options

4a. LCA options appraisal of 4 significantly different superstructure design options p. 10/13

4b. a confirmation that a building LCA tool was used, One Click LCA, which is approved for the BREEAM UK Mat 01 credit by the BRE p. 4/13

4c. the LCA appraisal fulfils functional requirements specified by the client and all statutory requirements p. 11/14

4d. **Ref.457** is a meeting minute that shows building LCA on the design was carried out during concept design LCA design and options have been discussed in the wider decision-making process. And covers 4a-d

4e. **Ref.611 (stage 2)** "Mat0102\_ResultsSubmissionTool\_V2.2.xlsx" is the Mat 01/02 results submission tool showing that 2 credits have been awarded at the concept design stage which covers 4e-f.

**Ref.347** is a spreadsheet created by the architect detailing the reasons for selection and non-selection of material options at concept design stage

4f. **Ref.611 (stage 2)** "Mat0102\_ResultsSubmissionTool\_V2.2.xlsx" has been submitted to BRE at the end of the concept design stage.

#### **For construction evidences:**

**Ref.1031 and Ref.1033:** LCA reports assessing material options.

ref1030- meeting minute stage 4 with progress of the option's appraisal, and reports's discussion with the influence of different stakeholders.

#### **Requirement 5**

**5a. Ref.461** is a table on reasons for material selections during technical design stage updated to include the technical design options. "Mat0102\_ResultsSubmissionTool\_V2.2.xlsx" is the Mat 01/02 results submission tool showing that Four credits have been awarded at the technical design stage.

**5b. Ref 676a** confirmation that a building LCA tool was used, One Click LCA, which is approved for the BREEAM UK Mat 01 credit by the BRE p. 4/13

5c. **Ref 676** the LCA appraisal fulfils functional requirements specified by the client and all statutory requirements p. 11-12/13

**Ref 674** is a meeting minute that shows building LCA on the design was carried out during technical design stage options have been discussed in the wider decision-making process. And covers 5a-d

**Ref 675 (Stage 4)** "Mat0102\_ResultsSubmissionTool\_V2.2.xlsx" is the Mat 01/02 results submission tool showing that Four credits have been awarded at the technical design stage

**Ref.461** is a spreadsheet created by the architect detailing the reasons for selection and non-selection of material options at technical design stage

5d. **Ref 675 (Stage 4)** including "Mat0102\_ResultsSubmissionTool\_V2.2.xlsx" has been submitted to BRE a bit after the end of the technical design stage due to this project being a Design and Build project where design and construction happen simultaneously and the LCA was reviewed and Mat01 calculator has been redone when the design information was made available by the contractors design team.

confirmation that no changes were made from the approved design-stage material selections.

ref1030- meeting minute stage 4 with progress of the option's appraisal, and repots's discussion with the influence of diferent stakeholders.

**Ref.1031 and Ref.1033:** LCA reports assessing material options and recomendations for for steel sheet roofing, steel roofing systems, aluminium framed double glazed windows and composite external wall cladding.

**Ref.1027, Ref.1028, Ref.1037 and Ref.1038:** deck and core specifications including steel columns, beams and concrete slabs.

**Ref.1029:** foundation layouts including steel strip foundations, core and floor slabs, curtain wall materials and isolation joints.

ref1039-4 credits from technical stage warehouse, foundation layout

ref1032, ref1040-slab reinforcement on pavement, concrete slabs on surface construction

#### **4 credits can be awarded**

Ref 344 demonstrates compliance with this issue.

Ref 345 demonstrates compliance with this issue.

Ref 346 demonstrates compliance with this issue.

Ref 347 demonstrates compliance with this issue.

Ref 348 demonstrates compliance with this issue.

Ref 457 demonstrates compliance with this issue.

Ref 461 demonstrates compliance with this issue.

Ref 525 demonstrates compliance with this issue.

Ref 611 demonstrates compliance with this issue.

Ref 636 demonstrates compliance with this issue.

Ref 667 demonstrates compliance with this issue.

Ref 674 demonstrates compliance with this issue.

Ref 675 demonstrates compliance with this issue.

Ref 676 demonstrates compliance with this issue.

Ref 678 demonstrates compliance with this issue.

Ref 755 demonstrates compliance with this issue.

Ref 1027 demonstrates compliance with this issue.

Ref 1028 demonstrates compliance with this issue.

Ref 1029 demonstrates compliance with this issue.

Ref 1030 demonstrates compliance with this issue.

Ref 1031 demonstrates compliance with this issue.

Ref 1032 demonstrates compliance with this issue.

Ref 1033 demonstrates compliance with this issue.

Ref 1034 demonstrates compliance with this issue.

Ref 1035 demonstrates compliance with this issue.

Ref 1036 demonstrates compliance with this issue.

Ref 1037 demonstrates compliance with this issue.

Ref 1038 demonstrates compliance with this issue.

Ref 1039 demonstrates compliance with this issue.

Ref 1040 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                                          | Compliance Refs |
|-----------|--------------------------------------------------------------------------------------------------------------------|-----------------|
| Ref 344   | Chetwoods, CBC, Mat 01 Bill of Materials Template - Option 2, Mat 01, 08_10_2024.xlsx                              |                 |
| Ref 345   | Chetwoods, CBC, Mat 01 Bill of Materials Template - Option 1, Mat 01, 08_10_2024.xlsx                              |                 |
| Ref 346   | Chetwoods, CBC, Mat 01 Bill of Materials Template - Option 3, Mat 01, 08_10_2024.xlsx                              |                 |
| Ref 347   | Chetwoods, CBC, REASONS FOR SELECTION OR NON SELECTION SPREADSHEET, Mat 01, 08_10_2024.xlsx                        |                 |
| Ref 348   | Chetwoods, CBC, Mat 01 Bill of Materials Template - Option 4, Mat 01, 08_10_2024.xlsx                              |                 |
| Ref 457   | CBC, Valor, 6726-CBC-VB-MI-S-000001, Mat 01, 04_07_2025.pdf                                                        |                 |
| Ref 461   | CBC, Valor, Technical design stage Reasons for selection or non selection spreadsheet-CBC, Mat 01, 18_02_2025.xlsx |                 |
| Ref 525   | Valor, Valor, Hotspur RIBA Stages Dates, Mat 01, 07_08_2025.pdf                                                    |                 |
| Ref 611   | CBC, Valor, 34877_119_UKNC2018_Mat0102_ResultsSubmissionTool_V2.2, Mat 01, 19_02_2025.zip                          |                 |
| Ref 636   | CBC, 6726-CBC-GC-RP-S-000004-P02, Mat 01, 08_04_2024.pdf                                                           |                 |
| Ref 667   | CBC, Conflict of interest letter, Mat 01, Undated.pdf                                                              |                 |
| Ref 674   | CBC, 6726-CBC-NY-MI-S-000002, Mat 01, Undated.pdf                                                                  |                 |
| Ref 675   | CBC, BREEAM Calculator Tool-UKNC2018_Mat0102_ResultsSubmissionTool_V2.2, Mat 01, Undated.zip                       |                 |
| Ref 676   | CBC, 6726-CBC-NY-RP-S-000007-P01, Mat 01, Undated.pdf                                                              |                 |
| Ref 678   | CBC, Mat0102_ResultsSubmissionTool_V2.2, Mat 01, Undated.xlsx                                                      |                 |
| Ref 755   | Valor, Valor, G1222-CA-ZZ-ZZ-SP-A-06000 Base Build Specification-FC1, Mat 01, 10_09_2025.pdf                       |                 |
| Ref 1027  | G1222-BGL-U2-01-DR-S-00116_WAREHOUSE UPPER FLOOR SLAB LAYOUT - UNIT 2_CR - As Constructed Record_C02_0.pdf         |                 |
| Ref 1028  | G1222-BGL-U2-FN-DR-S-00100_FOUNDATION LAYOUT - UNIT 2_CR - As Constructed Record_C04_0.pdf                         |                 |
| Ref 1029  | G1222-BGL-XX-XX-DR-S-00105_Foundation & Slab Section Details_CR - As Constructed Record_C02_0.pdf                  |                 |
| Ref 1030  | 6726-CBC-NY-MI-S-000002.pdf                                                                                        |                 |
| Ref 1031  | 6726-CBC-NY-RP-S-000007-P01.pdf                                                                                    |                 |
| Ref 1032  | G1222-BGL-XX-XX-DR-C-00216_External Works Specification - Unit 2_CR - As Constructed Record_C05_0.pdf              |                 |
| Ref 1033  | 6726-CBC-NY-RP-S-000006-P01.pdf                                                                                    |                 |
| Ref 1034  | G1222-BGL-U1-00-DR-S-00117_GROUND FLOOR CORE LAYOUT - UNIT 1_CR - As Constructed Record_C04_0.pdf                  |                 |
| Ref 1035  | G1222-BGL-U2-00-DR-S-00118_GROUND FLOOR CORE LAYOUT - UNIT 2_CR - As Constructed Record_C04_0.pdf                  |                 |
| Ref 1036  | 6726_Valor Park Tottenham- PC Multi Credit Letter.pdf                                                              |                 |
| Ref 1037  | G1222-BGL-U1-01-DR-S-00115_WAREHOUSE UPPER FLOOR SLAB LAYOUT - UNIT 1_CR - As Constructed Record_C03_0.pdf         |                 |

|          |                                                                                                       |  |
|----------|-------------------------------------------------------------------------------------------------------|--|
| Ref 1038 | G1222-BGL-U1-FN-DR-S-00100_FOUNDATION LAYOUT - UNIT 1_CR - As Constructed Record_C05_0.pdf            |  |
| Ref 1039 | BREEAM Calculator Tool-UKNC2018_Mat0102_ResultsSubmissionTool_V2.2.zip                                |  |
| Ref 1040 | G1222-BGL-XX-XX-DR-C-00215_External Works Specification - Unit 1_CR - As Constructed Record_C05_0.pdf |  |
| Ref 1075 | Glencar, CBC, 6726_Valor Park Tottenham- PC Multi Credit Letter, Mat 01, 18_12_2025.pdf               |  |
| Ref 1127 | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, Mat 01, 03_12_2025.pdf                             |  |

## Mat 01.2: Environmental impacts from construction products - Building life cycle assessment (LCA) > Substructure

|                           |                                                                                                                                                                                                                                                                                                    |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 0 out of 1                                                                                                                                                                                                                                                                                         |
| <b>Minimum Standards:</b> | None                                                                                                                                                                                                                                                                                               |
| <b>Aim:</b>               | To reduce the burden on the environment from construction products by recognising and encouraging measures to optimise construction product consumption efficiency and the selection of products with a low environmental impact (including embodied carbon), over the life cycle of the building. |

### Design Stage Validation Statement

Not targeted.

Ref 526 demonstrates compliance with this issue.

Ref 637 demonstrates compliance with this issue.

Ref 668 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

### Post Construction Stage Validation Statement

Not targeted.

Ref 526 demonstrates compliance with this issue.

Ref 637 demonstrates compliance with this issue.

Ref 668 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                               | Compliance Refs |
|-----------|-----------------------------------------------------------------------------------------|-----------------|
| Ref 526   | Valor, Valor, Hotspur RIBA Stages Dates, Mat 01, 07_08_2025.pdf                         |                 |
| Ref 637   | CBC, 6726-CBC-GC-RP-S-000004-P02, Mat 01, 08_04_2024.pdf                                |                 |
| Ref 668   | CBC, Conflict of interest letter, Mat 01, Undated.pdf                                   |                 |
| Ref 1075  | Glencar, CBC, 6726_Valor Park Tottenham- PC Multi Credit Letter, Mat 01, 18_12_2025.pdf |                 |
| Ref 1127  | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, Mat 01, 03_12_2025.pdf               |                 |

## Mat 02: Environmental impacts from construction products - Environmental Product Declarations (EPD)

|                           |                                                                                                                               |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 0 out of 1                                                                                                                    |
| <b>Minimum Standards:</b> | None                                                                                                                          |
| <b>Aim:</b>               | To encourage availability of robust and comparable data on the impacts of construction products through the provision of EPD. |

## Design Stage Validation Statement

Not targeted.

## Post Construction Stage Validation Statement

Not targeted.

## Schedule of Evidence

No documents have been provided.

### Mat 03.1: Responsible sourcing of construction products > Pre-requisite - Legal and sustainable timber

|                           |                                                                                                                                                                                                     |                  |                  |                  |                  |  |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|------------------|------------------|--|
| <b>Credits Achieved:</b>  | All timber and timber based products are 'Legally harvested and traded timber'?<br><b>Yes</b>                                                                                                       |                  |                  |                  |                  |  |
| <b>Minimum Standards:</b> | Pass                                                                                                                                                                                                | Good             | Very Good        | Excellent        | Outstanding      |  |
|                           | Criterion 1 only                                                                                                                                                                                    | Criterion 1 only | Criterion 1 only | Criterion 1 only | Criterion 1 only |  |
| <b>Aim:</b>               | To facilitate the selection of products that involve lower levels of negative environmental, economic and social impact across their supply chain including extraction, processing and manufacture. |                  |                  |                  |                  |  |

## Design Stage Validation Statement

**Criterion 1:** 100% of timber and timber-based products used on the project are 'Legal' and Sustainable' as per the UK Government's Timber Procurement Policy (TPP).

All timber and timber-based products used during the construction process of the project are 'legally harvested and traded timber'.

Please refer to:

- **Ref.378** for design stage confirmation from the main contractor that 100% timber and timber-based products used on the project are legal and sustainable

Ref 378 demonstrates compliance with this issue.

Ref 768 demonstrates compliance with this issue.

Ref 770 demonstrates compliance with this issue.

Ref 771 demonstrates compliance with this issue.

Ref 772 demonstrates compliance with this issue.

Ref 778 demonstrates compliance with this issue.

Ref 1041 demonstrates compliance with this issue.

Ref 1042 demonstrates compliance with this issue.

Ref 1043 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

**Criterion 1:** 100% of timber and timber-based products used on the project are 'Legal' and Sustainable' as per the UK Government's Timber Procurement Policy (TPP).

All timber and timber-based products used during the construction process of the project are 'legally harvested and traded timber'.

Please refer to:

- **Ref.378** for design stage confirmation from the main contractor that 100% timber and timber-based products used on the project are legal and sustainable

For Post construction evidence:

ref10043-confirmed there have been no changes from the design stage evidence provided and it applies to Post construction stage.

ref1042- Page 1,2,5,7,9,11 show timber purchase documents with mention of SA-PEFC-COC-004472 for compliant chain of custody certificate.

ref1041- Delivery note of timber mix 70% products with with FSC certificate.

Ref 378 demonstrates compliance with this issue.

Ref 768 demonstrates compliance with this issue.

Ref 770 demonstrates compliance with this issue.

Ref 771 demonstrates compliance with this issue.

Ref 772 demonstrates compliance with this issue.

Ref 778 demonstrates compliance with this issue.

Ref 1041 demonstrates compliance with this issue.

Ref 1042 demonstrates compliance with this issue.

Ref 1043 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                | Compliance Refs |
|-----------|------------------------------------------------------------------------------------------|-----------------|
| Ref 378   | Glencar, Valor, Valor Tottenham BREEAM Mat03 Timber, Mat 03, 12_05_2025.pdf              |                 |
| Ref 768   | Glencar, Valor, Patchett, Mat 03, 13_11_2025.zip                                         |                 |
| Ref 770   | Glencar, Valor, Entex, Mat 03, 13_11_2025.zip                                            |                 |
| Ref 771   | Glencar, Valor, TLS, Mat 03, 13_11_2025.zip                                              |                 |
| Ref 772   | Glencar, Valor, ICAT, Mat 03, 13_11_2025.zip                                             |                 |
| Ref 778   | Glencar, Valor, 20251120140202_001, Mat 03, 21_11_2025.pdf                               |                 |
| Ref 1041  | Delivery note ref DOC09545.pdf                                                           |                 |
| Ref 1042  | 20251125160001690.pdf                                                                    |                 |
| Ref 1043  | 6726_Vvalor Park Tottenham- PC Multi Credit Letter.pdf                                   |                 |
| Ref 1075  | Glencar, CBC, 6726_Vvalor Park Tottenham- PC Multi Credit Letter, Mat 03, 18_12_2025.pdf |                 |
| Ref 1127  | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, Mat 03, 03_12_2025.pdf                |                 |

### Mat 03.2: Responsible sourcing of construction products > Enabling sustainable procurement

|                           |                                                                                                                                                                                                     |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                                                                                                          |
| <b>Minimum Standards:</b> | None                                                                                                                                                                                                |
| <b>Aim:</b>               | To facilitate the selection of products that involve lower levels of negative environmental, economic and social impact across their supply chain including extraction, processing and manufacture. |

### Design Stage Validation Statement

**Criterion 2:** A sustainable procurement plan must be used by the design team to guide specification towards sustainable construction products.

A sustainable procurement plan that is in use by the design team has been submitted and relevant pages referenced below.

Please refer to:

- **Ref.379** for the procurement plan provided by the main contractor
- **Ref.638** is a sustainable procurement plan provided by the architect
- **Ref.499** the base build specification confirms that specified materials meet BREEAM requirements.

**Criterion 2a:** *Be in place before Concept Design.*

The main contractors procurement plan submitted was prepared and adopted at an organisational level a number of years ago in April 2020. The assessor has reviewed previous projects and can confirm that the plan itself was in place a number of years prior to this project and was reviewed for the current project in 2023. The plan itself was in place a number of years prior to this project. Please refer to **Ref.612** for confirmation of the RIBA stages

**Criterion 2b:** *Include sustainability aims, objectives and strategic targets to guide procurement activities.*

**Ref.638** The sustainability aims, objectives and strategic targets are addressed within the document on pages 5-6.

**Criterion 2c:** *Include a requirement for assessing the potential to procure construction products locally. There must be a policy to procure construction products locally where possible.*

Please refer to **Ref.638** - page 7 "recycled materials" and page 5 of the procurement plan.

**Criterion 2d:** *Include details of procedures in place to check and verify the effective implementation of the sustainable procurement plan.*

**Ref.638** Page 15 identifies the checks and measures in place to monitor the implementation of the sustainable procurement plan.

**Ref.638** is a letter from the main contractor confirming that procedures are in place to check and verify the effective implementation of the sustainable procurement plan

**Criterion 2e:** *Identify the risks and opportunities of procurement against a broad range of social, environmental and economic issues following the process set out in BS ISO 20400:2017*

**Ref.638** As the plan is an organisational level document, it has been applied to multiple builds. Please refer to pages 5-12.

Ref 392 demonstrates compliance with this issue.

Ref 499 demonstrates compliance with this issue.

Ref 612 demonstrates compliance with this issue.

Ref 638 demonstrates compliance with this issue.

Ref 1044 demonstrates compliance with this issue.

Ref 1045 demonstrates compliance with this issue.

Ref 1046 demonstrates compliance with this issue.

Ref 1047 demonstrates compliance with this issue.

Ref 1048 demonstrates compliance with this issue.

Ref 1049 demonstrates compliance with this issue.

Ref 1050 demonstrates compliance with this issue.

Ref 1051 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

**Criterion 2:** *A sustainable procurement plan must be used by the design team to guide specification towards sustainable construction products.*

A sustainable procurement plan that is in use by the design team has been submitted and relevant pages referenced below.

Please refer to:

- **Ref.379** for the procurement plan provided by the main contractor
- **Ref.638** is a sustainable procurement plan provided by the architect
- **Ref.499** the base build specification confirms that specified materials meet BREEAM requirements.

**Criterion 2a:** *Be in place before Concept Design.*

The main contractors procurement plan submitted was prepared and adopted at an organisational level a number of years ago in April 2020. The assessor has reviewed previous projects and can confirm that the plan itself was in place a number of years prior to this project and was reviewed for the current project in 2023. The plan itself was in place a number of years prior to this project. Please refer to **Ref.612** for confirmation of the RIBA stages

**ref1047** – Confirms there have been no changes from the design stage evidence and that the sustainable procurement plan remains applicable at Post-construction stage.

**Criterion 2b:** *Include sustainability aims, objectives and strategic targets to guide procurement activities.*

**Ref.638** The sustainability aims, objectives and strategic targets are addressed within the document on pages 5-6.

**Ref1045**– Demonstrates materials have been specified and compliant with sustainability procurement, as for the Responsible Sourcing Certification Schemes, including BES6001, ISO 14001, FSC and PEFC.

**Criterion 2c:** *Include a requirement for assessing the potential to procure construction products locally. There must be a policy to procure construction products locally where possible.*

Please refer to **Ref.638**- page 7 "recycled materials" and page 5 of the procurement plan.

**Ref1046** pages 1, 2, 5, 7, 9, 11 confirm timber procurement with PEFC Chain of Custody certificate SA-PEFC-COC-004472.

**ref1044** – Confirm delivery of timber products, with 70% FSC-certified content, demonstrating responsible sourcing in line with procurement objectives.

**Criterion 2d:** *Include details of procedures in place to check and verify the effective implementation of the sustainable procurement plan.*

**Ref.638** Page 15 identifies the checks and measures in place to monitor the implementation of the sustainable procurement plan.

**Ref.638** is a letter from the main contractor confirming that procedures are in place to check and verify the effective implementation of the sustainable procurement plan

**Criterion 2e:** Identify the risks and opportunities of procurement against a broad range of social, environmental and economic issues following the process set out in BS ISO 20400:2017

**Ref1045**– Demonstrates materials have been specified and compliant with sustainability procurement, as for the Responsible Sourcing Certification Schemes, including BES6001, ISO 14001, FSC and PEFC.

**Ref.638** As the plan is an organisational level document, it has been applied to multiple builds. Please refer to pages 5-12.

For the Post-construction evidences:

**Ref1046** pages 1, 2, 5, 7, 9, 11 confirm timber procurement with PEFC Chain of Custody certificate SA-PEFC-COC-004472.

**ref1044** – Confirm delivery of timber products, with 70% FSC-certified content, demonstrating responsible sourcing in line with procurement objectives.

**Ref1045**– Demonstrates materials have been specified and compliant with sustainability procurement, as for the Responsible Sourcing Certification Schemes, including BES6001, ISO 14001, FSC and PEFC.

- ref1048 FSC Chain of Custody Certificate FSC C028836 PEFC Certificate PEFC/16-37-938 with list of materials covered by those certificates, as well as a Sustainable Resource Commitment.
- ref1050 Howden Joinery and SIG Trading FSC Chain of Custody Certificates with codes A000525 and PEFC Certificate with code PEFC/16-44-917
- ref1050-Patchett Forest Products with FSC Certificate CU-COC-853712 and Supporting delivery notices
- ref1049- Total Laminate Systems with FSC Certificates FSC-STD-40-004 and FSC-STD-50-001

### 1 credit can be achieved

Ref 392 demonstrates compliance with this issue.

Ref 499 demonstrates compliance with this issue.

Ref 612 demonstrates compliance with this issue.

Ref 638 demonstrates compliance with this issue.

Ref 1044 demonstrates compliance with this issue.

Ref 1045 demonstrates compliance with this issue.

Ref 1046 demonstrates compliance with this issue.

Ref 1047 demonstrates compliance with this issue.

Ref 1048 demonstrates compliance with this issue.

Ref 1049 demonstrates compliance with this issue.

Ref 1050 demonstrates compliance with this issue.

Ref 1051 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                             | Compliance Refs |
|-----------|-------------------------------------------------------------------------------------------------------|-----------------|
| Ref 392   | Glencar, Valor, Valor Tottenham BREEAM Mat03 Enabling Sustainable Procurement, Mat 03, 04_06_2025.pdf |                 |
| Ref 499   | Valor, Valor, Valor Base Build Specification Complete, Mat 03, 19_07_2023.pdf                         |                 |

|          |                                                                                             |  |
|----------|---------------------------------------------------------------------------------------------|--|
| Ref 612  | Valor, Valor, Hotspur RIBA Stages Dates, Mat 03, 07_08_2025.pdf                             |  |
| Ref 638  | CBC, GPF10 Sustainable Construction and Procurement Plan REV 02 (4), Mat 03, 20_04_2024.pdf |  |
| Ref 1044 | Delivery note ref DOC09545.pdf                                                              |  |
| Ref 1045 | BREEAM-UK-NC-2018_and_V6-Mat03-Calculator-v2.7 PCR (1).xlsx                                 |  |
| Ref 1046 | 20251125160001690.pdf                                                                       |  |
| Ref 1047 | 6726_Volor Park Tottenham- PC Multi Credit Letter.pdf                                       |  |
| Ref 1048 | Entex.rar                                                                                   |  |
| Ref 1049 | TLS.rar                                                                                     |  |
| Ref 1050 | ICAT.rar                                                                                    |  |
| Ref 1051 | Patchett.rar                                                                                |  |
| Ref 1127 | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, Mat 03, 03_12_2025.pdf                   |  |

### Mat 03.3: Responsible sourcing of construction products > Measuring responsible sourcing

|                           |                                                                                                                                                                                                     |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 2 out of 3                                                                                                                                                                                          |
| <b>Minimum Standards:</b> | None                                                                                                                                                                                                |
| <b>Aim:</b>               | To facilitate the selection of products that involve lower levels of negative environmental, economic and social impact across their supply chain including extraction, processing and manufacture. |

### Design Stage Validation Statement

Pre-requisite - Legal and sustainable timber

Criterion 1: 100% of timber and timber-based products used on the project are 'Legal' and Sustainable' as per the UK Government's Timber Procurement Policy (TPP).

All timber and timber-based products used during the construction process of the project are 'legally harvested and traded timber'.

Please refer to:

\* Ref.378 for design stage confirmation from the main contractor that 100% timber and timber-based products used on the project are legal and sustainable

Enabling sustainable procurement

Criterion 2: A sustainable procurement plan must be used by the design team to guide specification towards sustainable construction products.

A sustainable procurement plan that is in use by the design team has been submitted and relevant pages referenced below.

Please refer to:

- \* Ref.379 for the procurement plan provided by the main contractor
- \* Ref.638 is a sustainable procurement plan provided by the architect
- \* Ref.499 the base build specification confirms that specified materials meet BREEAM requirements.

Criterion 2a: Be in place before Concept Design.

The main contractors procurement plan submitted was prepared and adopted at an organisational level a number of years ago in April 2020. The assessor has reviewed previous projects and can confirm that the plan itself was in place a number of years prior to this project and was reviewed for the current project in 2023. The plan itself was in place a number of years prior to this project. Please refer to Ref.612 for confirmation of the RIBA stages

Criterion 2b: Include sustainability aims, objectives and strategic targets to guide procurement activities.

Ref.638 The sustainability aims, objectives and strategic targets are addressed within the document on pages 5-6.

Criterion 2c: Include a requirement for assessing the potential to procure construction products locally. There must be a policy to procure construction products locally where possible.

Please refer to Ref.638 - page 7 "recycled materials" and page 5 of the procurement plan.

Criterion 2d: Include details of procedures in place to check and verify the effective implementation of the sustainable procurement plan.

Ref.638 Page 15 identifies the checks and measures in place to monitor the implementation of the sustainable procurement plan.

Ref.638 is a letter from the main contractor confirming that procedures are in place to check and verify the effective implementation of the sustainable procurement plan

Criterion 2e: Identify the risks and opportunities of procurement against a broad range of social, environmental and economic issues following the process set out in BS ISO 20400:2017

Ref.638 As the plan is an organisational level document, it has been applied to multiple builds. Please refer to pages 5-12.

Measuring responsible sourcing

Criterion 3: Use the Mat 03 calculator tool and methodology to determine the number of credits achieved for the construction products specified or procured.

The Mat 03 calculator tool was completed for Superstructure plus substructure and hard landscaping/internal finishes (as per the methodology and using route 1) to determine the number of credits achieved for the construction products specified and included in the build. A total of 3 credits are awarded in proportion to the scope of the assessment and the number of points achieved, as set out in Table 9.10.

Please refer to:

\* Ref.486 for calculator results

For the RSCS applicable referenced in the calculator:

\* Ref.485 for all relevant RSCS certification. Ref.599 is the compliance proforma completed by the main contractor. The certifications and proforma were used to complete the MAT03 calculator Ref.486

\* Ref.499 the base build specification confirms that specified materials meet BREEAM requirements. For example, the roofing system as specified on page 16 -17 is BES 6001 certified as seen in Ref.486 and Ref.485

BRE feedback 2025.10.01 to submission from 17/09/2025

MAT03: Responsible sourcing

Measuring responsible sourcing

Criterion 3: The provided Mat 03 calculator tool (Ref 486) is not the most updated as it achieved 3 credits instead of 1 reported on the BREEAM Project. Please review and note that this criterion will be fully audited upon resubmission.

Additionally, the evidence ref 499 cannot be located. Please provide the missing evidence.

Assessor answer:

Please see Mat03 Materials Proforma\_V2 (Ref 725) which is a review of the clients materials table and BREEAM-UK-NC-2018\_and\_V6-Mat03-Calculator-v2.7 (Ref 726) reflecting the data in the proforma. The calculator is awarding 2 credits.

BRE feedback 2025.10.01 to submission from 17/09/2025

MAT03: Responsible sourcing

Measuring responsible sourcing

Criterion 3: The provided Mat 03 calculator tool (Ref 486) is not the most updated as it achieved 3 credits instead of 1 reported on the BREEAM Project. Please review and note that this criterion will be fully audited

upon resubmission.

Additionally, the evidence ref 499 cannot be located. Please provide the missing evidence.

Assessor answer:

Please see Mat03 Materials Proforma\_V2 (Ref 725) which is a review of the clients materials table and BREEAM-UK-NC-2018\_and\_V6-Mat03-Calculator-v2.7 (Ref 726) reflecting the data in the proforma. The calculator is awarding 2 credits.

Ref 485 demonstrates compliance with this issue.

Ref 725 demonstrates compliance with this issue.

Ref 726 demonstrates compliance with this issue.

Ref 776 demonstrates compliance with this issue.

Ref 871 demonstrates compliance with this issue.

Ref 872 demonstrates compliance with this issue.

Ref 873 demonstrates compliance with this issue.

Ref 884 demonstrates compliance with this issue.

Ref 885 demonstrates compliance with this issue.

Ref 1052 demonstrates compliance with this issue.

Ref 1053 demonstrates compliance with this issue.

Ref 1054 demonstrates compliance with this issue.

Ref 1055 demonstrates compliance with this issue.

Ref 1056 demonstrates compliance with this issue.

Ref 1057 demonstrates compliance with this issue.

Ref 1058 demonstrates compliance with this issue.

Ref 1059 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

Pre-requisite - Legal and sustainable timber

**Criterion 1:** 100% of timber and timber-based products used on the project are 'Legal' and Sustainable' as per the UK Government's Timber Procurement Policy (TPP).

All timber and timber-based products used during the construction process of the project are 'legally harvested and traded timber'.

Please refer to:

\* Ref.378 for design stage confirmation from the main contractor that 100% timber and timber-based products used on the project are legal and sustainable

### ref1058:

Timber purchase documentation (pages 1, 2, 5, 7, 9 and 11) confirms the procurement of timber products with

a valid PEFC Chain of Custody Certificate (SA-PEFC-COC-004472), demonstrating that timber bought was legally sourced with an approved chain of custody system.

#### **Ref1056**

Delivery notes for the supply of a timber mix products with approximately 70% with FSC certification.

- ref1059 confirmed there have been no changes from the design stage evidence provided and it applies to Post construction stage.

Enabling sustainable procurement

**Criterion 2:** A sustainable procurement plan must be used by the design team to guide specification towards sustainable construction products.

A sustainable procurement plan that is in use by the design team has been submitted and relevant pages referenced below.

Please refer to:

- \* Ref.379 for the procurement plan provided by the main contractor
- \* Ref.638 is a sustainable procurement plan provided by the architect
- \* Ref.499 the base build specification confirms that specified materials meet BREEAM requirements.

ref1059 confirmed there have been no changes from the design stage evidence provided and it applies to Post construction stage.

**Criterion 2a:** Be in place before Concept Design.

The main contractors procurement plan submitted was prepared and adopted at an organisational level a number of years ago in April 2020. The assessor has reviewed previous projects and can confirm that the plan itself was in place a number of years prior to this project and was reviewed for the current project in 2023. The plan itself was in place a number of years prior to this project. Please refer to Ref.612 for confirmation of the RIBA stages

ref1059 confirmed there have been no changes from the design stage evidence provided and it applies to Post construction stage.

**Criterion 2b:** Include sustainability aims, objectives and strategic targets to guide procurement activities.

Ref.638 The sustainability aims, objectives and strategic targets are addressed within the document on pages 5-6.

ref1059 confirmed there have been no changes from the design stage evidence provided and it applies to Post construction stage.

**Criterion 2c:** Include a requirement for assessing the potential to procure construction products locally. There must be a policy to procure construction products locally where possible.

Please refer to Ref.638 - page 7 "recycled materials" and page 5 of the procurement plan.

#### **ref1058:**

Timber purchase documentation (pages 1, 2, 5, 7, 9 and 11) confirms the procurement of timber products with a valid PEFC Chain of Custody Certificate (SA-PEFC-COC-004472), demonstrating that timber bought was legally sourced with an approved chain of custody system.

#### **Ref1056**

Delivery notes for the supply of a timber mix products with approximately 70% with FSC certification.

ref1059 confirmed there have been no changes from the design stage evidence provided and it applies to Post construction stage.

**Criterion 2d:** Include details of procedures in place to check and verify the effective implementation of the sustainable procurement plan.

Ref.638 Page 15 identifies the checks and measures in place to monitor the implementation of the sustainable procurement plan.

Ref.638 is a letter from the main contractor confirming that procedures are in place to check and verify the effective implementation of the sustainable procurement plan

ref1059 confirmed there have been no changes from the design stage evidence provided and it applies to Post construction stage.

ref1053: The Mat 03 calculator includes material inputs for all required categories, demonstrating compliance with ISO 14001, BES 6001 and FSC certifications, resulting in 2 credits achieved.

ref1054:

Certificates for the company Entex which provides FSC Chain of Custody Certificate FSC C028836 and PEFC Certificate PEFC/16-37-938, and a list of covered materials and a Sustainable Resource Commitment, confirming responsible sourcing.

ref1055:

Certificates for companies Howden Joinery / SIG Trading  
FSC Chain of Custody Certificate A000525 and PEFC Certificate PEFC/16-44-917 confirm compliant sourcing.

ref1057:

Certificates for the company Patchett Forest Products  
FSC Certificate CU-COC-853712, accompanied by delivery notices, confirming certified timber supply to the project.

ref1052:

Certificates for the company TLS – Total Laminate Systems  
FSC certification in accordance with FSC-STD-40-004 and FSC-STD-50-001, confirming compliant chain of custody.

**Criterion 2e:** Identify the risks and opportunities of procurement against a broad range of social, environmental and economic issues following the process set out in BS ISO 20400:2017

Ref.638 As the plan is an organisational level document, it has been applied to multiple builds. Please refer to pages 5-12.

ref1059 confirmed there have been no changes from the design stage evidence provided and it applies to Post construction stage.

Measuring responsible sourcing

**Criterion 3:** Use the Mat 03 calculator tool and methodology to determine the number of credits achieved for the construction products specified or procured.

Please see Mat03 Materials Proforma\_V2 (Ref 725) which is a review of the clients materials table and BREEAM-UK-NC-2018\_and\_V6-Mat03-Calculator-v2.7 (Ref 726) reflecting the data in the proforma. The calculator is awarding 2 credits.

ref1053: The Mat 03 calculator includes material inputs for all required categories, demonstrating compliance with ISO 14001, BES 6001 and FSC certifications, resulting in 2 credits achieved.

ref1054:

Certificates for the company Entex which provides FSC Chain of Custody Certificate FSC C028836 and PEFC Certificate PEFC/16-37-938, and a list of covered materials and a Sustainable Resource Commitment, confirming responsible sourcing.

ref1055:

Certificates for companies Howden Joinery / SIG Trading  
FSC Chain of Custody Certificate A000525 and PEFC Certificate PEFC/16-44-917 confirm compliant sourcing.

ref1057:

Certificates for the company Patchett Forest Products  
FSC Certificate CU-COC-853712, accompanied by delivery notices, confirming certified timber supply to the project.

ref1052:

Certificates for the company TLS – Total Laminate Systems  
FSC certification in accordance with FSC-STD-40-004 and FSC-STD-50-001, confirming compliant chain of custody.

Ref1127 page 38 shows the Internal materials installed which are compliant with MAT03 requirements regarding the chain of custody.

## **2 credits can be awarded**

Ref 485 demonstrates compliance with this issue.

Ref 725 demonstrates compliance with this issue.

Ref 726 demonstrates compliance with this issue.

Ref 776 demonstrates compliance with this issue.

Ref 871 demonstrates compliance with this issue.

Ref 872 demonstrates compliance with this issue.

Ref 873 demonstrates compliance with this issue.

Ref 884 demonstrates compliance with this issue.

Ref 885 demonstrates compliance with this issue.

Ref 1052 demonstrates compliance with this issue.

Ref 1053 demonstrates compliance with this issue.

Ref 1054 demonstrates compliance with this issue.

Ref 1055 demonstrates compliance with this issue.

Ref 1056 demonstrates compliance with this issue.

Ref 1057 demonstrates compliance with this issue.

Ref 1058 demonstrates compliance with this issue.

Ref 1059 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## **Schedule of Evidence**

| Reference | File Name                                                           | Compliance Refs |
|-----------|---------------------------------------------------------------------|-----------------|
| Ref 485   | Glencar, Valor, Mat03 Certs, Mat 03, 18_07_2025.zip                 |                 |
| Ref 725   | Glencar, Valor, Mat03 Materials Proforma_V2, Mat 03, 10_10_2025.pdf |                 |
| Ref 726   | CBC, CBC, BREEAM-UK-NC-2018_and_V6-Mat03-Calculator-v2.7, Mat 03,   |                 |

|          |                                                                                                                   |  |
|----------|-------------------------------------------------------------------------------------------------------------------|--|
|          | 10_10_2025.xlsx                                                                                                   |  |
| Ref 776  | Matt Davies, Chetwoods Architects, G1222-CA-ZZ-ZZ-SP-A-06000 Base Build Specification-FC1, Mat 03, 18_11_2025.pdf |  |
| Ref 871  | Glencar, CBC, BREEAM_2018 Materials Compliance Proforma Mat03 PCR, Mat 03, 13_01_2026.pdf                         |  |
| Ref 872  | Glencar, CBC, Mat03 Certs PCR, Mat 03, 13_01_2026.zip                                                             |  |
| Ref 873  | Glencar, CBC, Mat03 Delivery Notes, Mat 03, 13_01_2026.zip                                                        |  |
| Ref 884  | Glencar, CBC, Total Laminate Systems Ltd FSC 2025-02 - Exp 11.4.28, Mat 03, 13_01_2026.pdf                        |  |
| Ref 885  | CBC, CBC, BREEAM-UK-NC-2018_and_V6-Mat03-Calculator-v2.7 PCR, Mat 03, 15_01_2026.xlsx                             |  |
| Ref 1052 | TLS.rar                                                                                                           |  |
| Ref 1053 | BREEAM-UK-NC-2018_and_V6-Mat03-Calculator-v2.7 PCR (1).xlsx                                                       |  |
| Ref 1054 | Entex.rar                                                                                                         |  |
| Ref 1055 | ICAT.rar                                                                                                          |  |
| Ref 1056 | Delivery note ref DOC09545.pdf                                                                                    |  |
| Ref 1057 | Patchett.rar                                                                                                      |  |
| Ref 1058 | 20251125160001690.pdf                                                                                             |  |
| Ref 1059 | 6726_Valor Park Tottenham- PC Multi Credit Letter.pdf                                                             |  |
| Ref 1075 | Glencar, CBC, 6726_Valor Park Tottenham- PC Multi Credit Letter, Mat 03, 18_12_2025.pdf                           |  |
| Ref 1127 | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, Mat 03, 03_12_2025.pdf                                         |  |

## Mat 05: Designing for durability and resilience

|                           |                                                                                                                             |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                                  |
| <b>Minimum Standards:</b> | None                                                                                                                        |
| <b>Aim:</b>               | To reduce the need to repair and replace materials resulting from damage to exposed elements of the building and landscape. |

## Design Stage Validation Statement

**Criterion 1:** Protection measures are incorporated into the building's design and construction to reduce damage to the building's fabric or materials in case of accidental or malicious damage occurring. These measures must provide protection against:

The document Ref 723 addresses the BREEAM criteria and references supporting documents for each requirement:

1. Negative impacts of high user numbers in relevant areas of the building (e.g. corridors, lifts, stairs, doors etc.).

Ref 723, page 1 - the end user is not known therefore the number of building users cannot be estimated.

2. Damage from any vehicle or trolley movements within 1m of the internal building fabric in storage, delivery, corridor and kitchen areas.

Ref 723, page 1 - the end user is not known therefore the usage of the building is unknown. however kick plates have been specified

3. External building fabric damage by a vehicle. Protection where parking or manoeuvring areas are within 1 metre of the building façade and where delivery areas or routes are within 2 metres of the façade, i.e. specifying bollards or protection rails.

Ref 723, page 1 - barriers, bollards raised kerbs, and dock buffers have been specified for external building fabric protection.

Ref. 369 and Ref.370 are design stage drawings showing the integration of external fabric protection into the final design.

4. Potential malicious damage to building materials and finishes, in public and common areas where appropriate.

Ref 723, page 2 - barriers, bollards raised kerbs, and dock buffers have been specified for external building fabric protection, against malicious damage

Ref. 369 and Ref.370 are design stage drawings showing the integration of external fabric protection into the final design.

**Criterion 2:** Key exposed building elements have been designed and specified to limit long and short-term degradation due to environmental factors. This can be demonstrated through one of the following:

1. The element or product achieving an appropriate quality or durability standard or design guide, see Table 9.14 on the next page. If none are available, use BS 7543:2015(172) as the default appropriate standard

OR

1. A detailed assessment of the element's resilience when exposed to the applicable material degradation and environmental factors.

Please refer to the document page 2

Ref 694 is a collection of specifications and roof plans detailing the implementation of design strategies

**Criterion 3:** Include convenient access to the roof and façade for cost-effective cleaning, replacement and repair in the building's design.

Ref 723, page 3 confirms convenient and safe access will be provided to the roof.

Ref.374 is the roof access ladder design stage drawing

**Criterion 4:** Design the roof and façade to prevent water damage, ingress and detrimental ponding.

Ref.652 is an email from the main contractor confirming that the roof and façade have been designed to prevent water damage, ingress and detrimental ponding.

Ref 694 is a collection of specifications and roof plans detailing the implementation of design strategies to prevent water damage, ingress and detrimental ponding. See also, roof plans Ref.488 and Ref.489

Ref 368 demonstrates compliance with this issue.

Ref 369 demonstrates compliance with this issue.

Ref 370 demonstrates compliance with this issue.

Ref 372 demonstrates compliance with this issue.

Ref 373 demonstrates compliance with this issue.

Ref 374 demonstrates compliance with this issue.

Ref 488 demonstrates compliance with this issue.

Ref 489 demonstrates compliance with this issue.

Ref 652 demonstrates compliance with this issue.

Ref 694 demonstrates compliance with this issue.

Ref 723 demonstrates compliance with this issue.

Ref 756 demonstrates compliance with this issue.

Ref 757 demonstrates compliance with this issue.

Ref 758 demonstrates compliance with this issue.

Ref 759 demonstrates compliance with this issue.

Ref 760 demonstrates compliance with this issue.

Ref 761 demonstrates compliance with this issue.

Ref 762 demonstrates compliance with this issue.

Ref 763 demonstrates compliance with this issue.

Ref 764 demonstrates compliance with this issue.

Ref 1060 demonstrates compliance with this issue.

Ref 1061 demonstrates compliance with this issue.

Ref 1062 demonstrates compliance with this issue.

Ref 1063 demonstrates compliance with this issue.

Ref 1064 demonstrates compliance with this issue.

Ref 1065 demonstrates compliance with this issue.

Ref 1066 demonstrates compliance with this issue.

Ref 1067 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

**Criterion 1:** Protection measures are incorporated into the building's design and construction to reduce damage to the building's fabric or materials in case of accidental or malicious damage occurring. These measures must provide protection against:

The document Ref 723 addresses the BREEAM criteria and references supporting documents for each requirement:

1. Negative impacts of high user numbers in relevant areas of the building (e.g. corridors, lifts, stairs, doors etc.).

Ref 723, page 1 - the end user is not known therefore the number of building users cannot be estimated.

**ref1067** confirms there have been no changes from the design stage evidence and that the strategy applies at post-construction stage.

**ref1062, ref1063** show reinforced ground floor construction including concrete slabs, slab mesh, steel bars to cores, bars at corner locations next to openings, isolation joints and slab thickening, providing tough structure against intensive use and precast stairs to take support from foundation on wall pockets.

**ref1064, ref1060** confirm warehouse core structural reinforcement including steel bars, anti-crack trimming bars, steel decking and additional mesh across primary beams, improving resistance to wear from high traffic areas.

**ref1061** durability through reinforced slabs, shear studs, polysulphide sealant (good for extreme movement accommodation), long shear studs and permaban diamond dowls at the centre, and Galvanised PFC on perimeter sections, Armour joints on access doors and in trafficked areas.

Ref1127 page 31 and 32 show floors with higher movement and Corridors with strong doors, door skirts, door stops and Protected door.

2. Damage from any vehicle or trolley movements within 1m of the internal building fabric in storage, delivery, corridor and kitchen areas.

Ref 723, page 1 - the end user is not known therefore the usage of the building is unknown. however kick plates have been specified

ref764-page 33 shows bollards externally to each side of the warehouse access doors, Page 33, page 22 bollards on the external wall where the door opens into a vehicle or high pedestrian traffic area, page 19 Armco impact protection.

**ref1067** confirms no change from design stage and applicability post-construction.

**ref1062, ref1063, ref1064, ref1060** demonstrate reinforced internal structural elements, including slab thickening, steel bars and mesh, reducing risk of impact damage on ground and warehouse floors.

**ref1061** confirms the use of armour joints at access doors, reinforced contraction joints in trafficked areas, and strengthened slab edges to mitigate damage

3. External building fabric damage by a vehicle. Protection where parking or manoeuvring areas are within 1 metre of the building façade and where delivery areas or routes are within 2 metres of the façade, i.e. specifying bollards or protection rails.

Ref 723, page 1 - barriers, bollards raised kerbs, and dock buffers have been specified for external building fabric protection.

Ref. 369 and Ref.370 are design stage drawings showing the integration of external fabric protection into the final design.

ref764:pages 15, 17 show External coating for a minimum 30-year guarantee ,Roof and wall cladding systems are tested in accordance with LPS1181 to achieve a minimum grade, Steelwork paint to have a minimum 10-year life to first maintenance.

ref757 & ref759 confirm installation of external building protection, including bollards in collision-risk areas.

ref764 provides specification excerpts confirming:

bollards installed adjacent to warehouse access doors.

Bollards positioned where doors open into vehicle or pedestrian traffic areas.

Armco impact protection provided where cladding or PCC walls interface with service yards.

ref1065 & ref1066 confirm external brick walls, reinforced strip footings, retaining walls and concrete cores.

ref1067 confirms no post-construction changes to these protective measures.

Ref1127 pages 31 and 33 shows protection of locations susceptible to vehicular damage with bollards, raised kerbs, boundary protection, raised planting beds.

4. Potential malicious damage to building materials and finishes, in public and common areas where appropriate.

Ref 723, page 2 - barriers, bollards raised kerbs, and dock buffers have been specified for external building fabric protection, against malicious damage

Ref. 369 and Ref.370 are design stage drawings showing the integration of external fabric protection into the final design.

**ref757, ref759 and ref764** confirm physical installation of bollards, Armco barriers and impact protection in exposed areas, pages 15, 17 External coating for a minimum 30-year gRoof and wall cladding systems are tested in accordance with LPS1181 to achieve a minimum grade steelwork paint to have a minimum 10-year life to first maintenance.

**ref1061** confirms use of durable materials including reinforced concrete, galvanised PFC perimeter sections and armour joints, reducing vulnerability to deliberate damage.

**ref1067** confirms these measures remain unchanged at post-construction stage.

Ref1127 pages 32 to 34 show protective measures against damage including bollards, raised kerbs, boundary protection, raised planting beds, Protected doors, skirting and kick plates.

**Criterion 2:** Key exposed building elements have been designed and specified to limit long and short-term degradation due to environmental factors. This can be demonstrated through one of the following:

1. The element or product achieving an appropriate quality or durability standard or design guide, see Table 9.14 on the next page. If none are available, use BS 7543:2015(172) as the default appropriate standard

OR

1. A detailed assessment of the element's resilience when exposed to the applicable material degradation and environmental factors.

Please refer to the document page 2

Ref 694 is a collection of specifications and roof plans detailing the implementation of design strategies

**ref764** confirms durability standards including:

External coatings with a minimum 30-year guarantee. (page 19)

Roof and wall cladding tested to LPS1181 achieving minimum grade EXT-B. (page 18)

Steelwork paint systems with a minimum 10-year life to first maintenance. (page 15)

**ref1061** confirms use of polysulphide sealants for extreme movement accommodation, waterproof tanking to lift pits, and galvanised perimeter steelwork.

**ref1067** confirms durability strategies implemented as designed.

**Criterion 3:** Include convenient access to the roof and façade for cost-effective cleaning, replacement and repair in the building's design.

Ref 723, page 3 confirms convenient and safe access will be provided to the roof.

Ref.374 is the roof access ladder design stage drawing

**ref756, ref758, ref760, ref761, ref762, ref763** confirm roof access ladders, hatches and safety features installed to Units 1 and 2.

**ref764** page 18 confirms:

Two permanent roof hatches per warehouse.

External ladders for maintenance access.

Designated MEWP/cherry picker zones for façade and roof access.

page 24:

All windows to be in compliance with the CDM Regulations relating to access for cleaning and maintenance

**ref1067** confirms access arrangements unchanged post-construction.

Ref1127 pages 35 and 36 shows Roof and façade maintenance access.

**Criterion 4:** Design the roof and façade to prevent water damage, ingress and detrimental ponding.

Ref.652 is an email from the main contractor confirming that that the roof and façade have been designed to prevent water damage, ingress and detrimental ponding.

Ref 694 is a collection of specifications and roof plans detailing the implementation of design strategies to prevent water damage, ingress and detrimental ponding. See also, roof plans Ref.488 and Ref.489

**ref764** pages 18 to 20 confirms:

Primary and secondary siphonic drainage systems sized to manage design rainfall.

Sealed envelope joints using film-backed butyl tape.

Pre-formed flashings to all roof and wall service penetrations.

**ref1061** confirms waterproof tanking to lift pits and robust detailing at slab and walls

**ref1067** confirms that water protection measures remain consistent with the approved design.

**1credit can be awarded**

Ref 368 demonstrates compliance with this issue.

Ref 369 demonstrates compliance with this issue.

Ref 370 demonstrates compliance with this issue.

Ref 372 demonstrates compliance with this issue.

Ref 373 demonstrates compliance with this issue.

Ref 374 demonstrates compliance with this issue.

Ref 488 demonstrates compliance with this issue.

Ref 489 demonstrates compliance with this issue.

Ref 652 demonstrates compliance with this issue.

Ref 694 demonstrates compliance with this issue.

Ref 723 demonstrates compliance with this issue.

Ref 756 demonstrates compliance with this issue.

Ref 757 demonstrates compliance with this issue.

Ref 758 demonstrates compliance with this issue.

Ref 759 demonstrates compliance with this issue.

Ref 760 demonstrates compliance with this issue.

Ref 761 demonstrates compliance with this issue.

Ref 762 demonstrates compliance with this issue.

Ref 763 demonstrates compliance with this issue.

Ref 764 demonstrates compliance with this issue.

Ref 1060 demonstrates compliance with this issue.

Ref 1061 demonstrates compliance with this issue.

Ref 1062 demonstrates compliance with this issue.

Ref 1063 demonstrates compliance with this issue.

Ref 1064 demonstrates compliance with this issue.

Ref 1065 demonstrates compliance with this issue.

Ref 1066 demonstrates compliance with this issue.

Ref 1067 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                                             | Compliance Refs |
|-----------|-----------------------------------------------------------------------------------------------------------------------|-----------------|
| Ref 368   | Chetwoods, Valor, G1222-CA-U1-ZZ-DR-A-24520-ROOF ACCESS CAT LADDER - WAREHOUSE-C2, Mat 05, 12_05_2025.pdf             |                 |
| Ref 369   | Chetwoods, Valor, G1222-CA-U1-00-DR-A-97010-EXTERNAL BUILDING PROTECTION-C2, Mat 05, 12_05_2025.pdf                   |                 |
| Ref 370   | Chetwoods, Valor, G1222-CA-U1-00-DR-A-97010-EXTERNAL BUILDING PROTECTION-C1, Mat 05, 12_05_2025.pdf                   |                 |
| Ref 372   | Chetwoods, Valor, G1222-CA-U1-RF-DR-A-01125-PROPOSED ROOF PLAN-C3, Mat 05, 12_05_2025.pdf                             |                 |
| Ref 373   | Chetwoods, Valor, G1222-CA-U1-RF-DR-A-01125-PROPOSED ROOF PLAN-C2, Mat 05, 12_05_2025.pdf                             |                 |
| Ref 374   | Chetwoods, Valor, G1222-CA-U1-ZZ-DR-A-24521-ROOF ACCESS SHIPS LADDER - OFFICE-C2, Mat 05, 12_05_2025.pdf              |                 |
| Ref 488   | Matt Davies, G1222-CA-U1-RF-DR-A-01125-PROPOSED ROOF PLAN-C3, Mat 05, 08_07_2025.pdf                                  |                 |
| Ref 489   | Matt Davies, G1222-CA-U2-RF-DR-A-01125-PROPOSED ROOF PLAN-C4, Mat 05, 08_07_2025.pdf                                  |                 |
| Ref 652   | Glencar, FW Valor Park Tottenham - Breeam, Mat 05, Undated.msg                                                        |                 |
| Ref 694   | Glencar, cladding-roofing-, Mat 05, Undated.zip                                                                       |                 |
| Ref 723   | Chetwoods Architects, 5554-Mat 05, Mat 05, Undated.pdf                                                                |                 |
| Ref 756   | Chetwoods Architects, Valor, G1222-CA-U2-RF-DR-A-01125-PROPOSED ROOF PLAN-FC1, Mat 05, 13_09_2024.pdf                 |                 |
| Ref 757   | Chetwoods Architects, Valor, G1222-CA-U2-00-DR-A-97010-EXTERNAL BUILDING PROTECTION-FC2, Mat 05, 13_09_2024.pdf       |                 |
| Ref 758   | Chetwoods Architects, Valor, G1222-CA-U1-ZZ-DR-A-24520-ROOF ACCESS CAT LADDER - WAREHOUSE-FC1, Mat 05, 13_09_2024.pdf |                 |
| Ref 759   | Chetwoods Architects, Valor, G1222-CA-U1-00-DR-A-97010-EXTERNAL BUILDING PROTECTION-FC1, Mat 05, 13_09_2024.pdf       |                 |
| Ref 760   | Chetwoods Architects, Valor, G1222-CA-U1-RF-DR-A-01125-PROPOSED ROOF PLAN-FC1, Mat 05, 24_09_2024.pdf                 |                 |
| Ref 761   | Chetwoods Architects, Valor, G1222-CA-U2-ZZ-DR-A-24521-ROOF ACCESS SHIPS LADDER - OFFICE-FC1, Mat 05, 24_09_2024.pdf  |                 |
| Ref 762   | Chetwoods Architects, Valor, G1222-CA-U2-ZZ-DR-A-24520-ROOF ACCESS CAT LADDER - WAREHOUSE-FC1, Mat 05, 24_09_2024.pdf |                 |
| Ref 763   | Chetwoods Architects, Valor, G1222-CA-U1-ZZ-DR-A-24521-ROOF ACCESS SHIPS LADDER - OFFICE-FC1, Mat 05, 24_09_2024.pdf  |                 |
| Ref 764   | Valor, Valor, G1222-CA-ZZ-ZZ-SP-A-06000 Base Build Specification-FC1, Mat 05, 17_10_2025.pdf                          |                 |
| Ref 1060  | G1222-BGL-U1-01-DR-S-00115_WAREHOUSE UPPER FLOOR SLAB LAYOUT - UNIT 1_CR - As Constructed Record_C03_0.pdf            |                 |
| Ref 1061  | G1222-BGL-XX-XX-DR-S-00105_Foundation & Slab Section Details_CR - As Constructed Record_C02_0.pdf                     |                 |
| Ref 1062  | G1222-BGL-U2-00-DR-S-00118_GROUND FLOOR CORE LAYOUT - UNIT 2_CR - As Constructed Record_C04_0.pdf                     |                 |
| Ref 1063  | G1222-BGL-U1-00-DR-S-00117_GROUND FLOOR CORE LAYOUT - UNIT 1_CR - As Constructed Record_C04_0.pdf                     |                 |
| Ref 1064  | G1222-BGL-U2-01-DR-S-00116_WAREHOUSE UPPER FLOOR SLAB LAYOUT - UNIT 2_CR - As Constructed Record_C02_0.pdf            |                 |
| Ref 1065  | G1222-BGL-U2-FN-DR-S-00100_FOUNDATION LAYOUT - UNIT 2_CR - As Constructed Record_C04_0.pdf                            |                 |
| Ref 1066  | G1222-BGL-U1-FN-DR-S-00100_FOUNDATION LAYOUT - UNIT 1_CR - As Constructed Record_C05_0.pdf                            |                 |
| Ref 1067  | 6726_Valor Park Tottenham- PC Multi Credit Letter.pdf                                                                 |                 |

|          |                                                                                         |  |
|----------|-----------------------------------------------------------------------------------------|--|
| Ref 1075 | Glencar, CBC, 6726_Valor Park Tottenham- PC Multi Credit Letter, Mat 05, 18_12_2025.pdf |  |
| Ref 1127 | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, Mat 05, 03_12_2025.pdf               |  |

## Mat 06: Material efficiency

|                           |                                                                                                                                                               |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                                                                    |
| <b>Minimum Standards:</b> | None                                                                                                                                                          |
| <b>Aim:</b>               | To avoid unnecessary materials use arising from over specification without compromising structural stability, durability or the service life of the building. |

## Design Stage Validation Statement

**Criterion 1:** At the Preparation and Brief and Concept Design stages, set targets and report on opportunities and methods to optimise the use of materials. These must be done for each of the following stages. See Table 9.15 below:

Ref.610 is the stage 1-2 material efficiency strategy. page 4 addresses the overall material efficiency aims

1.Preparation and Brief and 2.Concept Design

Ref.610 The report was completed December 2023, during the concept design stage. As per Ref.527 confirming the RIBA stages

Ref.610 page 7-9 records the structural engineer and the architects commentary during the preparation brief stage, and the concept design stage. Targets have been set and methods to optimize the use of materials have been reported

Ref.610 page 11-12 addresses design stage decisions for re-use and recovery

Please refer to drawings showing the integration of material efficiency designs. Ref.651 and Ref.619 warehouse GA plan; Ref.615 and Ref.617 site plan; Ref.616 and Ref.618 roof plan; Ref.620 and Ref.621 for elevations

3.Developed Design and 4. Technical Design

Ref.647 is an updated material efficiency report at stage 4, completed November 2024. Please see Ref.527 for a confirmation of the RIBA stages.

Ref.647, page 10, records the structural engineer and the architects commentary during Developed Design and Technical Design stages. Targets have been set and methods to optimize the use of materials have been reported

Please refer to drawings showing the integration of material efficiency designs. Ref.651 and Ref.619 warehouse GA plan; Ref.615 and Ref.617 site plan; Ref.616 and Ref.618 roof plan; Ref.620 and Ref.621 for elevations

Ref.610 page 11-12 addresses design stage decisions for re-use and recovery

5. Construction

In **page 11** of the document Ref.647 is shown the implemented strategies of the construction stage.

Since the Construction stage is still to be completed, it will be soon announced the completion date.

### Criterion 2:

Ref.647 the implementation of various material efficiency design decisions (i.e. Re-use and Recovery page 12-14; Off Site Construction page 14; Materials Optimisation page 14-15; Waste Efficient Procurement page 15; Deconstruction and Flexibility page 16 )have been addressed, please see page 12-16 addresses stage 3-4 implementation of re-use and recovery design decisions, see "RIBA Stages 3-4"

Since the Construction stage is still to be completed, it will be soon announced the completion date, and its implementation efficiency in the project.

**Criterion 3:** The document Ref.610 material efficiency strategy.pdf will be updated to follow by the end of construction stage to address the actual material efficiencies achieved

Ref 527 demonstrates compliance with this issue.

Ref 610 demonstrates compliance with this issue.

Ref 614 demonstrates compliance with this issue.

Ref 615 demonstrates compliance with this issue.

Ref 616 demonstrates compliance with this issue.

Ref 617 demonstrates compliance with this issue.

Ref 618 demonstrates compliance with this issue.

Ref 619 demonstrates compliance with this issue.

Ref 620 demonstrates compliance with this issue.

Ref 621 demonstrates compliance with this issue.

Ref 647 demonstrates compliance with this issue.

Ref 1024 demonstrates compliance with this issue.

Ref 1025 demonstrates compliance with this issue.

Ref 1026 demonstrates compliance with this issue.

Ref 1068 demonstrates compliance with this issue.

Ref 1069 demonstrates compliance with this issue.

Ref 1070 demonstrates compliance with this issue.

Ref 1071 demonstrates compliance with this issue.

Ref 1072 demonstrates compliance with this issue.

Ref 1073 demonstrates compliance with this issue.

Ref 1074 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

### Post Construction Stage Validation Statement

**Criterion 1:** At the Preparation and Brief and Concept Design stages, set targets and report on opportunities and methods to optimise the use of materials. These must be done for each of the following stages. See Table 9.15 below:

Ref.610 is the stage 1-2 material efficiency strategy. page 4 addresses the overall material efficiency aims

#### 1.Preparation and Brief and 2.Concept Design

Ref.610 The report was completed December 2023, during the concept design stage. As per Ref.527 confirming the RIBA stages

Ref.610 page 7-9 records the structural engineer and the architects commentary during the preparation brief stage, and the concept design stage. Targets have been set and methods to optimize the use of materials have been reported

Ref.610 page 11-12 addresses design stage decisions for re-use and recovery

Please refer to drawings showing the integration of material efficiency designs. Ref.651 and Ref.619 warehouse GA plan; Ref.615 and Ref.617 site plan; Ref.616 and Ref.618 roof plan; Ref.620 and Ref.621 for elevations

For post construction mat06 report ref1024:

- page 3, 4 – Definition of material efficiency objectives
- page 6 – Minimisation of energy consumption and reduction of carbon emissions.
- page 6 – Enhancement of biodiversity through native structural landscaping.
- page 8 – Structural ground improvement to reduce material use.

### 3.Developed Design and 4. Technical Design

Ref.647 is an updated material efficiency report at stage 4, completed November 2024. Please see Ref.527 for a confirmation of the RIBA stages.

Ref.647, page 10, records the structural engineer and the architects commentary during Developed Design and Technical Design stages. Targets have been set and methods to optimize the use of materials have been reported

Please refer to drawings showing the integration of material efficiency designs. Ref.651 and Ref.619 warehouse GA plan; Ref.615 and Ref.617 site plan; Ref.616 and Ref.618 roof plan; Ref.620 and Ref.621 for elevations

Ref.610 page 11-12 addresses design stage decisions for re-use and recovery

**ref1026** – Technical Design stage drawings evidencing:

Open-plan warehouse core areas allowing flexible use

Reduced number of structural columns and associated pad foundations

Cycle storage, parking, blue badge parking and storage areas

Electrical and building services layouts

Energy efficiency measures integrated at technical design stage

ref1024, page 9:

- Continuation of sustainability and material efficiency principles through design development.
- Steel structural frame with a reduction in the number of columns and associated foundations.
- Review of alternative structural materials for most material-efficient solution.
- Implementation of strategies within the technical design.
- 

### 5. Construction

In **page 11** of the document Ref.647 is shown the implemented strategies of the construction stage.

**ref1071 and ref1070** – Ground floor drawings showing concrete slabs, steel bars on the core, isolation joints, and precast stairs.

**ref1069 and ref1073** – Warehouse core drawings with steel bars, steel decking and core slabs.

**ref1072 and ref1074** – External brick walls with steel beams, concrete slabs on the core and insulating materials.

**ref1068** – Detailed schematics of walls and core materials including concrete slabs, precast stairs, lift pits and granular fill on yard areas.

**ref1067** – Confirmation that there have been no changes from the design stage evidence provided and that it applies to the post-construction stage.

ref1026-technical stage evidences with proposed design layout, later confirmed in ref1025, with cycle storage, parking, blue parking spots, storage areas and offices, showing open core area; electrical specification including PV panels (page 34, 35), lighting efficiency (page 32, 123), cycle facilities (page 182), presence light controls, light and ventilation controls (page 42 to 45, 125, 139, 168, 169), EV chargers (page 39,40), thermoplastic cables; a full energy sustainability report; Units 1 and 2 GA plans with Landscape choices for pavement, flora including a green roof and native or existing trees; Unit 1 and 2 foundation plans.

**ref1025** – Post-construction drawings confirming as-built office and site plans, landscaping, and detailed core schematics.

- ref1024,page 10:

Accurate material quantification and procurement of required quantities only.

Site staff training on correct material storage, segregation, and handling.

Waste reduction target

- Ref1127 pages 36 and 37 shows measures of durability, reinforcement and efficiency of the materials installed.

## **Criterion 2:**

Ref.647 the implementation of various material efficiency design decisions (i.e. Re-use and Recovery page 12-14; Off Site Construction page 14; Materials Optimisation page 14-15; Waste Efficient Procurement page 15; Deconstruction and Flexibility page 16 )have been addressed, please see page 12-16 addresses stage 3-4 implementation of re-use and recovery design decisions, see "RIBA Stages 3-4"

## **Design, technical and post-construction evidence supporting Criterion 2**

**ref1026** – Technical Design stage evidence later confirmed as built, showing:

Proposed design layout, later confirmed in ref1025, with cycle storage, parking, blue parking spots, storage areas and offices, showing open core area; electrical specification including PV panels (page 34, 35), lighting efficiency (page 32, 123), cycle facilities (page 182), presence light controls, light and ventilation controls (page 42 to 45, 125, 139, 168, 169), EV chargers (page 39,40), thermoplastic cables; a full energy sustainability report; Units 1 and 2 GA plans with Landscape choices for pavement, flora including a green roof and native or existing trees; Unit 1 and 2 foundation plans.

**ref1025** – Post-construction drawings confirming as-built office and site plans, landscaping, and detailed core schematics.

**ref1071 and ref1070** – Ground floor drawings showing concrete slabs, steel bars on the core, isolation joints, and precast stairs.

**ref1069 and ref1073** – Warehouse core drawings with steel bars, steel decking and core slabs.

**ref1072 and ref1074** – External brick walls with steel beams, concrete slabs on the core and insulating materials.

**ref1068** – Detailed schematics of walls and core materials including concrete slabs, precast stairs, lift pits and granular fill on yard areas.

**ref1067** – Confirmation that there have been no changes from the design stage evidence provided and that it applies to the post-construction stage.

page 12, 13 – Re-use of crushed concrete, demolition materials, and hard landscaping as fill and sub-base.

page 14 – Use of modular cycle shelters, smoking shelters, and seating furniture.  
page 14 – Use of precast concrete elements including dock walls, yard retaining walls, stairs, and lift shafts.

page 15 – Dimensional coordination of cladding and façade elements to avoid on-site cutting.  
page 15 – Standardised steel profiles and fixing systems to minimise waste.

page 15 – Monitoring of material usage and reallocation of surplus materials across units.  
page 15 – Sequencing of construction activities to reduce waste and maximise re-use.

page 16 – Open-plan warehouse layout and 15 m haunch height enabling future adaptability.  
page 16 – Specification of durable materials to limit waste over the building lifecycle.

- Ref1127 pages 36 and 37 shows measures of durability, reinforcement and efficiency of the materials installed.

**Criterion 3:** The document Ref.610 material efficiency strategy.pdf was updated in the end of construction stage to address the actual material efficiencies achieved.

**ref1026** – Technical Design stage evidence later confirmed as built, showing:

**ref1025 and ref1026** – Landscaping and biodiversity measures including green roofs, native planting, and durable external materials.'

ref1024:

page 10, 11 – Energy-efficient lighting, PIR and occupancy controls, zonal controls, variable speed pumps and fans.

page 10, 11 – Improved Specific Fan Powers

page 10 – Steel structural frame with reduced columns and foundations.

page 16 – Design approach prioritising long-term flexibility and material longevity.

page 10 – Native planting and structural landscaping to enhance site biodiversity.

### **1credit can be awarded**

Ref 527 demonstrates compliance with this issue.

Ref 610 demonstrates compliance with this issue.

Ref 614 demonstrates compliance with this issue.

Ref 615 demonstrates compliance with this issue.

Ref 616 demonstrates compliance with this issue.

Ref 617 demonstrates compliance with this issue.

Ref 618 demonstrates compliance with this issue.

Ref 619 demonstrates compliance with this issue.

Ref 620 demonstrates compliance with this issue.

Ref 621 demonstrates compliance with this issue.

Ref 647 demonstrates compliance with this issue.

Ref 1024 demonstrates compliance with this issue.

Ref 1025 demonstrates compliance with this issue.

Ref 1026 demonstrates compliance with this issue.

Ref 1068 demonstrates compliance with this issue.

Ref 1069 demonstrates compliance with this issue.

Ref 1070 demonstrates compliance with this issue.

Ref 1071 demonstrates compliance with this issue.

Ref 1072 demonstrates compliance with this issue.

Ref 1073 demonstrates compliance with this issue.

Ref 1074 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                                    | Compliance Refs |
|-----------|--------------------------------------------------------------------------------------------------------------|-----------------|
| Ref 527   | Valor, Valor, Hotspur RIBA Stages Dates, Mat 06, 07_08_2025.pdf                                              |                 |
| Ref 610   | Chetwoods Architects, Cudd Bentley Consulting, Mat06 Material Efficiency, Mat 06, 01_12_2023.pdf             |                 |
| Ref 614   | Chetwoods Architects, Valor, G1222-CA-U2-00-DR-A-01105-PROPOSED WAREHOUSE GA PLAN-C3, Mat 06, 12_08_2025.pdf |                 |
| Ref 615   | Chetwoods Architects, Valor, G1222-CA-U2-00-DR-A-01051-PROPOSED SITE PLAN-C2, Mat 06, 12_08_2025.pdf         |                 |
| Ref 616   | Chetwoods Architects, Valor, G1222-CA-U2-RF-DR-A-01125-PROPOSED ROOF PLAN-C4, Mat 06, 12_08_2025.pdf         |                 |
| Ref 617   | Chetwoods Architects, Valor, G1222-CA-U1-00-DR-A-01051-PROPOSED SITE PLAN-C2, Mat 06, 12_08_2025.pdf         |                 |
| Ref 618   | Chetwoods Architects, Valor, G1222-CA-U1-RF-DR-A-01125-PROPOSED ROOF PLAN-C3, Mat 06, 12_08_2025.pdf         |                 |
| Ref 619   | Chetwoods Architects, Valor, G1222-CA-U1-00-DR-A-01105-PROPOSED WAREHOUSE GA PLAN-C3, Mat 06, 12_08_2025.pdf |                 |
| Ref 620   | Chetwoods Architects, Valor, G1222-CA-U2-ZZ-DR-A-02110-PROPOSED ELEVATIONS-C3, Mat 06, 12_08_2025.pdf        |                 |
| Ref 621   | Chetwoods Architects, Valor, G1222-CA-U1-ZZ-DR-A-02110-PROPOSED ELEVATIONS-C5, Mat 06, 12_08_2025.pdf        |                 |
| Ref 647   | Chetwoods Architects, Mat06 Material Efficiency_REV3, Mat 06, Undated.pdf                                    |                 |
| Ref 1024  | Alex Crane, Valor, G1222-CA-ZZ-ZZ-RP-A-06003 Material Efficiency Strategy, Mat 06, 22_01_2026.pdf            |                 |
| Ref 1025  | Alex Crane, Valor, Post-Construction Phase Evidence, Mat 06, 22_01_2026.zip                                  |                 |
| Ref 1026  | Alex Crane, Valor, Technical Design Phase Evidence, Mat 06, 22_01_2026.zip                                   |                 |
| Ref 1068  | G1222-BGL-XX-XX-DR-S-00105_Foundation & Slab Section Details_CR - As Constructed Record_C02_0.pdf            |                 |
| Ref 1069  | G1222-BGL-U2-01-DR-S-00116_WAREHOUSE UPPER FLOOR SLAB LAYOUT - UNIT 2_CR - As Constructed Record_C02_0.pdf   |                 |
| Ref 1070  | G1222-BGL-U2-00-DR-S-00118_GROUND FLOOR CORE LAYOUT - UNIT 2_CR - As Constructed Record_C04_0.pdf            |                 |
| Ref 1071  | G1222-BGL-U1-00-DR-S-00117_GROUND FLOOR CORE LAYOUT - UNIT 1_CR - As Constructed Record_C04_0.pdf            |                 |
| Ref 1072  | G1222-BGL-U1-FN-DR-S-00100_FOUNDATION LAYOUT - UNIT 1_CR - As Constructed Record_C05_0.pdf                   |                 |
| Ref 1073  | G1222-BGL-U1-01-DR-S-00115_WAREHOUSE UPPER FLOOR SLAB LAYOUT - UNIT 1_CR - As Constructed Record_C03_0.pdf   |                 |
| Ref 1074  | G1222-BGL-U2-FN-DR-S-00100_FOUNDATION LAYOUT - UNIT 2_CR - As Constructed Record_C04_0.pdf                   |                 |
| Ref 1127  | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, Mat 06, 03_12_2025.pdf                                    |                 |

## Waste

|                          |              |
|--------------------------|--------------|
| <b>Credits Achieved:</b> | 10 out of 10 |
| <b>% Achieved:</b>       | 100.00%      |
| <b>Weighting:</b>        | 7.00%        |
| <b>Weighted Score:</b>   | 7.00%        |

| Criteria                                                                       | Credits Available | Credits Achieved | % Achieved | Weighted Score |
|--------------------------------------------------------------------------------|-------------------|------------------|------------|----------------|
| Wst 01.1: Construction waste management > Pre-demolition audit                 | 1                 | 1                | 100.00%    | 0.70%          |
| Wst 01.2: Construction waste management > Construction resource efficiency     | 3                 | 3                | 100.00%    | 2.10%          |
| Wst 01.4: Construction waste management > Diversion of resources from landfill | 1                 | 1                | 100.00%    | 0.70%          |
| Wst 02: Use of recycled and sustainably sourced aggregates                     | 1                 | 1                | 100.00%    | 0.70%          |
| Wst 03: Operational waste                                                      | 1                 | 1                | 100.00%    | 0.70%          |
| Wst 05: Adaptation to climate change                                           | 1                 | 1                | 100.00%    | 0.70%          |
| Wst 06.1: Design for disassembly and adaptability > Recommendations            | 1                 | 1                | 100.00%    | 0.70%          |
| Wst 06.2: Design for disassembly and adaptability > Implementation             | 1                 | 1                | 100.00%    | 0.70%          |
| <b>Total Score</b>                                                             |                   |                  |            | <b>7.00%</b>   |

### Wst 01.1: Construction waste management > Pre-demolition audit

|                           |                                                                                                                                               |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                                                    |
| <b>Minimum Standards:</b> | Outstanding<br>1 credit<br>(Construction waste management)                                                                                    |
| <b>Aim:</b>               | To reduce construction waste by encouraging reuse, recovery and best practice waste management practices to minimise waste going to landfill. |

## Design Stage Validation Statement

### Credit 1

**Requirement 1.** Complete a pre-demolition audit of any existing buildings, structures or hard surfaces being considered for demolished. This must be used to determine whether refurbishment or reuse is feasible and, in the case of demolition, to maximise the recovery of material for subsequent high grade or value applications. The audit must cover the content of Pre-demolition audit scope and:

Please refer to Ref.385, page 16, "5.3 Reuse/Recycling Opportunities", for the determination whether refurbishment or reuse is feasible, and how to maximize recovery of material for subsequent high grade or value application.

Please refer to Ref.385 page 3 to for the contents of the Pre-demolition audit.

Please refer to Ref.639 for the demolition completion report

**a.** Be carried out at Concept Design stage by a competent person (see Definitions); prior to strip-out or demolition works;

Please refer to document Ref.385. page 5, paragraph 2, of the Pre-demolition audit confirms the report was completed prior to strip-out or demolition works. page 1 confirms the report was completed 31 May 2024, before the end of Concept Design according to Ref.613

Please refer to Ref.385 page 8-9 "2.2 Project Waste Responsibilities" for the definition of roles and responsible parties in the Demolition Audit process,

Ref.82 is the demolition contractors ISO 14001 certification, confirming competency of the auditors.

**b.** Guide the design, consider materials for reuse and set targets for waste management;

Please refer to Ref.385, page 16, "5.3 Reuse/Recycling Opportunities", where materials for reuse/ recycling have been considered

Please refer to Ref.385, page 12-14, "4 WASTE MANAGEMENT" sets targets for waste management.

**c.** Engage all contractors in the process of maximising high grade reuse and recycling opportunities.

Please refer to Ref.385. page 5, paragraph 2, stating " all contractors are engaged in the process of maximising high-grade reuse and recycling opportunities".

**The pre-demolition audit must cover:**

1. Identification and quantification of the key materials where present on the project. *Ref.385 page 18.*
2. Potential applications and any related issues for the reuse and recycling of the key materials in accordance with the waste hierarchy.*Ref.385, page 13, "4.4 Demolition Activities" and "4.5 Remediation of Contaminated Soils where required "*
3. Opportunities for reuse and recycling within the same development. *Ref.385, page 16, "5.3 Reuse/Recycling Opportunities"*
4. Identification of local reproprocessors or recyclers for recycling of materials. *Ref.385, page 15, "5.1 Local Recycling Facilities"*
5. Identification of overall recycling targets where appropriate. *Ref.385, page 4 for overall targets. See page 18 for individual targets for each material.*
6. Identification of reuse targets where appropriate. *Ref.385, page 4 for overall targets. See page 18 for individual targets for each material .*
7. Identification of overall landfill diversion rate for all key materials. *Ref.385, page 4 for overall targets. See page 18 for individual targets for each material .*

**Requirement 2.** Make reference to the audit in the resource management plan (RMP) (see Definitions).

Ref.326 is the resource management plan. Reference to the pre-demolition audit was made on page 6, "4. Pre-Demolition Audit"

**Requirement 3.** Compare actual waste arisings and waste management routes used with those forecast and investigate significant deviations from planned targets.

Ref.385 page 18, is the forecasted demolition audit figures

Ref.639 page 13, is the post-demolition audit figures

Please refer to Ref.385, page 16, "5.3 Reuse/Recycling Opportunities", demonstrating possible actions of waste management within different materials and the ways in which they are implemented.

**BRE feedback 2025.10.01 to submission from 17/09/2025**

**WST01: Construction waste management**

Criterion 2: The evidence (Ref 326) is not accessible; hence, it cannot be confirmed that the pre-demolition audit has been referenced in the resource management plan.

Criterion 3: The evidence (Ref 639) that houses the post-demolition audit figure is missing.

As a result, comparison with the forecast reported on page 18 of ref 385 cannot be done.

Criterion 4-5: Please note that the evidence (Ref 326) is not assessable. Hence, it is not clear how compliance with these criteria has been achieved.

Criteria 6-7: Please note that the evidence (Ref 390) is not assessable. Hence, it is not clear how compliance with these criteria has been achieved.

**Assessor answer:** All openable in IES. Will send it compiled this time.

Please see Ref 326, page 6.

Ref 82 demonstrates compliance with this issue.

Ref 84 demonstrates compliance with this issue.

Ref 385 demonstrates compliance with this issue.

Ref 613 demonstrates compliance with this issue.

Ref 639 demonstrates compliance with this issue.

Ref 999 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

### Credit 1

**Requirement 1.** Complete a pre-demolition audit of any existing buildings, structures or hard surfaces being considered for demolished. This must be used to determine whether refurbishment or reuse is feasible and, in the case of demolition, to maximise the recovery of material for subsequent high grade or value applications. The audit must cover the content of Pre-demolition audit scope and:

Please refer to Ref.385, page 16, "5.3 Reuse/Recycling Opportunities", for the determination whether refurbishment or reuse is feasible, and how to maximize recovery of material for subsequent high grade or value application.

Please refer to Ref.385 page 3 to for the contents of the Pre-demolition audit.

Please refer to Ref.639 for the demolition completion report

Evidence for the pre-demolition audit (Ref.385 / Ref.639), delivered at design stage:

The pre-demolition audit must cover:

1. Identification and quantification of the key materials where present on the project  
Page 19/19
2. Potential applications and any related issues for the reuse and recycling of the key materials in accordance with the waste hierarchy  
Page 17 section 5.3  
Page 14 section 4.4
3. Opportunities for reuse and recycling within the same development  
Page 16 section 5.2  
Page 17/19 F62 Crushed
4. Identification of local reprocessors or recyclers for recycling of materials  
Page 16 section 5.1
5. Identification of overall recycling targets where appropriate  
Page 19/19 the table demonstrates the targets to recycle and reuse.
6. Identification of reuse targets where appropriate  
Page 19/19 the table demonstrates the targets to recycle and reuse.
7. Identification of the overall landfill diversion rate for all key materials.  
Page 13/19 section 4.1 targets of 99% diversion from the landfill.
8. Be carried out at Concept Design stage by a competent person (see Definitions) prior to strip-out or demolition works.

**a.** Be carried out at Concept Design stage by a competent person (see Definitions); prior to strip-out or demolition works;

Please refer to document Ref.385. page 5, paragraph 2, of the Pre-demolition audit confirms the report was completed prior to strip-out or demolition works. page 1 confirms the report was completed 31 May 2024, before the end of Concept Design according to Ref.613

Please refer to Ref.385 page 8-9 "2.2 Project Waste Responsibilities" for the definition of roles and responsible parties in the Demolition Audit process,

Ref.82 is the demolition contractors ISO 14001 certification, confirming competency of the auditors.

At post-construction phase:

ref999 page 6: confirmation that the pre-demolition audit was delivered at Concept Design stage.

**b.** Guide the design, consider materials for reuse and set targets for waste management;

Please refer to Ref.385, page 16, "5.3 Reuse/Recycling Opportunities", where materials for reuse/ recycling have been considered

Please refer to Ref.385, page 12-14, "4 WASTE MANAGEMENT" sets targets for waste management.

**ref999** pages 3 and 4: general waste minimisation decisions at design and construction stages, waste categories and forecast quantities.

ref999 page 4: waste management options (reduce, reuse, recycle as best practice).

**c.** Engage all contractors in the process of maximising high grade reuse and recycling opportunities.

Please refer to Ref.385. page 5, paragraph 2, stating " all contractors are engaged in the process of maximising high-grade reuse and recycling opportunities".

**The pre-demolition audit must cover:**

1. Identification and quantification of the key materials where present on the project. *Ref.385 page 18.*
2. Potential applications and any related issues for the reuse and recycling of the key materials in accordance with the waste hierarchy.*Ref.385, page 13, "4.4 Demolition Activities" and "4.5 Remediation of Contaminated Soils where required "*
3. Opportunities for reuse and recycling within the same development. *Ref.385, page 16, "5.3 Reuse/Recycling Opportunities"*
4. Identification of local reprocessors or recyclers for recycling of materials. *Ref.385, page 15, "5.1 Local Recycling Facilities"*
5. Identification of overall recycling targets where appropriate. *Ref.385, page 4 for overall targets. See page 18 for individual targets for each material.*
6. Identification of reuse targets where appropriate. *Ref.385, page 4 for overall targets. See page 18 for individual targets for each material .*
7. Identification of overall landfill diversion rate for all key materials. *Ref.385, page 4 for overall targets. See page 18 for individual targets for each material .*

ref999:

- page 4 the waste is divided into the required categories, management options are shown being reducing, reusing and recycling the best practices.

page 5: end management options and confirmation of 98% diversion from landfill.

pages 7–8: waste monitoring showing diversion from landfill and comparison against targets.

Evidence for the pre-demolition audit (Ref.385 / Ref.639), delivered at design stage:

The pre-demolition audit must cover:

1. Identification and quantification of the key materials where present on the project  
Page19/19
2. Potential applications and any related issues for the reuse and recycling of the key materials in accordance with the waste hierarchy  
Page 17 section 5.3  
Page 14 section 4.4
3. Opportunities for reuse and recycling within the same development  
Page 16 section 5.2  
Page 17/19 F62 Crushed
4. Identification of local reprocessors or recyclers for recycling of materials  
Page 16 section 5.1
5. Identification of overall recycling targets where appropriate  
Page 19/19 the table demonstrates the targets to recycle and reuse.
6. Identification of reuse targets where appropriate  
Page 19/19 the table demonstrates the targets to recycle and reuse.
7. Identification of the overall landfill diversion rate for all key materials.

Page 13/19 section 4.1 targets of 99% diversion from the landfill.

8. Be carried out at Concept Design stage by a competent person (see Definitions) prior to strip-out or demolition works.

**Requirement 2.** Make reference to the audit in the resource management plan (RMP) (see Definitions).

Ref.326 is the resource management plan. Reference to the pre-demolition audit was made on page 6, "4. Pre-Demolition Audit"

ref999: page 6 mentions and details the pre demolition audit delivered on the concept design stage.

**Requirement 3.** Compare actual waste arisings and waste management routes used with those forecast and investigate significant deviations from planned targets.

Ref.385 page 18, is the forecasted demolition audit figures

Ref.639 page 13, is the post-demolition audit figures

Please refer to Ref.385, page 16, "5.3 Reuse/Recycling Opportunities", demonstrating possible actions of waste management within different materials and the ways in which they are implemented.

ref999:

page 4 the waste is divided into the required categories, and forecast quantities are shown with a total of 567,4 tonnes for non hazardous materials and 674,2m3 for hazardous

page 4 waste management options are shown, these being reducing, reusing and recycling (the best practices)

page 5 shows end management options connecting to the material categories and with 98% diverted from landfill,

pages 7 and 8 waste monitoring showing actual waste quantities fluctuating above or below targets by category, with 98% diversion from landfill.

### 1 credit can be awarded

Ref 82 demonstrates compliance with this issue.

Ref 84 demonstrates compliance with this issue.

Ref 385 demonstrates compliance with this issue.

Ref 613 demonstrates compliance with this issue.

Ref 639 demonstrates compliance with this issue.

Ref 999 demonstrates compliance with this issue.

## Schedule of Evidence

| Reference | File Name                                                                                        | Compliance Refs |
|-----------|--------------------------------------------------------------------------------------------------|-----------------|
| Ref 82    | Metro, Valor, ISO 14001_Exp_2026.02.13, Wst 01, 08_01_2025.pdf                                   |                 |
| Ref 84    | Glencar, CBC, BREEAM Man03 Responsible Construction Practices, Wst 01, 12_05_2025.pdf            |                 |
| Ref 385   | Metro, Valor, METRO - Pre-Demolition Waste Audit - Valor Tottenham REV01, Wst 01, 31_05_2024.pdf |                 |
| Ref 613   | Valor, Valor, Hotspur RIBA Stages Dates, Wst 01, 07_08_2025.pdf                                  |                 |
| Ref 639   | Metro Deconstruction services, Valor, 1598_Completion Waste Audit, Wst 01, 14_10_2024.pdf        |                 |
| Ref 999   | VPT Resource Management Plan Final.pdf                                                           |                 |

## Wst 01.2: Construction waste management > Construction resource efficiency

|                           |             |
|---------------------------|-------------|
| <b>Credits Achieved:</b>  | 3 out of 3  |
| <b>Minimum Standards:</b> | Outstanding |

|             |                                                                                                                                               |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
|             | 1 credit<br>(Construction waste management)                                                                                                   |
| <b>Aim:</b> | To reduce construction waste by encouraging reuse, recovery and best practice waste management practices to minimise waste going to landfill. |

## Design Stage Validation Statement

Credit 2

**Requirement 4.** Prepare a compliant Resource Management Plan (RMP) covering:

**a.** Non-hazardous waste materials (from on-site construction and dedicated off-site manufacture or fabrication, see Additional information), including demolition and excavation waste.

Please refer to document Ref.327, page 1, and 53 , and 102 where the main contractor assumes responsibility for ensuring that the RMP will completed to cover the non-hazardous waste generated on site and dedicated off site manufacture or fabrication (including excavation and demolition waste) generated by the building's design and construction.

Please refer to document Ref.326page 4 for the forecasted non-hazardous waste.

**b.** Accurate data records on waste arisings and waste management routes.

Please refer to document Ref.327, page 1, and 53 , and 102 where the main contractor assumes responsibility for ensuring that the RMP will completed to cover the non-hazardous waste generated on site and dedicated off site manufacture or fabrication (including excavation and demolition waste) generated by the building's design and construction.

Ref.326, page 7, "methodology" confirms that each month during construction and once construction has finished waste generated on site will be recorded.

### **A compliant RMP defines:**

1. A target benchmark for resource efficiency, i.e. m<sup>3</sup> of waste per 100m<sup>2</sup> or tonnes of waste per 100m<sup>2</sup>.

Ref.326, page 1 for the resource efficiency target ≤ 7.5 m3 OR ≤ 6.5 tonnes / 100 m2

2. Procedures and commitments to minimise non-hazardous waste in line with the target benchmark

Ref.326, page 2, "2.1 Non-Hazardous Waste"

3. Procedures to minimise hazardous waste

Ref.326, page 3, "2.2 Hazardous Waste"

4. A waste-minimisation target and details of waste minimisation actions to be undertaken.

Ref.326, page 3, "2.3 General Waste Minimisation Decisions" and page 6 , "2.7 Waste Targets"

5. Procedures to estimate, monitor, measures and report on hazardous and non-hazardous site waste and demolition waste, where relevant, arising from work carried out by the principal contractor and all subcontractors. Waste data obtained from licensed external waste contractors needs to be reliable and verifiable, e.g. using data from EA/SEPA/EA Wales/NIEA waste return forms or from a PAS402 compliant company.

Ref.326, page 7, "Methodology"

6. Monthly reporting of all construction waste data throughout the project checked against what would be expected based on the stage of the project, invoices, etc., to validate completeness of waste reporting data.

Ref.326, page 7, "Methodology", includes a commitment to monthly report on waste arising once construction starts.

7. Procedures to sort, reuse and recycle construction waste into defined waste groups, either on site or through a licensed external contractor.

Ref.326, page 5, "Waste Segregation Procedure" includes procedures of waste segregation on site and off site.

8. Procedures to review and update the plan.

Ref.326, page 2, "1.1 Compliance Review"

9. The name or job title of the individual responsible for implementing the above.

Ref.326, page 2, Dominic Hale is appointed as responsible for implementing the RMP

**Requirement 5.** Meet or improve upon the benchmarks in Table 10.1 for non-hazardous construction waste, excluding demolition and excavation waste.

Please refer to Ref.326, page 7, "Methodology", for Procedures to review and update the plan, page 2, for the individual responsible for implementing the above and page 6 stating to identify areas for improvement. Page 1 "construction Sustainability Targets" mentions the decided benchmarks.

#### **BRE feedback 2025.10.01 to submission from 17/09/2025**

#### **WST01: Construction waste management**

Criterion 2: The evidence (Ref 326) is not accessible; hence, it cannot be confirmed that the pre-demolition audit has been referenced in the resource management plan.

Criterion 3: The evidence (Ref 639) that houses the post-demolition audit figure is missing.

As a result, comparison with the forecast reported on page 18 of ref 385 cannot be done.

Criterion 4-5: Please note that the evidence (Ref 326) is not assessable. Hence, it is not clear how compliance with these criteria has been achieved.

Criteria 6-7: Please note that the evidence (Ref 390) is not assessable. Hence, it is not clear how compliance with these criteria has been achieved.

**Assessor answer:** All openable in IES. Will send it compiled uploaded directly to BREEAM Projects this time.

Please see Ref 326, page 6.

Ref 326 demonstrates compliance with this issue.

Ref 327 demonstrates compliance with this issue.

Ref 834 demonstrates compliance with this issue.

#### **Post Construction Stage Validation Statement**

Credit 2

**Requirement 4.** Prepare a compliant Resource Management Plan (RMP) covering:

**a.** Non-hazardous waste materials (from on-site construction and dedicated off-site manufacture or fabrication, see Additional information), including demolition and excavation waste.

Please refer to document Ref.327, page 1, and 53 , and 102 where the main contractor assumes responsibility for ensuring that the RMP will completed to cover the non-hazardous waste generated on site and dedicated off

site manufacture or fabrication (including excavation and demolition waste) generated by the building's design and construction.

Please refer to document Ref.326 page 4 for the forecasted non-hazardous waste.

**ref834** page 2: Resource Management Plan commitments for the management of non-hazardous waste.

**ref834** page 4: Waste categories defined with forecast quantities (567.4 tonnes and 674.2 m<sup>3</sup> of non-hazardous waste).

**b.** Accurate data records on waste arisings and waste management routes.

Please refer to document Ref.327, page 1, and 53, and 102 where the main contractor assumes responsibility for ensuring that the RMP will be completed to cover the non-hazardous waste generated on site and dedicated off site manufacture or fabrication (including excavation and demolition waste) generated by the building's design and construction.

Ref.326, page 7, "methodology" confirms that each month during construction and once construction has finished waste generated on site will be recorded.

**ref834** pages 7 and 8: Waste monitoring records showing actual waste arisings, comparison against targets, and confirmation of 98% diversion from landfill.

**A compliant RMP defines:**

1. A target benchmark for resource efficiency, i.e. m<sup>3</sup> of waste per 100m<sup>2</sup> or tonnes of waste per 100m<sup>2</sup>.

Ref.326, page 1 for the resource efficiency target  $\leq 7.5 \text{ m}^3$  OR  $\leq 6.5 \text{ tonnes} / 100 \text{ m}^2$

For post construction phases ref834 page 1: Targeted WST01 BREEAM requirements and sustainability waste targets with resource efficiency of  $\leq 3.4 \text{ m}^3$  OR  $\leq 3.2 \text{ tonnes} / 100 \text{ m}^2$ .

2. Procedures and commitments to minimise non-hazardous waste in line with the target benchmark

Ref.326, page 2, "2.1 Non-Hazardous Waste"

**ref834**

page 3: resource management plan with commitments for the management of non hazardous waste, General waste minimisation decisions at design and construction stages.

page 4: the waste is divided into the required categories, and forecast quantities are shown with a total of 567,4 tonnes for non hazardous materials

3. Procedures to minimise hazardous waste

Ref.326, page 3, "2.2 Hazardous Waste"

**ref834**

- page 3: General waste minimisation decisions at design and construction stages.
- page 4: the waste is divided into the required categories, and forecast quantities are shown with a total of 674,2m<sup>3</sup> for hazardous materials

4. A waste-minimisation target and details of waste minimisation actions to be undertaken.

Ref.326, page 3, "2.3 General Waste Minimisation Decisions" and page 6, "2.7 Waste Targets"

ref834

page 4: Waste management options prioritising reduce, reuse and recycle best practice.

- page 5 shows end management options connecting to the material categories and with 98% diverted from landfill
- page 8 end results of diversion from landfill with % of diverted materials to corresponded categories, reuse, recycle and reduce

5. Procedures to estimate, monitor, measures and report on hazardous and non-hazardous site waste and demolition waste, where relevant, arising from work carried out by the principal contractor and all subcontractors. Waste data obtained from licensed external waste contractors needs to be reliable and verifiable, e.g. using data from EA/SEPA/EA Wales/NIEA waste return forms or from a PAS402 compliant company.

Ref.326, page 7, "Methodology"

**ref834** pages 7 and 8: Monthly waste monitoring and verification of waste percentages.

6. Monthly reporting of all construction waste data throughout the project checked against what would be expected based on the stage of the project, invoices, etc., to validate completeness of waste reporting data.

Ref.326, page 7, "Methodology", includes a commitment to monthly report on waste arising once construction starts.

**ref834** pages 7 and 8: Monthly waste monitoring and verification of waste percentages, page 8 end results of diversion from landfill with % of diverted materials to corresponded categories, reuse, recycle and reduce.

7. Procedures to sort, reuse and recycle construction waste into defined waste groups, either on site or through a licensed external contractor.

Ref.326, page 5, "Waste Segregation Procedure" includes procedures of waste segregation on site and off site.

ref834:

- page 5: Waste segregation procedures and end-management options, achieving 98% diversion from landfill.
- page 8 end results of diversion from landfill with % of diverted materials to corresponded categories, reuse, recycle and reduce.

8. Procedures to review and update the plan.

Ref.326, page 2, "1.1 Compliance Review"

ref834: page 2 compliance of review, page 3 monitor and report waste updates, page 4 review forecast quantities.

9. The name or job title of the individual responsible for implementing the above.

Ref.326, page 2, Dominic Hale is appointed as responsible for implementing the RMP

ref834 page 1 reference of Dominic Hale

**Requirement 5.** Meet or improve upon the benchmarks in Table 10.1 for non-hazardous construction waste, excluding demolition and excavation waste.

Please refer to Ref.326, page 7, "Methodology", for Procedures to review and update the plan, page 2, for the individual responsible for implementing the above and page 6 stating to identify areas for improvement. Page 1 "construction Sustainability Targets" mentions the decided benchmarks.

ref834 page 4: waste is divided into the required categories, and forecast quantities are shown with a total of 567,4 tonnes for non hazardous materials and 674,2m3 hazardous, page 7 and 8 show waste monitoring with the 98% diversion from landfill.

## 2 credits can be awarded

Ref 326 demonstrates compliance with this issue.

Ref 327 demonstrates compliance with this issue.

Ref 834 demonstrates compliance with this issue.

## Schedule of Evidence

| Reference | File Name                                                                                            | Compliance Refs |
|-----------|------------------------------------------------------------------------------------------------------|-----------------|
| Ref 326   | Glencar, Valor, Valor Park Resource Management Plan, Wst 01, 24_04_2025.pdf                          |                 |
| Ref 327   | Glencar, Valor, Confirmation from the contractor that Specs will be followed, Wst 01, 24_04_2025.pdf |                 |
| Ref 834   | Glencar, Valor, VPT Resource Management Plan Final, Wst 01, 12_12_2025.pdf                           |                 |

## Wst 01.4: Construction waste management > Diversion of resources from landfill

|                           |                                                                                                                                               |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                                                    |
| <b>Minimum Standards:</b> | Outstanding<br>1 credit<br>(Construction waste management)                                                                                    |
| <b>Aim:</b>               | To reduce construction waste by encouraging reuse, recovery and best practice waste management practices to minimise waste going to landfill. |

## Design Stage Validation Statement

### Credit 4

**Requirement 6.** Meet, where applicable, the diversion from landfill benchmarks in Table 10.2 for non-hazardous construction waste and demolition and excavation waste generated.

Please refer to Ref.390 page 7, of the resource management plan for the diversion of landfill target of 80% non-hazardous construction waste and 90% for demolition waste.

**Requirement 7.** Sort waste materials into separate key waste groups as per Table 10.3, either on-site or through a licensed contractor for recovery.

Ref.390 page 4-5, for procedures for sorting, reusing, and recycling construction waste into defined waste groups.

Please refer to document Ref.390 page 7 "methodology" confirming that waste information will be recorded once construction starts

Please refer to document Ref.390 pages 7-8 which show the materials divided within different construction waste groups, according to Table 10.3 of BREEAM

Ref 390 demonstrates compliance with this issue.

Ref 391 demonstrates compliance with this issue.

Ref 835 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

### Credit 4

**Requirement 6.** Meet, where applicable, the diversion from landfill benchmarks in Table 10.2 for non-hazardous construction waste and demolition and excavation waste generated.

Please refer to Ref.390 page 7, of the resource management plan for the diversion of landfill target of 80% non-hazardous construction waste and 90% for demolition waste.

ref835 page 7 and 8 show categorized waste monitoring with the 98% diversion from landfill from Non-Haz. Construction and 99% for Demolition waste.

**Requirement 7.** Sort waste materials into separate key waste groups as per Table 10.3, either on-site or through a licensed contractor for recovery.

Ref.390 page 4-5, for procedures for sorting, reusing, and recycling construction waste into defined waste groups.

ref835:

- page 5 Waste Segregation Procedures are shown
- page 7 and 8 show categorized waste monitoring

Please refer to document Ref.390 page 7 "methodology" confirming that waste information will be recorded once construction starts

Please refer to document Ref.390 pages 7-8 which show the materials divided within different construction waste groups, according to Table 10.3 of BREEAM

### 1 credit can be awarded

Ref 390 demonstrates compliance with this issue.

Ref 391 demonstrates compliance with this issue.

Ref 835 demonstrates compliance with this issue.

## Schedule of Evidence

| Reference | File Name                                                                                            | Compliance Refs |
|-----------|------------------------------------------------------------------------------------------------------|-----------------|
| Ref 390   | Glencar, Valor, Valor Park Resource Managment Plan, Wst 01, 02_04_2025.pdf                           |                 |
| Ref 391   | Glencar, Valor, Confirmation from the contractor that Specs will be followed, Wst 01, 21_03_2025.pdf |                 |
| Ref 835   | Glencar, Valor, VPT Resource Management Plan Final, Wst 01, 12_12_2025.pdf                           |                 |

## Wst 02: Use of recycled and sustainably sourced aggregates

|                           |                                                                                                                                                                                            |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                                                                                                 |
| <b>Minimum Standards:</b> | None                                                                                                                                                                                       |
| <b>Aim:</b>               | To encourage the use of more sustainably sourced aggregates, encourage reuse where appropriate and avoid waste and pollution arising from disposal of demolition and other forms of waste. |

## Design Stage Validation Statement

### Credit 1

**Requirement 1.** If demolition occurs on site, to encourage the reuse of site-won material on site, when demolition occurs, complete a pre-demolition audit of any existing buildings, structures or hard surfaces to be demolished in accordance with Wst 01 Criterion 1 and Criterion 2.

Please refer to Ref.641 for the Completion demolition Audit.

**Requirement 2.** Identify all aggregates uses and type on the project Table 10.5 and Table 10.6.

Please refer to Ref 452, a letter from the BREEAM AP confirming that aggregates uses and types were provided via the Wst02 Calculator (Ref.394)

Please refer to calculator Ref.394 which shows the type and use of each material accounted for, according to Tables 10.5 and 10.6 of the BREEAM manual.

**Requirement 3.** Determine the quantity in tonnes for each identified use and aggregate type.

Please refer to Ref.452, a letter from the BREEAM AP confirming that aggregates uses and types were provided via the Wst02 Calculator (Ref.394)

Please refer to calculator which shows the quantity in tonnes for each identified use and aggregate type.

**Requirement 4.** Identify the region in which the aggregate source is located.

Please refer to Ref.452, a letter from the BREEAM AP confirming that they will Identify the region in which the aggregate source is located

Please refer to calculator Ref.394 which shows the aggregate source.

**Requirement 5.** Identify the distance in kilometres travelled by all aggregates by transport type.

Please refer to Ref.452, a letter from the BREEAM AP confirming that they will calculate the distance in kilometres travelled by all aggregates by transport type

Please refer to calculator Ref.394 which shows the distance in kilometres travelled by all aggregates by transport type.

**Requirement 6.** Enter the information into the BREEAM Wst 02 calculator to calculate the Project Sustainable Aggregate points.

Please refer to Ref.452, a letter from the BREEAM AP confirming that they will obtain a project sustainable aggregate points score of at least 3.5 points

Ref.452 is a letter from the main contractor confirming that they aim to obtain a sustainable aggregate points score of at least 3.5 points

Please refer to calculator Ref.394 with the result of 6.00 for the Aggregate points, which awards the project with 1 credit, according with Table 10.4 of BREEAM manual.

Ref 394 demonstrates compliance with this issue.

Ref 452 demonstrates compliance with this issue.

Ref 641 demonstrates compliance with this issue.

Ref 840 demonstrates compliance with this issue.

Ref 841 demonstrates compliance with this issue.

Ref 1001 demonstrates compliance with this issue.

Ref 1002 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

### Credit 1

Requirement 1. If demolition occurs on site, to encourage the reuse of site-won material on site, when demolition occurs, complete a pre-demolition audit of any existing buildings, structures or hard surfaces to be demolished in accordance with Wst 01 Criterion 1 and Criterion 2.

Please refer to ref.641 for the Completion demolition Audit.

**Ref.1002**, pages 10,11: reuse and recycling determination and detailed end uses of materials, confirming that recycled aggregates are reused on site as piling mat and infilling materials.

**Ref.1001**, page 2: confirmation that there have been no changes from the design-stage evidence, validating the applicability of the demolition audit conclusions.

Requirement 2. Identify all aggregates uses and type on the project Table 10.5 and Table 10.6.

Please refer to Ref 452, a letter from the BREEAM AP confirming that aggregates uses and types were provided via the Wst02 Calculator (Ref.394)

Please refer to calculator Ref.394 which shows the type and use of each material accounted for, according to Tables 10.5 and 10.6 of the BREEAM manual.

**Ref.841** WST02\_Calculator tab, confirming aggregate uses, material type, recycled content and management approach.

Requirement 3. Determine the quantity in tonnes for each identified use and aggregate type.

Please refer to Ref.452, a letter from the BREEAM AP confirming that aggregates uses and types were provided via the Wst02 Calculator (Ref.394)

Please refer to calculator Ref.394 which shows the quantity in tonnes for each identified use and aggregate type.

**Ref.840:** waste transfer notes identifying quantities of limestone, sand and aggregate shingle, including contractor details and transfer destinations.

**Ref.841,** WST02\_Calculator tab, confirming tonnages used for each aggregate.

Requirement 4. Identify the region in which the aggregate source is located.

Please refer to Ref.452, a letter from the BREEAM AP confirming that they will Identify the region in which the aggregate source is located

Please refer to calculator Ref.394 which shows the aggregate source.

**Ref.841,** WST02\_Calculator tab, confirming aggregate source locations.

Requirement 5. Identify the distance in kilometres travelled by all aggregates by transport type.

Please refer to Ref.452, a letter from the BREEAM AP confirming that they will calculate the distance in kilometres travelled by all aggregates by transport type

Please refer to calculator Ref.394 which shows the distance in kilometres travelled by all aggregates by transport type.

**Ref.841,** WST02\_Calculator tab, including travel distance, transport type, transport cost and associated carbon footprint.

Requirement 6. Enter the information into the BREEAM Wst 02 calculator to calculate the Project Sustainable Aggregate points.

Please refer to Ref.452, a letter from the BREEAM AP confirming that they will obtain a project sustainable aggregate points score of at least 3.5 points

Ref.452 is a letter from the main contractor confirming that they aim to obtain a sustainable aggregate points score of at least 3.5 points

Please refer to calculator Ref.394 with the result of 6.00 for the Aggregate points, which awards the project with 1 credit, according with Table 10.4 of BREEAM manual.

**Ref.841,** WST02\_Calculator tab, confirming the calculated score with 5,72 points which translates into 1 credit

**Ref.1001,** page 2, confirming no post-design changes affecting aggregate sourcing or calculations.

**1 credit can be awarded**

Ref 394 demonstrates compliance with this issue.

Ref 452 demonstrates compliance with this issue.

Ref 641 demonstrates compliance with this issue.

Ref 840 demonstrates compliance with this issue.

Ref 841 demonstrates compliance with this issue.

Ref 1001 demonstrates compliance with this issue.

Ref 1002 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                       | Compliance Refs |
|-----------|-------------------------------------------------------------------------------------------------|-----------------|
| Ref 394   | Glencar, CBC, BREEAM_UK_NC_2018_and_V6_Wst02_calculator_v2.2, Wst 02, 04_06_2025.xlsx           |                 |
| Ref 452   | Glencar, Valor, Valor Tottenham BREEAM Wst02 Use of Recycled Aggregates, Wst 02, 30_06_2025.pdf |                 |
| Ref 641   | Metro Deconstruction services, Valor, 1598_Completion Waste Audit, Wst 02, 14_10_2024.pdf       |                 |
| Ref 840   | Glencar, Valor, Aggregates Delivery Notes, Wst 02, 12_01_2026.zip                               |                 |
| Ref 841   | CBC, CBC, BREEAM_UK_NC_2018_and_V6_Wst02_calculator_v2.2, Wst 02, 12_01_2026.xlsx               |                 |
| Ref 1001  | 6726_Valor Park Tottenham- PC Multi Credit Letter.pdf                                           |                 |
| Ref 1002  | 1598_Completion Waste Audit.pdf                                                                 |                 |
| Ref 1075  | Glencar, CBC, 6726_Valor Park Tottenham- PC Multi Credit Letter, Wst 02, 18_12_2025.pdf         |                 |

### Wst 03: Operational waste

|                           |                                                                                                                  |             |
|---------------------------|------------------------------------------------------------------------------------------------------------------|-------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                       |             |
| <b>Minimum Standards:</b> | Excellent                                                                                                        | Outstanding |
|                           | 1 credit                                                                                                         | 1 credit    |
| <b>Aim:</b>               | To encourage the recycling of operational waste through the provision of dedicated storage facilities and space. |             |

### Design Stage Validation Statement

#### Credit 1

**1.** Provide a dedicated space for the segregation and storage of operational recyclable waste generated. The space is:

- a.** Clearly labelled, to assist with segregation, storage and collection of the recyclable waste streams
- b.** Accessible to building occupants or facilities operators for the deposit of materials and collections by waste management contractors
- c.** Of a capacity appropriate to the building type, size, number of units (if relevant) and predicted volumes of waste that will arise from daily or weekly operational activities and occupancy rates.

Please refer to document Ref.387 is the assessors calculation for the compliant size of refuse collection areas at Tottenham, Hotspur Industrial unit

Please refer to document Ref.500 is a letter from the architects confirming that warehouse doors are accessible to refuse collection vehicles and that a provisional space has been allocated for refuse compliant with Ref.387.

Please refer to Ref.492 and Ref.493 is the proposed site plan showing the location of the provisional bin storage/ recycling area

Please refer to document Ref.500 confirming that the occupiers are unknown therefore the operational needs cannot be predicted.

**2.** For consistent and large amounts of operational waste generated, provide:

**a.** Static waste compactors or balers; situated in a service area or dedicated waste management space

Please refer to document Ref.500 confirming that provisional space has been allocated for a baler/compactor.

Please refer to Ref.492 and Ref.493 for the location of the provisional space allocated to balers

**b.** Vessels for composting suitable organic waste OR adequate spaces for storing segregated food waste and compostable organic material for collection and delivery to an alternative composting facility.

As the end user is speculative for the development no composting vessel is provided on site. Ref.500 confirms that end users are unknown

**c.** A water outlet provided adjacent to or within the facility for cleaning and hygiene purposes where organic waste is to be stored or composted on site.

Not applicable as the scope of the project doesn't include on-site storage or composting of organic waste and the occupants are speculative

Ref 387 demonstrates compliance with this issue.

Ref 492 demonstrates compliance with this issue.

Ref 493 demonstrates compliance with this issue.

Ref 500 demonstrates compliance with this issue.

Ref 753 demonstrates compliance with this issue.

Ref 754 demonstrates compliance with this issue.

Ref 787 demonstrates compliance with this issue.

Ref 788 demonstrates compliance with this issue.

Ref 833 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

### Credit 1

**1.** Provide a dedicated space for the segregation and storage of operational recyclable waste generated. The space is:

**a.** Clearly labelled, to assist with segregation, storage and collection of the recyclable waste streams

**Ref.753 and Ref.787** (Unit 2): bin storage location with 5 m<sup>2</sup> storage area, clearly labelled and for segregation of recyclable waste streams, also providing a direct exit from the bin storage space for collection.

**Ref.754 and Ref.788** (Unit 1): bin storage locations with 12 m<sup>2</sup> storage areas, clearly labelled and for segregation of recyclable waste streams, also providing a direct exit from the bin storage space for collection.

ref1127 page 38 shows the Waste bin area with signage.

**b.** Accessible to building occupants or facilities operators for the deposit of materials and collections by waste management contractors

**Ref.753 , Ref.787 (Unit 2) and Ref.754 , Ref.788 (Unit 1):** drawings confirming direct access routes between bin storage areas and external spaces.

**Ref.833:** confirms that future tenants will be required to install recyclable waste bins with **clearly labelled and segregated waste streams**

**c.** Of a capacity appropriate to the building type, size, number of units (if relevant) and predicted volumes of waste that will arise from daily or weekly operational activities and occupancy rates.

**Ref.833:** confirmation that the development has speculated, since the occupier is not known, with adequate space provided to meet future waste management requirements.

Please refer to document Ref.387 is the assessors calculation for the compliant size of refuse collection areas at Tottenham, Hotspur Industrial unit

Please refer to document Ref.500 is a letter from the architects confirming that warehouse doors are accessible to refuse collection vehicles and that a provisional space has been allocated for refuse compliant with Ref.387.

Please refer to Ref.492 and Ref.493 is the proposed site plan showing the location of the provisional bin storage/ recycling area

Please refer to document Ref.500 confirming that the occupiers are unknown therefore the operational needs cannot be predicted.

**2.** For consistent and large amounts of operational waste generated, provide:

**a.** Static waste compactors or balers; situated in a service area or dedicated waste management space

Please refer to document Ref.500 confirming that provisional space has been allocated for a baler/compactor.

Please refer to Ref.492 and Ref.493 for the location of the provisional space allocated to balers

**Ref.833:** confirmation that an external space is saved outside each warehouse to accommodate future installation of a baler or compactor.

**b.** Vessels for composting suitable organic waste OR adequate spaces for storing segregated food waste and compostable organic material for collection and delivery to an alternative composting facility.

As the end user is speculative for the development no composting vessel is provided on site. Ref.500 confirms that end users are unknown

**c.** A water outlet provided adjacent to or within the facility for cleaning and hygiene purposes where organic waste is to be stored or composted on site.

Not applicable as the scope of the project doesn't include on-site storage or composting of organic waste and the occupants are speculative

## **1 credit can be awarded**

Ref 387 demonstrates compliance with this issue.

Ref 492 demonstrates compliance with this issue.

Ref 493 demonstrates compliance with this issue.

Ref 500 demonstrates compliance with this issue.

Ref 753 demonstrates compliance with this issue.

Ref 754 demonstrates compliance with this issue.

Ref 787 demonstrates compliance with this issue.

Ref 788 demonstrates compliance with this issue.

Ref 833 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                   | Compliance Refs |
|-----------|---------------------------------------------------------------------------------------------|-----------------|
| Ref 387   | CBC, Valor, WST03_BREEAM Assessor Calculations, Wst 03, 29_05_2024.pdf                      |                 |
| Ref 492   | Matt Davies, G1222-CA-U1-00-DR-A-05059-WST03 PROPOSED SITE PLAN-B02, Wst 03, 08_07_2025.pdf |                 |
| Ref 493   | Matt Davies, G1222-CA-U2-00-DR-A-05059-WST03 PROPOSED SITE PLAN-B2, Wst 03, 08_07_2025.pdf  |                 |
| Ref 500   | Chetwoods, Valor, WST03 Operational Waste.docx, Wst 03, 23_07_2025.pdf                      |                 |
| Ref 753   | Chetwoods, Valor, G1222-CA-U2-00-DR-A-01051-PROPOSED SITE PLAN-FC2, Wst 03, 24_09_2024.pdf  |                 |
| Ref 754   | Chetwoods, Valor, G1222-CA-U1-00-DR-A-01051-PROPOSED SITE PLAN-FC1, Wst 03, 24_09_2024.pdf  |                 |
| Ref 787   | Chetwoods, Valor, G1222-CA-U2-00-DR-A-01051-PROPOSED SITE PLAN-FC2, Wst 03, 25_11_2025.pdf  |                 |
| Ref 788   | Chetwoods, Valor, G1222-CA-U1-00-DR-A-01051-PROPOSED SITE PLAN-FC1, Wst 03, 25_11_2025.pdf  |                 |
| Ref 833   | Valor, CBC, Wst 03 letter, Wst 03, 17_12_2025.pdf                                           |                 |
| Ref 1075  | Glencar, CBC, 6726_Valor Park Tottenham- PC Multi Credit Letter, Wst 03, 18_12_2025.pdf     |                 |
| Ref 1127  | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, Wst 03, 03_12_2025.pdf                   |                 |

### Wst 05: Adaptation to climate change

|                           |                                                                                                                                                                                      |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                                                                                           |
| <b>Minimum Standards:</b> | None                                                                                                                                                                                 |
| <b>Aim:</b>               | To minimise the future need of carrying out works to adapt the building to take account of more extreme weather changes resulting from climate change and changing weather patterns. |

### Design Stage Validation Statement

#### Credit 1

**Requirement 1.** Conduct a climate change adaptation strategy appraisal by the end of Concept Design using:

**a.** A systematic risk assessment to identify the impact of expected extreme weather conditions arising from climate change on the building over its projected life cycle. The assessment covers the installation of building services and renewable systems, as well as structural and fabric resilience aspects and includes (see Methodology below):

- i.** Hazard identification
- ii.** Hazard assessment
- iii.** Risk estimation
- iv.** Risk evaluation
- v.** Risk management.

Please refer to document Ref.410 the stage 2 risk assessment, completed April 2024, during the Concept design stage as per Ref.528 (confirming RIBA stages). The initiating statement confirms that the assessment covers the required content - "evaluate the risks posed by a potential hazard, and outline how the design of the building minimizes these risks, and mitigates against them as far as possible"

**Requirement 2.** Develop recommendations or solutions based on the climate change adaptation strategy appraisal, before or during or prior to Concept Design, that aim to mitigate the identified impact.

Please refer to document Ref.410 the stage 2 risk assessment, completed April 2024, during the Concept design stage as per Ref.528 (confirming RIBA stages) .

Ref.410 "risk management strategy" addresses methods to mitigate identified impact of climate change

Please refer to drawings Ref.588 and 597 for the window details and elevations; Ref.589 for the office GA plans; Ref.590 and Ref.591 for the fire strategy plan; Ref.596 for the fire strategy elevations; Ref.592 for the roof plan; Ref.593 for the site plan; Ref.594 for the external site finishing plan; Ref.595 for the warehouse sections;Ref.598 for the office sections plan

**Requirement 3.** Provide an update during Technical Design demonstrating how the recommendations or solutions proposed at Concept Design have been implemented where practical and cost effective. Omissions have been justified in writing by the assessor.

Please refer to document Ref.642 the stage 4 risk assessment, completed November 2024, during the technical design stage as per Ref.528 (confirming RIBA stages)

Please refer to drawings Ref.588 and 597 for the window details and elevations; Ref.589 for the office GA plans; Ref.590 and Ref.591 for the fire strategy plan; Ref.596 for the fire strategy elevations; Ref.592 for the roof plan; Ref.593 for the site plan; Ref.594 for the external site finishing plan; Ref.595 for the warehouse sections;Ref.598 for the office sections plan

Ref 410 demonstrates compliance with this issue.

Ref 528 demonstrates compliance with this issue.

Ref 588 demonstrates compliance with this issue.

Ref 589 demonstrates compliance with this issue.

Ref 590 demonstrates compliance with this issue.

Ref 591 demonstrates compliance with this issue.

Ref 592 demonstrates compliance with this issue.

Ref 593 demonstrates compliance with this issue.

Ref 594 demonstrates compliance with this issue.

Ref 595 demonstrates compliance with this issue.

Ref 596 demonstrates compliance with this issue.

Ref 597 demonstrates compliance with this issue.

Ref 598 demonstrates compliance with this issue.

Ref 642 demonstrates compliance with this issue.

Ref 1003 demonstrates compliance with this issue.

Ref 1004 demonstrates compliance with this issue.

Ref 1005 demonstrates compliance with this issue.

Ref 1006 demonstrates compliance with this issue.

Ref 1007 demonstrates compliance with this issue.

Ref 1008 demonstrates compliance with this issue.

Ref 1009 demonstrates compliance with this issue.

Ref 1010 demonstrates compliance with this issue.

Ref 1011 demonstrates compliance with this issue.

Ref 1012 demonstrates compliance with this issue.

Ref 1013 demonstrates compliance with this issue.

Ref 1014 demonstrates compliance with this issue.

Ref 1015 demonstrates compliance with this issue.

Ref 1016 demonstrates compliance with this issue.

Ref 1017 demonstrates compliance with this issue.

Ref 1018 demonstrates compliance with this issue.

Ref 1019 demonstrates compliance with this issue.

Ref 1020 demonstrates compliance with this issue.

Ref 1021 demonstrates compliance with this issue.

Ref 1022 demonstrates compliance with this issue.

Ref 1023 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

### Credit 1

**Requirement 1.** Conduct a climate change adaptation strategy appraisal by the end of Concept Design using:

**a.** A systematic risk assessment to identify the impact of expected extreme weather conditions arising from climate change on the building over its projected life cycle. The assessment covers the installation of building services and renewable systems, as well as structural and fabric resilience aspects and includes (see Methodology below):

**i.** Hazard identification

**ii.** Hazard assessment

**iii.** Risk estimation

**iv.** Risk evaluation

**v.** Risk management.

Please refer to document Ref.410 the stage 2 risk assessment, completed April 2024, during the Concept design stage as per Ref.528 (confirming RIBA stages). The initiating statement confirms that the assessment covers the required content - "evaluate the risks posed by a potential hazard, and outline how the design of the building minimizes these risks, and mitigates against them as far as possible"

**Ref.1008:** risk assessment identifying potential climate-related hazards and setting out measures to reduce or eliminate identified risks.

**Ref.1011:** drawings with surrounding site slopes and retaining wall dimensions, minimizing risks from to surface water runoff.

**Ref.1007 and Ref.1014:** schematics showing isolation joints, supporting structural resilience.

**Requirement 2.** Develop recommendations or solutions based on the climate change adaptation strategy appraisal, before or during or prior to Concept Design, that aim to mitigate the identified impact.

Please refer to document Ref.410 the stage 2 risk assessment, completed April 2024, during the Concept design stage as per Ref.528 (confirming RIBA stages) .

Ref.410 "risk management strategy" addresses methods to mitigate identified impact of climate change

Please refer to drawings Ref.588 and 597 for the window details and elevations; Ref.589 for the office GA plans; Ref.590 and Ref.591 for the fire strategy plan; Ref.596 for the fire strategy elevations; Ref.592 for the roof plan; Ref.593 for the site plan; Ref.594 for the external site finishing plan; Ref.595 for the warehouse sections;Ref.598 for the office sections plan

For Post-construction works:

**Ref.1005 and Ref.1009:** details of pavement types, level changes, kerbs and attenuation tank strategy to mitigate surface water flooding.

**Ref.1006 and Ref.1010:** drainage system layouts with attenuation tanks, catchpits, leak detection systems, water pumps and separate surface and foul water drainage.

**Ref.1013:** drainage strategy including attenuation tanks, water pumps, outfall pipes, car park and warehouse collection systems and tree pits to manage intense rainfall.

**Ref.1014 and Ref.1015:** site kerbs, slopes and permeable pavement materials to reduce surface water runoff.

**Ref.10123:** window elevations demonstrating façade design.

**Requirement 3.** Provide an update during Technical Design demonstrating how the recommendations or solutions proposed at Concept Design have been implemented where practical and cost effective. Omissions have been justified in writing by the assessor.

Please refer to document Ref.642 the stage 4 risk assessment, completed November 2024, during the technical design stage as per Ref.528 (confirming RIBA stages)

Please refer to drawings Ref.588 and 597 for the window details and elevations; Ref.589 for the office GA plans; Ref.590 and Ref.591 for the fire strategy plan; Ref.596 for the fire strategy elevations; Ref.592 for the roof plan; Ref.593 for the site plan; Ref.594 for the external site finishing plan; Ref.595 for the warehouse sections;Ref.598 for the office sections plan.

**Ref.1003 and Ref.1004:** manhole schedules.

**Ref.1006 and Ref.1010:** drainage systems with attenuation tanks, water pumps, catchpits and leak detection.

**Ref.1016, Ref.1017, Ref.1018, Ref.1020 and Ref.1022:** emergency lighting and fire emergency systems.

**Ref.1019 and Ref.1021:** O&M manual pages 17,18 confirming emergency lighting, fire and disabled refuge alarms and UPS systems.

**Ref.1011, Ref.1013, Ref.1014 and Ref.1015:** site levels, slopes, retaining structures and permeable surfaces for flood mitigation and surface water management.

- ref1127 page 38 and 39 show ASHP and air conditioning installation, page 40 shows Fire fighting features and Smoke dampers and fire dampers and page 41 shows vegetation, all in accordance with design and post construction documentation.

### **1 credit can be awarded**

Ref 410 demonstrates compliance with this issue.

Ref 528 demonstrates compliance with this issue.

Ref 588 demonstrates compliance with this issue.

Ref 589 demonstrates compliance with this issue.

Ref 590 demonstrates compliance with this issue.

Ref 591 demonstrates compliance with this issue.

Ref 592 demonstrates compliance with this issue.

Ref 593 demonstrates compliance with this issue.

Ref 594 demonstrates compliance with this issue.

Ref 595 demonstrates compliance with this issue.

Ref 596 demonstrates compliance with this issue.

Ref 597 demonstrates compliance with this issue.

Ref 598 demonstrates compliance with this issue.

Ref 642 demonstrates compliance with this issue.

Ref 1003 demonstrates compliance with this issue.

Ref 1004 demonstrates compliance with this issue.

Ref 1005 demonstrates compliance with this issue.

Ref 1006 demonstrates compliance with this issue.

Ref 1007 demonstrates compliance with this issue.

Ref 1008 demonstrates compliance with this issue.

Ref 1009 demonstrates compliance with this issue.

Ref 1010 demonstrates compliance with this issue.

Ref 1011 demonstrates compliance with this issue.

Ref 1012 demonstrates compliance with this issue.

Ref 1013 demonstrates compliance with this issue.

Ref 1014 demonstrates compliance with this issue.

Ref 1015 demonstrates compliance with this issue.

Ref 1016 demonstrates compliance with this issue.

Ref 1017 demonstrates compliance with this issue.

Ref 1018 demonstrates compliance with this issue.

Ref 1019 demonstrates compliance with this issue.

Ref 1020 demonstrates compliance with this issue.

Ref 1021 demonstrates compliance with this issue.

Ref 1022 demonstrates compliance with this issue.

Ref 1023 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## Schedule of Evidence

| Reference | File Name                                                                                                        | Compliance Refs |
|-----------|------------------------------------------------------------------------------------------------------------------|-----------------|
| Ref 410   | Chetwoods, Valor, 5554-WST05-stage 2-climate change risk assessment, Wst 05, 01_04_2024.pdf                      |                 |
| Ref 528   | Valor, Valor, Hotspur RIBA Stages Dates, Wst 05, 07_08_2025.pdf                                                  |                 |
| Ref 588   | Chetwoods Architects, Valor, G1222-CA-U1-ZZ-DR-A-31005-WINDOW DETAILS AND ELEVATIONS-C4, Wst 05, 31_07_2025.pdf  |                 |
| Ref 589   | Chetwoods Architects, Valor, G1222-CA-U1-ZZ-DR-A-01120-PROPOSED OFFICE GA PLANS-C5, Wst 05, 31_07_2025.pdf       |                 |
| Ref 590   | Chetwoods Architects, Valor, G1222-CA-U1-00-DR-A-01810-FIRE STRATEGY PLAN - WAREHOUSE-C6, Wst 05, 31_07_2025.pdf |                 |
| Ref 591   | Chetwoods Architects, Valor, G1222-CA-U1-ZZ-DR-A-01815-FIRE STRATEGY PLANS - OFFICE-C8, Wst 05, 31_07_2025.pdf   |                 |
| Ref 592   | Chetwoods Architects, Valor, G1222-CA-U1-RF-DR-A-01125-PROPOSED ROOF PLAN-C3, Wst 05, 31_07_2025.pdf             |                 |
| Ref 593   | Chetwoods Architects, Valor, G1222-CA-U1-00-DR-A-01051-PROPOSED SITE PLAN-C2, Wst 05, 31_07_2025.pdf             |                 |
| Ref 594   | Chetwoods Architects, Valor, G1222-CA-U1-00-DR-A-94000-EXTERNAL SITE FINISHES-C2, Wst 05, 31_07_2025.pdf         |                 |
| Ref 595   | Chetwoods Architects, Valor, G1222-CA-U1-ZZ-DR-A-03110-PROPOSED WAREHOUSE SECTIONS-C2, Wst 05, 31_07_2025.pdf    |                 |
| Ref 596   | Chetwoods Architects, Valor, G1222-CA-U1-ZZ-DR-A-01820-FIRE STRATEGY - ELEVATIONS-C2, Wst 05, 31_07_2025.pdf     |                 |
| Ref 597   | Chetwoods Architects, Valor, G1222-CA-U1-ZZ-DR-A-02110-PROPOSED ELEVATIONS-C5, Wst 05, 31_07_2025.pdf            |                 |
| Ref 598   | Chetwoods Architects, Valor, G1222-CA-U1-ZZ-DR-A-03115-PROPOSED OFFICE SECTIONS-C2, Wst 05, 31_07_2025.pdf       |                 |
| Ref 642   | Chetwoods Architects, Valor, 5554-WST05-stage 4-climate change risk assessment REV02, Wst 05, Undated.pdf        |                 |
| Ref 1003  | G1222-BGL-XX-XX-DR-C-00213_Manhole Schedule - Unit 2_CR - As Constructed Record_C03_0.pdf                        |                 |
| Ref 1004  | G1222-BGL-XX-XX-DR-C-00212_Manhole Schedule - Unit 1_CR - As Constructed Record_C04_0.pdf                        |                 |
| Ref 1005  | G1222-BGL-XX-XX-DR-C-00216_External Works Specification - Unit 2_CR - As Constructed Record_C05_0.pdf            |                 |
| Ref 1006  | GCLENG041 - Unit 1 - Combined Drainage and Services - Rev 0.pdf                                                  |                 |
| Ref 1007  | G1222-BGL-XX-XX-DR-C-00218_Joint Arrangement Plan - Unit 2_CR - As Constructed Record_C03_0.pdf                  |                 |
| Ref 1008  | G1222-CA-ZZ-ZZ-SP-A-06002 Design Risk Assessment-FC1.pdf                                                         |                 |
| Ref 1009  | G1222-BGL-XX-XX-DR-C-00215_External Works Specification - Unit 1_CR - As Constructed Record_C05_0.pdf            |                 |
| Ref 1010  | GCLENG042 - Unit 2 - Combined Drainage and Services - Rev 0.pdf                                                  |                 |
| Ref 1011  | G1222-BGL-XX-XX-DR-C-00202_PROPOSED LEVELS - Unit 2_CR - As Constructed Record_C04_0.pdf                         |                 |
| Ref 1012  | G1222-BGL-XX-XX-DR-C-00210_Proposed Drainage - Unit 1_CR - As Constructed Record_C04_0.pdf                       |                 |
| Ref 1013  | G1222-BGL-XX-XX-DR-C-00206_Earthworks Specification Requirements - Unit 2_CR - As Constructed Record_C02_0.pdf   |                 |
| Ref 1014  | G1222-BGL-XX-XX-DR-C-00217_Joint Arrangement Plan - Unit 1_CR - As Constructed Record_C03_0.pdf                  |                 |
| Ref 1015  | G1222-BGL-XX-XX-DR-C-00205_Earthworks-Specification-Requirements - Unit 1_CR - As Constructed Record_C02_0.pdf   |                 |
| Ref 1016  | Unit 2 1st Floor Small Power, Lighting & Fire Alarm As-Built.pdf                                                 |                 |
| Ref 1017  | Ground Floor Stair Core Small Power, Lighting & Fire Alarm As-Built.pdf                                          |                 |
| Ref 1018  | Unit 1 1st Floor Mezzanine Small Power, Lighting & Fire Alarm Drawing.pdf                                        |                 |
| Ref 1019  | Operations and Maintenance Manual Unit 2.pdf                                                                     |                 |
| Ref 1020  | Unit 1 Warehouse Small Power, Lighting & Fire Alarm Drawing As-Built.pdf                                         |                 |
| Ref 1021  | Operations and Maintenance Manual Unit 1.pdf                                                                     |                 |
| Ref 1022  | Unit 1 1st Floor Office Small Power, Lighting & Fire Alarm Drawing As.pdf                                        |                 |
| Ref 1023  | G1222-CA-U1-ZZ-DR-A-02110-PROPOSED ELEVATIONS-FC1.pdf                                                            |                 |
| Ref 1127  | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, Wst 05, 03_12_2025.pdf                                        |                 |

## Wst 06.1: Design for disassembly and adaptability > Recommendations

|                           |            |
|---------------------------|------------|
| <b>Credits Achieved:</b>  | 1 out of 1 |
| <b>Minimum Standards:</b> | None       |

|             |                                                                                                                                                                                                                                                                                        |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Aim:</b> | To avoid unnecessary materials use, cost and disruption arising from the need for future adaptation works as a result of changing functional demands and to maximise the ability to reclaim and reuse materials at final demolition in line with the principles of a circular economy. |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

## Design Stage Validation Statement

### Credit 1

**1.** Conduct a study to explore the ease of disassembly and the functional adaptation potential of different design scenarios (see Methodology) by the end of Concept Design.

Ref.381 is the design for disassembly report conducted at stage 2, December 2023, during Concept Design, as per Ref.529

Ref.381 Feasibility, accessibility, versatility, adaptability, convertibility,, expandability have all been considered

Ref.380 is the site plan showing structures mentioned in the disassembly study, as well as measurements to help plan for future adaptability

**2.** Develop recommendations or solutions (see Methodology) based on the study (criterion 1 above), during or prior to Concept Design, that aim to enable and facilitate disassembly and functional adaptation.

Ref.381 is the design for disassembly report conducted at stage 2, December 2023, during Concept Design, as per Ref.529

Ref.381 solutions to facilitate disassembly and functional adaptation have been provided.

Ref.380 is the site plan showing structures mentioned in the disassembly study, as well as measurements to help plan for future adaptability

Ref 380 demonstrates compliance with this issue.

Ref 381 demonstrates compliance with this issue.

Ref 464 demonstrates compliance with this issue.

Ref 529 demonstrates compliance with this issue.

Ref 644 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

### Credit 1

**1.** Conduct a study to explore the ease of disassembly and the functional adaptation potential of different design scenarios (see Methodology) by the end of Concept Design.

Ref.381 is the design for disassembly report conducted at stage 2, December 2023, during Concept Design, as per Ref.529

Ref.381 Feasibility, accessibility, versatility, adaptability, convertibility,, expandability have all been considered

Ref.380 is the site plan showing structures mentioned in the disassembly study, as well as measurements to help plan for future adaptability

**2.** Develop recommendations or solutions (see Methodology) based on the study (criterion 1 above), during or prior to Concept Design, that aim to enable and facilitate disassembly and functional adaptation.

Ref.381 is the design for disassembly report conducted at stage 2, December 2023, during Concept Design, as per Ref.529

Ref.381 solutions to facilitate disassembly and functional adaptation have been provided.

Ref.380 is the site plan showing structures mentioned in the disassembly study, as well as measurements to help plan for future adaptability

### 1 credit can be awarded

Ref 380 demonstrates compliance with this issue.

Ref 381 demonstrates compliance with this issue.

Ref 464 demonstrates compliance with this issue.

Ref 529 demonstrates compliance with this issue.

Ref 644 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## Schedule of Evidence

| Reference | File Name                                                                                                       | Compliance Refs |
|-----------|-----------------------------------------------------------------------------------------------------------------|-----------------|
| Ref 380   | Chetwoods, Valor, G1222-CA-U1-00-DR-A-05050-WST06 - PROPOSED SITE PLAN-SK1, Wst 06, 12_05_2025.pdf              |                 |
| Ref 381   | Chetwoods, Valor, WST06 Design for Disassembly and Adaptability - Stage 2, Wst 06, 13_12_2023.pdf               |                 |
| Ref 464   | Valor, Valor, Valor Hotspur Industrial Estate_WST06, Wst 06, 03_05_2024.pdf                                     |                 |
| Ref 529   | Valor, Valor, Hotspur RIBA Stages Dates, Wst 06, 07_08_2025.pdf                                                 |                 |
| Ref 644   | Chetwoods Architects, Valor, WST06 Design for Disassembly and Adaptability - Stage 4 REV02, Wst 06, Undated.pdf |                 |
| Ref 1127  | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, Wst 06, 03_12_2025.pdf                                       |                 |

## Wst 06.2: Design for disassembly and adaptability > Implementation

|                           |                                                                                                                                                                                                                                                                                        |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                                                                                                                                                                                             |
| <b>Minimum Standards:</b> | None                                                                                                                                                                                                                                                                                   |
| <b>Aim:</b>               | To avoid unnecessary materials use, cost and disruption arising from the need for future adaptation works as a result of changing functional demands and to maximise the ability to reclaim and reuse materials at final demolition in line with the principles of a circular economy. |

## Design Stage Validation Statement

### Criteria 2

#### 3. Achieve criteria 1 and 2

Please refer to WST06 credit 1 and document Ref.381 for the stage 2 Adaptability Strategy and Implementation Plan.

#### 4. Provide an update, during Technical Design, on:

**a.** How the recommendations or solutions proposed by Concept Design have been implemented where practical and cost effective. Omissions have been justified in writing to the assessor.

**b.** Changes to the recommendations and solutions during the development of the Technical Design.

Please refer to:

Ref.646 for the stage 4 update to the Adaptability Strategy and Implementation Plan. The update was completed November 2024 during the technical design stage as per Ref.530 (confirmation of RIBA stages)

Please refer to drawings which demonstrate the key material and elements for the disassembly or adaptability plan, as specified in Ref.646 "Evidence of implementation OR reason(s) for omission. in Ref.548 warehouse GA; Ref.549 mezzanine adaptability; Ref.550 Office GA; Ref.551 Office Adaptability; Ref.552 roof plan; Ref.547 site plan; Ref.553 external site finishes; Ref.554 warehouse sections; Ref.555 external lining; Ref.556 elevations; Ref.557 office sections

**5.** Produce a building adaptability and disassembly guide to communicate the characteristics allowing functional adaptability and disassembly to prospective tenants.

Please refer to document Ref.465 is a letter from the client confirming that the characteristics allowing functional adaptability and disassembly will be communicated to prospective tenants, a building adaptability and disassembly guide will be provided.

Ref 465 demonstrates compliance with this issue.

Ref 530 demonstrates compliance with this issue.

Ref 547 demonstrates compliance with this issue.

Ref 548 demonstrates compliance with this issue.

Ref 549 demonstrates compliance with this issue.

Ref 550 demonstrates compliance with this issue.

Ref 551 demonstrates compliance with this issue.

Ref 552 demonstrates compliance with this issue.

Ref 553 demonstrates compliance with this issue.

Ref 554 demonstrates compliance with this issue.

Ref 555 demonstrates compliance with this issue.

Ref 556 demonstrates compliance with this issue.

Ref 557 demonstrates compliance with this issue.

Ref 646 demonstrates compliance with this issue.

Ref 817 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## **Post Construction Stage Validation Statement**

### **Criteria 2**

#### **3.** Achieve criteria 1 and 2

Please refer to WST06 credit 1 and document Ref.381 for the stage 2 Adaptability Strategy and Implementation Plan.

#### **4.** Provide an update, during Technical Design, on:

**a.** How the recommendations or solutions proposed by Concept Design have been implemented where practical and cost effective. Omissions have been justified in writing to the assessor.

**b.** Changes to the recommendations and solutions during the development of the Technical Design.

Please refer to:

Ref.646 for the stage 4 update to the Adaptability Strategy and Implementation Plan. The update was completed November 2024 during the technical design stage as per Ref.530 (confirmation of RIBA stages)

Please refer to drawings which demonstrate the key material and elements for the disassembly or adaptability plan, as specified in Ref.646 "Evidence of implementation OR reason(s) for omission. in Ref.548 warehouse GA; Ref.549 mezzanine adaptability; Ref.550 Office GA; Ref.551 Office Adaptability; Ref.552 roof plan; Ref.547

site plan; Ref.553 external site finishes; Ref.554 warehouse sections; Ref.555 external lining; Ref.556 elevations; Ref.557 office sections

**5.** Produce a building adaptability and disassembly guide to communicate the characteristics allowing functional adaptability and disassembly to prospective tenants.

Please refer to document Ref.465 is a letter from the client confirming that the characteristics allowing functional adaptability and disassembly will be communicated to prospective tenants, a building adaptability and disassembly guide will be provided.

Ref817 A Building Adaptation and Disassembly Guide; page 3 contains a summary of key solutions for the building, focusing on Internal Environment and space, External Building Envelope, Local Services Accessibility, pages 4 to 10 offers a detailed guide for future adaptability and reuse of different structures.

ref1127 page 41 to 44 show Electrical boxes, water meters, External walls layout and materials.

### **1 credit can be awarded**

Ref 465 demonstrates compliance with this issue.

Ref 530 demonstrates compliance with this issue.

Ref 547 demonstrates compliance with this issue.

Ref 548 demonstrates compliance with this issue.

Ref 549 demonstrates compliance with this issue.

Ref 550 demonstrates compliance with this issue.

Ref 551 demonstrates compliance with this issue.

Ref 552 demonstrates compliance with this issue.

Ref 553 demonstrates compliance with this issue.

Ref 554 demonstrates compliance with this issue.

Ref 555 demonstrates compliance with this issue.

Ref 556 demonstrates compliance with this issue.

Ref 557 demonstrates compliance with this issue.

Ref 646 demonstrates compliance with this issue.

Ref 817 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

### **Schedule of Evidence**

| Reference | File Name                                                                                                      | Compliance Refs |
|-----------|----------------------------------------------------------------------------------------------------------------|-----------------|
| Ref 465   | Valor, Valor, Valor Hotspur Industrial Estate_WST06, Wst 06, 03_05_2024.pdf                                    |                 |
| Ref 530   | Valor, Valor, Hotspur RIBA Stages Dates, Wst 06, 07_08_2025.pdf                                                |                 |
| Ref 547   | Chetwoods Architects, Valor, G1222-CA-U1-00-DR-A-01051-PROPOSED SITE PLAN-C2, Wst 06, 31_07_2025.pdf           |                 |
| Ref 548   | Chetwoods Architects, Valor, G1222-CA-U1-00-DR-A-01105-PROPOSED WAREHOUSE GA PLAN-C3, Wst 06, 31_07_2025.pdf   |                 |
| Ref 549   | Chetwoods Architects, Valor, 5554-CA-00-00-DR-A-07002-UNIT 1 MEZZANINE ADAPTABILITY-P1, Wst 06, 31_07_2025.pdf |                 |
| Ref 550   | Chetwoods Architects, Valor, G1222-CA-U1-ZZ-DR-A-01120-PROPOSED OFFICE GA PLANS-C5, Wst 06, 31_07_2025.pdf     |                 |
| Ref 551   | Chetwoods Architects, Valor, 5554-CA-01-00-DR-A-07001-UNIT 1 OFFICE                                            |                 |

|          |                                                                                                                 |  |
|----------|-----------------------------------------------------------------------------------------------------------------|--|
|          | ADAPTABILITY-P01, Wst 06, 31_07_2025.pdf                                                                        |  |
| Ref 552  | Chetwoods Architects, Valor, G1222-CA-U1-RF-DR-A-01125-PROPOSED ROOF PLAN-C3, Wst 06, 31_07_2025.pdf            |  |
| Ref 553  | Chetwoods Architects, Valor, G1222-CA-U1-00-DR-A-94000-EXTERNAL SITE FINISHES-C2, Wst 06, 31_07_2025.pdf        |  |
| Ref 554  | Chetwoods Architects, Valor, G1222-CA-U1-ZZ-DR-A-03110-PROPOSED WAREHOUSE SECTIONS-C2, Wst 06, 31_07_2025.pdf   |  |
| Ref 555  | Chetwoods Architects, Valor, G1222-CA-U1-00-DR-A-94005-EXTERNAL LINING PLAN-C1, Wst 06, 31_07_2025.pdf          |  |
| Ref 556  | Chetwoods Architects, Valor, G1222-CA-U1-ZZ-DR-A-02110-PROPOSED ELEVATIONS-C5, Wst 06, 31_07_2025.pdf           |  |
| Ref 557  | Chetwoods Architects, Valor, G1222-CA-U1-ZZ-DR-A-03115-PROPOSED OFFICE SECTIONS-C2, Wst 06, 31_07_2025.pdf      |  |
| Ref 646  | Chetwoods Architects, Valor, WST06 Design for Disassembly and Adaptability - Stage 4 REV02, Wst 06, Undated.pdf |  |
| Ref 817  | Chetwoods, Valor, 5554 BREEAM - WST 06 - Design for Disassembly and Adaptability, Wst 06, 10_12_2025.pdf        |  |
| Ref 1127 | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, Wst 06, 03_12_2025.pdf                                       |  |

## Land Use and Ecology

|                          |             |
|--------------------------|-------------|
| <b>Credits Achieved:</b> | 9 out of 13 |
| <b>% Achieved:</b>       | 69.23%      |
| <b>Weighting:</b>        | 15.00%      |
| <b>Weighted Score:</b>   | 10.38%      |

| Criteria                                                                                                           | Credits Available | Credits Achieved | % Achieved    | Weighted Score |
|--------------------------------------------------------------------------------------------------------------------|-------------------|------------------|---------------|----------------|
| LE 01.1: Site selection > Previously occupied land                                                                 | 1                 | 1                | 100.00%       | 1.15%          |
| LE 01.2: Site selection > Contaminated land                                                                        | 1                 | 0                | 0.00%         | 0.00%          |
| LE 02.1: Ecological risks and opportunities > Statutory obligations                                                | 0                 | 0                | 0.00%         | 0.00%          |
| LE 02.2: Ecological risks and opportunities > Survey and evaluation                                                | 1                 | 1                | 100.00%       | 1.15%          |
| LE 02.3: Ecological risks and opportunities > Determining ecological outcomes                                      | 1                 | 1                | 100.00%       | 1.15%          |
| LE 03.1: Managing impacts on ecology > Ecological risks and opportunities                                          | 0                 | 0                | 0.00%         | 0.00%          |
| LE 03.2: Managing impacts on ecology > Planning and measures on-site                                               | 1                 | 1                | 100.00%       | 1.15%          |
| LE 03.3: Managing impacts on ecology > Managing negative impacts of the project                                    | 2                 | 1                | 50.00%        | 1.15%          |
| LE 04.1: Ecological change and enhancement > Managing negative impacts on ecology                                  | 0                 | 0                | 0.00%         | 0.00%          |
| LE 04.2: Ecological change and enhancement > Change and enhancement of ecology                                     | 3                 | 2                | 66.67%        | 2.31%          |
| LE 04.3: Ecological change and enhancement > Ecological enhancement                                                | 1                 | 0                | 0.00%         | 0.00%          |
| LE 05.1: Long term ecological management and maintenance > Statutory obligations, planning and site implementation | 0                 | 0                | 0.00%         | 0.00%          |
| LE 05.2: Long term ecological management and maintenance > Management and maintenance throughout the project       | 1                 | 1                | 100.00%       | 1.15%          |
| LE 05.3: Long term ecological management and maintenance > Landscape and ecology management plan                   | 1                 | 1                | 100.00%       | 1.15%          |
| <b>Total Score</b>                                                                                                 |                   |                  | <b>10.38%</b> |                |

### LE 01.1: Site selection > Previously occupied land

|                           |                                                                                                                          |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                               |
| <b>Minimum Standards:</b> | None                                                                                                                     |
| <b>Aim:</b>               | To encourage the use of previously occupied or contaminated land and avoid land which has not been previously disturbed. |

### Design Stage Validation Statement

At least 75% of the proposed development is on previously occupied land.

The land where the building is built was a industrial building and hardstanding. The new project is located in 100% previously occupied land. Please refer to:

- **Ref.31** for a plan with the project boundary.
- **Ref.32** for an Google maps "aerial view" with a plot limit mark.
- **Ref.33**for the Project General Plan.

Ref 31 demonstrates compliance with issue criterion 1.

Ref 32 demonstrates compliance with issue criterion 1.

Ref 33 demonstrates compliance with issue criterion 1.

Ref 531 demonstrates compliance with this issue.

Ref 735 demonstrates compliance with this issue.

Ref 736 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

### Post Construction Stage Validation Statement

**Crt.1** At least 75% of the proposed development is on previously occupied land.

The land where the building is built was a industrial building and hardstanding. The new project is located in 100% previously occupied land. Please refer to:

- **Ref.31** for a plan with the project boundary.
- **Ref.32** for an Google maps "aerial view" with a plot limit mark.
- **Ref.33**for the Project General Plan.

Please refer to Ref.735 and Ref.736 for the as built plans of Unit 1 and Unit 2. showing they were constructed as previewed.

Ref 531 demonstrates compliance with this issue.

Ref 735 demonstrates compliance with this issue.

Ref 736 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                     | Compliance Refs |
|-----------|-----------------------------------------------------------------------------------------------|-----------------|
| Ref 31    | Chetwoods, Valor, 5554-CA-00-00-DR-A-00051-SITE LOCATION PLAN-PL3, LE 01, 28_03_2024.pdf      | Design: 1       |
| Ref 32    | Chetwoods, Valor, 5554-CA-00-00-DR-A - 00100 - Site Location Plan - P4, LE 01, 16_11_2023.pdf | Design: 1       |
| Ref 33    | Chetwoods, Valor, 5554-CA-00-00-DR-A-00050-PROPOSED MASTERPLAN-PL6, LE 01, 26_03_2024.pdf     | Design: 1       |
| Ref 531   | Valor, Valor, Hotspur RIBA Stages Dates, LE 01, 07_08_2025.pdf                                |                 |
| Ref 735   | Chetwoods, Valor, G1222-CA-U2-00-DR-A-01051-PROPOSED SITE PLAN-FC2, LE 01, 24_09_2024.pdf     |                 |
| Ref 736   | Chetwoods, Valor, G1222-CA-U1-00-DR-A-01051-PROPOSED SITE PLAN-FC1, LE 01, 24_09_2024.pdf     |                 |
| Ref 1075  | Glencar, CBC, 6726_Vvalor Park Tottenham- PC Multi Credit Letter, LE 01, 18_12_2025.pdf       |                 |
| Ref 1127  | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, LE 01, 03_12_2025.pdf                      |                 |

### LE 01.2: Site selection > Contaminated land

|                           |                                                                                                                          |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 0 out of 1                                                                                                               |
| <b>Minimum Standards:</b> | None                                                                                                                     |
| <b>Aim:</b>               | To encourage the use of previously occupied or contaminated land and avoid land which has not been previously disturbed. |

### Design Stage Validation Statement

Not targeted.

Ref 192 demonstrates compliance with this issue.

Ref 532 demonstrates compliance with this issue.

### Post Construction Stage Validation Statement

Not targeted.

Ref 192 demonstrates compliance with this issue.

Ref 532 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                         | Compliance Refs |
|-----------|-----------------------------------------------------------------------------------|-----------------|
| Ref 192   | Delta Simons, Valor, Remediation and Verification Strategy, LE 01, 31_05_2024.pdf |                 |
| Ref 532   | Valor, Valor, Hotspur RIBA Stages Dates, LE 01, 07_08_2025.pdf                    |                 |

### LE 02.1: Ecological risks and opportunities > Statutory obligations

|                           |                                                                                                                                                                                                     |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | Pre-Requisite met: <b>Yes</b>                                                                                                                                                                       |
| <b>Minimum Standards:</b> | None                                                                                                                                                                                                |
| <b>Aim:</b>               | To determine the existing ecological value associated with the site, including surrounding areas, and the risks and opportunities for ecological protection and enhancement as part of the project. |

### Design Stage Validation Statement

**Credit 0** Prerequisite - Statutory obligations

**Requirement 1:** The client or contractor confirms compliance is monitored against all relevant UK and EU or international legislation relating to the ecology of the site.

Please refer to:

- Ref.623 is the GN40 assessment confirming that compliance is being monitored against all relevant UK and EU or international legislation relating to the ecology of the site

Ref.705 is the ecological impact assessment which addresses the relevant legislation to be followed in section 2, pages 6-11

Ref.229 is the geo-environmental assessment part 2, page 1 confirms that asbestos is removed in accordance with legislation

Ref 193 demonstrates compliance with this issue.

Ref 202 demonstrates compliance with this issue.

Ref 211 demonstrates compliance with this issue.

Ref 220 demonstrates compliance with this issue.

Ref 229 demonstrates compliance with this issue.

Ref 533 demonstrates compliance with this issue.

Ref 623 demonstrates compliance with this issue.

Ref 705 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

### Post Construction Stage Validation Statement

**Credit 0** Prerequisite - Statutory obligations

**Requirement 1:** The client or contractor confirms compliance is monitored against all relevant UK and EU or international legislation relating to the ecology of the site.

Please refer to:

- Ref.623 is the GN40 assessment confirming that compliance is being monitored against all relevant UK and EU or international legislation relating to the ecology of the site

Ref.705 is the ecological impact assessment which addresses the relevant legislation to be followed in section 2, pages 6-11

Ref.229 is the geo-environmental assessment part 2, page 1 confirms that asbestos is removed in accordance with legislation

Ref 193 demonstrates compliance with this issue.

Ref 202 demonstrates compliance with this issue.

Ref 211 demonstrates compliance with this issue.

Ref 220 demonstrates compliance with this issue.

Ref 229 demonstrates compliance with this issue.

Ref 533 demonstrates compliance with this issue.

Ref 623 demonstrates compliance with this issue.

Ref 705 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## Schedule of Evidence

| Reference | File Name                                                                       | Compliance Refs |
|-----------|---------------------------------------------------------------------------------|-----------------|
| Ref 193   | Arbtech, Valor, Arboricultural Impact Assessment, LE 02, 11_04_2024.pdf         |                 |
| Ref 202   | Delta Simons, Valor, Geo Environmental Assessment Part 1, LE 02, 31_05_2024.pdf |                 |
| Ref 211   | Arbtech, Valor, Tree Survey, LE 02, 31_05_2024.pdf                              |                 |
| Ref 220   | Delta Simons, Valor, Geo Environmental Assessment Part 3, LE 02, 31_05_2024.pdf |                 |
| Ref 229   | Delta Simons, Valor, Geo Environmental Assessment Part 2, LE 02, 31_05_2024.pdf |                 |
| Ref 533   | Valor, Valor, Hotspur RIBA Stages Dates, LE 02, 07_08_2025.pdf                  |                 |
| Ref 623   | Logika Group, Valor, 151912C GN40-Ecology-Assessment, LE 02, 23_01_2025.pdf     |                 |
| Ref 705   | Logika Group, Valor, EcIA, LE 02, Undated.pdf                                   |                 |
| Ref 1127  | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, LE 02, 03_12_2025.pdf        |                 |

## LE 02.2: Ecological risks and opportunities > Survey and evaluation

|                           |                                                                                                                                                                                                     |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                                                                                                          |
| <b>Minimum Standards:</b> | None                                                                                                                                                                                                |
| <b>Aim:</b>               | To determine the existing ecological value associated with the site, including surrounding areas, and the risks and opportunities for ecological protection and enhancement as part of the project. |

## Design Stage Validation Statement

**Credit 1** Survey & Evaluation

**Requirement 2:** Foundation route (Route 1)  
Not applicable.

**Requirement 3:** Comprehensive route (Route 2)  
A Suitably Qualified Ecologist (SQE) carries out a survey and evaluation for the site early enough to influence site preparation works, layout, and, where necessary, strategic planning decisions.

Please refer to:

- Ref.706 is the ecological impact assessment conducted August 2024, before demolition of works began on site, early enough to influence design.
- Ref.260 is the GN40 report, page 15, point 3 confirms Survey and evaluation was carried out at an appropriate time

**Requirement 4:** The SQEs survey and evaluation determine the sites ecological baseline.

Please refer to:

- **Ref.706** (pages 14 - 25) determines the ecological baseline

The report includes:

**Requirement 4.a:** Current and potential ecological value and condition of the site and related areas within the Zone of Influence. Ref.706, page 24.

**Requirement 4.b:** Direct and indirect risks to current ecological value from the project. Ref.706, page 14-15, item 4.1.1. And Ref.260, page 15-16, point 2

**Requirement 4.c:** Capacity and feasibility for enhancement of the site's ecological value and, where relevant, areas within the Zone of Influence. Ref.706, page 25, item 4.2.6 . And Ref.260, page 15-16, point 2

**Requirement 5:** Recommendations and data collected from the survey and evaluation were shared with appropriate project team members to influence decisions made for activities during site preparation, design and construction works, which can support ecological features. Ref.260, page 16, point 4

#### Survey

1. Determining the Zone of Influence for the site including neighbouring land and habitats. Ref.706, page 14-15, item 4.1.1 and table 4.1
2. Current flora, fauna (including permanent and transient species) Ref.706, pages 17-24, item 4.1.2 and habitat characteristics (including but not limited to ecological features in or on built structures) Ref.706, page 24, item 4.2.1 and 4.2.2
3. Current habitat extent, quality, connectivity and fragmentation Ref.706, page 14-15, item 4.1.1 and page 24, item 4.2.1
4. Recent and historic site conditions Ref.706, pages 17-23, item 4.1.2
5. Existing management and maintenance levels and arrangements Ref.706 page 25, item 4.2.5
6. Existing ecological initiatives within the Zone of Influence - Ref.706 page 25, 4.2.6.
7. Identification of, and consultation with, relevant stakeholders impacted or affected by the site. Ref.706, page 28, item 6.1.1. And Ref.260, page 16, point 6
8. Local knowledge or sources of information. Ref.706, page 12, item 3.1

#### Evaluation

1. Current value and condition of the site and the Zone of Influence in terms of: Ref.706,Page 24, point 4.2.1.
  1. Features including habitats, species, food sources and connectivity. Ref.706, Page 24, point 4.2.2
  2. Broader biodiversity and ecosystem services benefits or opportunities. Ref.706, Page 24, point 4.2.2.
2. Direct and indirect risks to current ecological value: Ref.706, Page 14-15, item 4.1.1. And Ref.260, page 15-16, point 2
  1. Sensitive areas and features on or near the site. Ref.706, Page 14-15, item 4.1.1. And Ref.260, page 15-16, point 2

2. Direct risks including those from human activity (e.g. construction work), habitat fragmentation (see Definitions), and potentially harmful species Ref.706Page 14-15, item 4.1.1. And Ref.260, page 15-16, point 2
3. Indirect risks including water, noise and light pollution Ref.706, Page 14-15, item 4.1.1. And Ref.260, page 15-16, point 2
3. Capacity and feasibility to enhance the ecological value Ref.706, page 25, item 4.2.6
4. Habitat restoration and creation potential Ref.706, page 25, item 4.2.6
5. Impact of the proposed design, construction works and operations on site in so far as these have been determined at this stage. Ref.706 Page 29 and page 17. And Ref.260 page 17

Ref 194 demonstrates compliance with this issue.

Ref 203 demonstrates compliance with this issue.

Ref 212 demonstrates compliance with this issue.

Ref 221 demonstrates compliance with this issue.

Ref 230 demonstrates compliance with this issue.

Ref 260 demonstrates compliance with this issue.

Ref 271 demonstrates compliance with this issue.

Ref 282 demonstrates compliance with this issue.

Ref 293 demonstrates compliance with this issue.

Ref 534 demonstrates compliance with this issue.

Ref 706 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

### Credit 1 Survey & Evaluation

#### Requirement 2: Foundation route (Route 1)

Not applicable.

#### Requirement 3: Comprehensive route (Route 2)

A Suitably Qualified Ecologist (SQE) carries out a survey and evaluation for the site early enough to influence site preparation works, layout, and, where necessary, strategic planning decisions.

Please refer to:

- Ref.706 is the ecological impact assessment conducted August 2024, before demolition of works began on site, early enough to influence design.
- Ref.260 is the GN40 report, page 15, point 3 confirms Survey and evaluation was carried out at an appropriate time

#### Requirement 4: The SQEs survey and evaluation determine the sites ecological baseline.

Please refer to:

- **Ref.706**(pages 14 - 25) determines the ecological baseline

The report includes:

**Requirement 4.a:** Current and potential ecological value and condition of the site and related areas within the Zone of Influence. Ref.706, page 24.

**Requirement 4.b:** Direct and indirect risks to current ecological value from the project. Ref.706, page 14-15, item 4.1.1. And Ref.260, page 15-16, point 2

**Requirement 4.c:** Capacity and feasibility for enhancement of the site's ecological value and, where relevant, areas within the Zone of Influence. Ref.706, page 25, item 4.2.6 . And Ref.260, page 15-16, point 2

**Requirement 5:** Recommendations and data collected from the survey and evaluation were shared with appropriate project team members to influence decisions made for activities during site preparation, design and construction works, which can support ecological features. Ref.260, page 16, point 4

#### Survey

1. Determining the Zone of Influence for the site including neighbouring land and habitats. Ref.706, page 14-15, item 4.1.1 and table 4.1
2. Current flora, fauna (including permanent and transient species) Ref.706, pages 17-24, item 4.1.2 and habitat characteristics (including but not limited to ecological features in or on built structures) Ref.706, page 24, item 4.2.1 and 4.2.2
3. Current habitat extent, quality, connectivity and fragmentation Ref.706, page 14-15, item 4.1.1 and page 24, item 4.2.1
4. Recent and historic site conditions Ref.706, pages 17-23, item 4.1.2
5. Existing management and maintenance levels and arrangements Ref.706 page 25, item 4.2.5
6. Existing ecological initiatives within the Zone of Influence - Ref.706 page 25, 4.2.6.
7. Identification of, and consultation with, relevant stakeholders impacted or affected by the site. Ref.706, page 28, item 6.1.1. And Ref.260, page 16, point 6
8. Local knowledge or sources of information. Ref.706, page 12, item 3.1

#### Evaluation

1. Current value and condition of the site and the Zone of Influence in terms of: Ref.706,Page 24, point 4.2.1.
  1. Features including habitats, species, food sources and connectivity. Ref.706, Page 24, point 4.2.2
  2. Broader biodiversity and ecosystem services benefits or opportunities.Ref.706, Page 24, point 4.2.2.
2. Direct and indirect risks to current ecological value: Ref.706, Page 14-15, item 4.1.1. And Ref.260, page 15-16, point 2
  1. Sensitive areas and features on or near the site. Ref.706, Page 14-15, item 4.1.1. And Ref.260, page 15-16, point 2
  2. Direct risks including those from human activity (e.g. construction work), habitat fragmentation (see Definitions), and potentially harmful species Ref.706Page 14-15, item 4.1.1. And Ref.260, page 15-16, point 2
  3. Indirect risks including water, noise and light pollution Ref.706, Page 14-15, item 4.1.1. And Ref.260, page 15-16, point 2
3. Capacity and feasibility to enhance the ecological value Ref.706, page 25, item 4.2.6
4. Habitat restoration and creation potential Ref.706, page 25, item 4.2.6
5. Impact of the proposed design, construction works and operations on site in so far as these have been determined at this stage. Ref.706 Page 29 and page 17. And Ref.260 page 17

Please refer to Ref.1075 for confirmation from the main contractor that there have been no changes from the design stage evidence provided and it applies to Post construction stage.

Ref 194 demonstrates compliance with this issue.

Ref 203 demonstrates compliance with this issue.

Ref 212 demonstrates compliance with this issue.

Ref 221 demonstrates compliance with this issue.

Ref 230 demonstrates compliance with this issue.

Ref 260 demonstrates compliance with this issue.

Ref 271 demonstrates compliance with this issue.

Ref 282 demonstrates compliance with this issue.

Ref 293 demonstrates compliance with this issue.

Ref 534 demonstrates compliance with this issue.

Ref 706 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                                   | Compliance Refs |
|-----------|-------------------------------------------------------------------------------------------------------------|-----------------|
| Ref 194   | Arbtech, Valor, Arboricultural Impact Assessment, LE 02, 11_04_2024.pdf                                     |                 |
| Ref 203   | Delta Simons, Valor, Geo Environmental Assessment Part 1, LE 02, 31_05_2024.pdf                             |                 |
| Ref 212   | Arbtech, Valor, Tree Survey, LE 02, 31_05_2024.pdf                                                          |                 |
| Ref 221   | Delta Simons, Valor, Geo Environmental Assessment Part 3, LE 02, 31_05_2024.pdf                             |                 |
| Ref 230   | Delta Simons, Valor, Geo Environmental Assessment Part 2, LE 02, 31_05_2024.pdf                             |                 |
| Ref 260   | Logika Group, Valor, 151912C GN40-Ecology-Assessment, LE 02, 23_01_2025.pdf                                 |                 |
| Ref 271   | Logika, Valor, 15192A-30-R01-F-LEMP, LE 02, 23_01_2025.pdf                                                  |                 |
| Ref 282   | Logika, Valor, BREEAM-CEEQUAL-HQM-Change-in-Ecological-Value-Calculator-v3.3 Unit 2, LE 02, 23_01_2025.xlsx |                 |
| Ref 293   | Logika, Valor, BREEAM-CEEQUAL-HQM-Change-in-Ecological-Value-Calculator-v3.3 Unit 1, LE 02, 23_01_2025.xlsx |                 |
| Ref 534   | Valor, Valor, Hotspur RIBA Stages Dates, LE 02, 07_08_2025.pdf                                              |                 |
| Ref 706   | Logika Group, Valor, EcIA, LE 02, Undated.pdf                                                               |                 |
| Ref 1075  | Glencar, CBC, 6726_Vvalor Park Tottenham- PC Multi Credit Letter, LE 02, 18_12_2025.pdf                     |                 |
| Ref 1127  | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, LE 02, 03_12_2025.pdf                                    |                 |

### LE 02.3: Ecological risks and opportunities > Determining ecological outcomes

|                           |                                                                                                                                                                                                     |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                                                                                                          |
| <b>Minimum Standards:</b> | None                                                                                                                                                                                                |
| <b>Aim:</b>               | To determine the existing ecological value associated with the site, including surrounding areas, and the risks and opportunities for ecological protection and enhancement as part of the project. |

### Design Stage Validation Statement

#### Credit 1 Determining Ecological Outcomes

**Requirement 6:** Comprehensive route (Route 2) Criteria 3 - 5 above for the Comprehensive route were completed as above.

**Requirement 7:** The project team liaise and collaborate with representative stakeholders (see Methodology) early enough to influence key planning decisions (typically Concept Design stage), to:

Please refer to:

- Ref.707, page 28, item 6.1.1 of the Ecological impact assessment
- Ref.261, page 16, point 7 of the GN40 assessment
- 1. Identify the optimal ecological outcomes for the site. The ecologist confirms that a range of measures should be undertaken to satisfy the requirement for ecological enhancement included in planning policy Ref.706, page 25, item 4.2.6. Please see also a summary of the measures to be in place in Ref.261, page 16, point 5 and 6
- 2. Identify, appraise and select measures to meet the optimal ecological outcomes for the site in line with the mitigation hierarchy of action. Ref.261, page 17, point 8
  - Avoidance: *Development adhere to 'Pollution Prevention for Businesses' guidance.*
  - Protect: *N/A - no ecological valuable habitat on-site and designated sites no affected.*
  - Reduce/limit negative impacts: *N/A - No natural habitats identified on-site*
  - On-site compensation: *N/A*
  - Enhancement: *Planting post development will enhance the sites biodiversity value*
  -

Ref 261 demonstrates compliance with this issue.

Ref 272 demonstrates compliance with this issue.

Ref 283 demonstrates compliance with this issue.

Ref 294 demonstrates compliance with this issue.

Ref 535 demonstrates compliance with this issue.

Ref 707 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1114 demonstrates compliance with this issue.

Ref 1115 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

### Credit 1 Determining Ecological Outcomes

**Requirement 6:** Comprehensive route (Route 2) Criteria 3 - 5 above for the Comprehensive route were completed as above.

**Requirement 7:** The project team liaise and collaborate with representative stakeholders (see Methodology) early enough to influence key planning decisions (typically Concept Design stage), to:

Please refer to:

- Ref.707, page 28, item 6.1.1 of the Ecological impact assessment
- Ref.261, page 16, point 7 of the GN40 assessment
- 3. Identify the optimal ecological outcomes for the site. The ecologist confirms that a range of measures should be undertaken to satisfy the requirement for ecological enhancement included in planning policy Ref.706, page 25, item 4.2.6. Please see also a summary of the measures to be in place in Ref.261, page 16, point 5 and 6
- 4. Identify, appraise and select measures to meet the optimal ecological outcomes for the site in line with the mitigation hierarchy of action. Ref.261, page 17, point 8
  - Avoidance: *Development adhere to 'Pollution Prevention for Businesses' guidance.*

- Protect: *N/A - no ecological valuable habitat on-site and designated sites no affected.*
- Reduce/limit negative impacts: *N/A - No natural habitats identified on-site*
- On-site compensation: *N/A*
- Enhancement: *Planting post development will enhance the sites biodiversity value*

Please refer to Ref.1075 for confirmation from the main contractor that legislation was followed and there have been no changes from the design stage evidence provided and it applies to Post construction stage.

Please refer to Ref.1114 for the as built landscape drawings showing the implementation of measures recommended by the ecologist.

No ecological values were identified that would need protection during construction works. Please see Ref.1115 for a sample of the Construction stage Sustainability Champion reports.

Ref 261 demonstrates compliance with this issue.

Ref 272 demonstrates compliance with this issue.

Ref 283 demonstrates compliance with this issue.

Ref 294 demonstrates compliance with this issue.

Ref 535 demonstrates compliance with this issue.

Ref 707 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1114 demonstrates compliance with this issue.

Ref 1115 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## Schedule of Evidence

| Reference | File Name                                                                                                                  | Compliance Refs |
|-----------|----------------------------------------------------------------------------------------------------------------------------|-----------------|
| Ref 261   | Logika Group, Valor, 151912C GN40-Ecology-Assessment, LE 02, 23_01_2025.pdf                                                |                 |
| Ref 272   | Logika, Valor, 15192A-30-R01-F-LEMP, LE 02, 23_01_2025.pdf                                                                 |                 |
| Ref 283   | Logika, Valor, BREEAM-CEEQUAL-HQM-Change-in-Ecological-Value-Calculator-v3.3 Unit 2, LE 02, 23_01_2025.xlsx                |                 |
| Ref 294   | Logika, Valor, BREEAM-CEEQUAL-HQM-Change-in-Ecological-Value-Calculator-v3.3 Unit 1, LE 02, 23_01_2025.xlsx                |                 |
| Ref 535   | Valor, Valor, Hotspur RIBA Stages Dates, LE 02, 07_08_2025.pdf                                                             |                 |
| Ref 707   | Logika Group, Valor, EcIA, LE 02, Undated.pdf                                                                              |                 |
| Ref 1075  | Glencar, CBC, 6726_Volor Park Tottenham- PC Multi Credit Letter, LE 02, 18_12_2025.pdf                                     |                 |
| Ref 1114  | Logika, Valor, G1222-LCL-U1-00-DR-L-01001_Unit 1 Landscape GA Plan_CR - As Constructed Record_C02_1, LE 02, 14_11_2025.zip |                 |
| Ref 1115  | Kasia Shepherd, Valor, BREEAM SSM report Final, LE 02, 19_12_2025.zip                                                      |                 |
| Ref 1127  | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, LE 02, 03_12_2025.pdf                                                   |                 |

## LE 03.1: Managing impacts on ecology > Ecological risks and opportunities

|                           |                                                                                                                                               |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | Pre-Requisite met: <b>Yes</b>                                                                                                                 |
| <b>Minimum Standards:</b> | None                                                                                                                                          |
| <b>Aim:</b>               | To avoid, or limit as far as possible, negative ecological impacts associated with the site and surrounding areas resulting from the project. |

## Design Stage Validation Statement

**Credit 0** Prerequisite Ecological risks and opportunities

**Requirement 1:** LE 02's 'Survey and evaluation and determining ecological outcomes criteria have been achieved using the Comprehensive route (Route 2). Please refer to LE 02 previous section.

Please see Ref.708 for the Ecological impact assessment

Ref 195 demonstrates compliance with this issue.

Ref 204 demonstrates compliance with this issue.

Ref 213 demonstrates compliance with this issue.

Ref 222 demonstrates compliance with this issue.

Ref 231 demonstrates compliance with this issue.

Ref 251 demonstrates compliance with this issue.

Ref 262 demonstrates compliance with this issue.

Ref 273 demonstrates compliance with this issue.

Ref 284 demonstrates compliance with this issue.

Ref 295 demonstrates compliance with this issue.

Ref 536 demonstrates compliance with this issue.

Ref 708 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

**Credit 0** Prerequisite Ecological risks and opportunities

**Requirement 1:** LE 02's 'Survey and evaluation and determining ecological outcomes criteria have been achieved using the Comprehensive route (Route 2). Please refer to LE 02 previous section.

Please see Ref.708 for the Ecological impact assessment

Please refer to Ref.1075 for confirmation from the main contractor that there have been no changes from the design stage evidence provided and it applies to Post construction stage.

Ref 195 demonstrates compliance with this issue.

Ref 204 demonstrates compliance with this issue.

Ref 213 demonstrates compliance with this issue.

Ref 222 demonstrates compliance with this issue.

Ref 231 demonstrates compliance with this issue.

Ref 251 demonstrates compliance with this issue.

Ref 262 demonstrates compliance with this issue.

Ref 273 demonstrates compliance with this issue.

Ref 284 demonstrates compliance with this issue.

Ref 295 demonstrates compliance with this issue.

Ref 536 demonstrates compliance with this issue.

Ref 708 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                                   | Compliance Refs |
|-----------|-------------------------------------------------------------------------------------------------------------|-----------------|
| Ref 195   | Arbtech, Valor, Arboricultural Impact Assessment, LE 03, 11_04_2024.pdf                                     |                 |
| Ref 204   | Delta Simons, Valor, Geo Environmental Assessment Part 1, LE 03, 31_05_2024.pdf                             |                 |
| Ref 213   | Arbtech, Valor, Tree Survey, LE 03, 31_05_2024.pdf                                                          |                 |
| Ref 222   | Delta Simons, Valor, Geo Environmental Assessment Part 3, LE 03, 31_05_2024.pdf                             |                 |
| Ref 231   | Delta Simons, Valor, Geo Environmental Assessment Part 2, LE 03, 31_05_2024.pdf                             |                 |
| Ref 251   | Logika, Valor, 15192A-30-C01-05-F- Valor Park Parcel 1 Landscape masterplan, LE 03, 22_03_2024.pdf          |                 |
| Ref 262   | Logika Group, Valor, 151912C GN40-Ecology-Assessment, LE 03, 23_01_2025.pdf                                 |                 |
| Ref 273   | Logika, Valor, 15192A-30-R01-F-LEMP, LE 03, 23_01_2025.pdf                                                  |                 |
| Ref 284   | Logika, Valor, BREEAM-CEEQUAL-HQM-Change-in-Ecological-Value-Calculator-v3.3 Unit 2, LE 03, 23_01_2025.xlsx |                 |
| Ref 295   | Logika, Valor, BREEAM-CEEQUAL-HQM-Change-in-Ecological-Value-Calculator-v3.3 Unit 1, LE 03, 23_01_2025.xlsx |                 |
| Ref 536   | Valor, Valor, Hotspur RIBA Stages Dates, LE 03, 07_08_2025.pdf                                              |                 |
| Ref 708   | Logika Group, Valor, EcIA, LE 03, Undated.pdf                                                               |                 |
| Ref 1075  | Glencar, CBC, 6726_Vvalor Park Tottenham- PC Multi Credit Letter, LE 03, 18_12_2025.pdf                     |                 |
| Ref 1127  | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, LE 03, 03_12_2025.pdf                                    |                 |

### LE 03.2: Managing impacts on ecology > Planning and measures on-site

|                           |                                                                                                                                               |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                                                    |
| <b>Minimum Standards:</b> | None                                                                                                                                          |
| <b>Aim:</b>               | To avoid, or limit as far as possible, negative ecological impacts associated with the site and surrounding areas resulting from the project. |

### Design Stage Validation Statement

#### Credit 1 Planning and measures on-site

#### Requirement 2: Comprehensive route (Route 2)

Further planning to avoid and manage negative ecological impacts on-site is carried out early enough to influence the concept design and design brief as well as site preparation planning.

Please refer to:

- Ref.709, is the ecology report completed May 2024, during the concept design stage; Ref.539 confirms the RIBA stage dates.
- Ref.709,Page 27, item 5 shows planning to avoid and manage negative ecological impacts on-site.
- Ref.242, page 25, item 4.2.6 confirms that the implemented measures are detailed in the Landscape and Ecological Management Plan Ref.274 is the Landscape and Ecological Management Plan, see for measures implemented in the project strategy
- Ref.397 page 1, is a letter from the ecologist confirming that, further planning will be carried out for activities during site clearance and construction.
- Please refer to Ref.648 for conformation that the LEMP (Ref.397) has been distributed to the team.

As confirmed in Ref.397 page 1, the further planning will include plans for the following :

1. Determine responsibilities, relationships and management required for implementing measures, including clear ownership of each task. Ref.274, page 16 and pages 10-14, see "*Management and Monitoring*"
2. Allocate roles and responsibilities and identify when these apply. Ref.274, page 16
3. Allocate resources to deliver these measures (including financial, time, technical and skills) Ref.274, page 17-18
4. Implement procedures for monitoring progress against these plans and collect feedback for continual improvement. Ref.274, pages 10-14, see "*Management and Monitoring*"
5. Align with related activities and processes Ref.274, pages 10-14, see "*Management and Monitoring*"
6. Implement effective handover and collaboration where responsibility is transferred and shared, including transition to long term management and maintenance arrangements. Ref.274, page 16

As confirmed in Ref.397 page 1, The following should be considered to determine timescales for implementing on-site measures (where relevant):

1. Which roles and responsibilities apply Ref.274, pages 10-14, see "*implementation*"
2. Ecological seasonality Ref.274, page 17-18 and pages 10-14, see "*Management and Monitoring*" and "*implementation*"
3. Alignment with existing and planned activities and processes. Ref.274, pages 10-14
4. Project phasing, including existing planned activities and processes on or near the site, or in the wider local area. Ref.274, pages 10-14, see "*implementation*"

As confirmed in Ref.397 page 2, Contract requirements should focus on:

1. Reducing and managing potential knock-on impacts of works (e.g. pollution and disturbance) Ref.274, pages 10-14, see "*Management and Monitoring*".
2. Contractual and other handover project milestones, long term management, maintenance and monitoring requirements as well as outline costs. For criterion 2, further planning is likely to be coordinated by a central project team member (see 'Coordinator' in LE 02 Methodology), with input from the SQE based on their professional judgement about what they think is appropriate given the ecological features of the site. Ref.274, page 17-18.

As confirmed in Ref.397 page 12, further planning is likely to be coordinated by a central project team member , with input from the SQE based on their professional judgement about what they think is appropriate given the ecological features of the site.

**Requirement 3:** On-site measures for managing negative ecological impacts during site preparation and construction will be implemented in practice.

Ref.263, page 20, point 5 of the the GN40 assessment, confirms no overall loss of ecological value has occurred

**Requirement 4:** Criteria 2-3 are based on input from the project team in collaboration with representative stakeholders and data collated as part of the Determining ecological outcomes in LE 02 Ecological risks and opportunities'.

Please refer to:

- Ref.263, page 22, point 5 for confirmation.

Ref 196 demonstrates compliance with this issue.

Ref 205 demonstrates compliance with this issue.

Ref 214 demonstrates compliance with this issue.

Ref 223 demonstrates compliance with this issue.

Ref 232 demonstrates compliance with this issue.

Ref 252 demonstrates compliance with this issue.

Ref 263 demonstrates compliance with this issue.

Ref 274 demonstrates compliance with this issue.

Ref 285 demonstrates compliance with this issue.

Ref 296 demonstrates compliance with this issue.

Ref 397 demonstrates compliance with this issue.

Ref 537 demonstrates compliance with this issue.

Ref 648 demonstrates compliance with this issue.

Ref 709 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1114 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

### Credit 1 Planning and measures on-site

#### Requirement 2: Comprehensive route (Route 2)

Further planning to avoid and manage negative ecological impacts on-site is carried out early enough to influence the concept design and design brief as well as site preparation planning.

Please refer to:

- Ref.709, is the ecology report completed May 2024, during the concept design stage; Ref.539 confirms the RIBA stage dates.
- Ref.709,Page 27, item 5 shows planning to avoid and manage negative ecological impacts on-site.
- Ref.242, page 25, item 4.2.6 confirms that the implemented measures are detailed in the Landscape and Ecological Management Plan Ref.274 is the Landscape and Ecological Management Plan, see for measures implemented in the project strategy
- Ref.397 page 1, is a letter from the ecologist confirming that, further planning will be carried out for activities during site clearance and construction.
- Please refer to Ref.648 for conformation that the LEMP (Ref.397) has been distributed to the team.

As confirmed in Ref.397 page 1, the further planning will include plans for the following :

1. Determine responsibilities, relationships and management required for implementing measures, including clear ownership of each task. Ref.274, page 16 and pages 10-14, see "*Management and Monitoring*"
2. Allocate roles and responsibilities and identify when these apply. Ref.274, page 16
3. Allocate resources to deliver these measures (including financial, time, technical and skills) Ref.274, page 17-18
4. Implement procedures for monitoring progress against these plans and collect feedback for continual improvement. Ref.274, pages 10-14, see "*Management and Monitoring*"
5. Align with related activities and processes Ref.274, pages 10-14, see "*Management and Monitoring*"
6. Implement effective handover and collaboration where responsibility is transferred and shared, including transition to long term management and maintenance arrangements. Ref.274, page 16

As confirmed in Ref.397 page 1, The following should be considered to determine timescales for implementing on-site measures (where relevant):

1. Which roles and responsibilities apply Ref.274, pages 10-14, see "*implementation*"

2. Ecological seasonality Ref.274, page 17-18 and pages 10-14, see "*Management and Monitoring*" and "*implementation*"
3. Alignment with existing and planned activities and processes. Ref.274, pages 10-14
4. Project phasing, including existing planned activities and processes on or near the site, or in the wider local area. Ref.274, pages 10-14, see "*implementation*"

As confirmed in Ref.397 page 2, Contract requirements should focus on:

1. Reducing and managing potential knock-on impacts of works (e.g. pollution and disturbance) Ref.274, pages 10-14, see "*Management and Monitoring*".
2. Contractual and other handover project milestones, long term management, maintenance and monitoring requirements as well as outline costs. For criterion 2, further planning is likely to be coordinated by a central project team member (see 'Coordinator' in LE 02 Methodology), with input from the SQE based on their professional judgement about what they think is appropriate given the ecological features of the site. Ref.274, page 17-18.

As confirmed in Ref.397 page 12, further planning is likely to be coordinated by a central project team member, with input from the SQE based on their professional judgement about what they think is appropriate given the ecological features of the site.

**Requirement 3:** On-site measures for managing negative ecological impacts during site preparation and construction will be implemented in practice.

Ref.263, page 20, point 5 of the the GN40 assessment, confirms no overall loss of ecological value has occurred

**Requirement 4:** Criteria 2-3 are based on input from the project team in collaboration with representative stakeholders and data collated as part of the Determining ecological outcomes in LE 02 Ecological risks and opportunities'.

Please refer to:

- Ref.263, page 22, point 5 for confirmation.

Please refer to Ref.1075 for confirmation from the main contractor that there have been no changes from the design stage evidence provided and it applies to Post construction stage.

Please refer to Ref.1114 for the as built landscape drawings showing the implementation of measures recommended by the ecologist.

Ref 196 demonstrates compliance with this issue.

Ref 205 demonstrates compliance with this issue.

Ref 214 demonstrates compliance with this issue.

Ref 223 demonstrates compliance with this issue.

Ref 232 demonstrates compliance with this issue.

Ref 252 demonstrates compliance with this issue.

Ref 263 demonstrates compliance with this issue.

Ref 274 demonstrates compliance with this issue.

Ref 285 demonstrates compliance with this issue.

Ref 296 demonstrates compliance with this issue.

Ref 397 demonstrates compliance with this issue.

Ref 537 demonstrates compliance with this issue.

Ref 648 demonstrates compliance with this issue.

Ref 709 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1114 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                                                  | Compliance Refs |
|-----------|----------------------------------------------------------------------------------------------------------------------------|-----------------|
| Ref 196   | Arbtech, Valor, Arboricultural Impact Assessment, LE 03, 11_04_2024.pdf                                                    |                 |
| Ref 205   | Delta Simons, Valor, Geo Environmental Assessment Part 1, LE 03, 31_05_2024.pdf                                            |                 |
| Ref 214   | Arbtech, Valor, Tree Survey, LE 03, 31_05_2024.pdf                                                                         |                 |
| Ref 223   | Delta Simons, Valor, Geo Environmental Assessment Part 3, LE 03, 31_05_2024.pdf                                            |                 |
| Ref 232   | Delta Simons, Valor, Geo Environmental Assessment Part 2, LE 03, 31_05_2024.pdf                                            |                 |
| Ref 252   | Logika, Valor, 15192A-30-C01-05-F- Valor Park Parcel 1 Landscape masterplan, LE 03, 22_03_2024.pdf                         |                 |
| Ref 263   | Logika Group, Valor, 151912C GN40-Ecology-Assessment, LE 03, 23_01_2025.pdf                                                |                 |
| Ref 274   | Logika, Valor, 15192A-30-R01-F-LEMP, LE 03, 23_01_2025.pdf                                                                 |                 |
| Ref 285   | Logika, Valor, BREEAM-CEEQUAL-HQM-Change-in-Ecological-Value-Calculator-v3.3 Unit 2, LE 03, 23_01_2025.xlsx                |                 |
| Ref 296   | Logika, Valor, BREEAM-CEEQUAL-HQM-Change-in-Ecological-Value-Calculator-v3.3 Unit 1, LE 03, 23_01_2025.xlsx                |                 |
| Ref 397   | Logika, Valor, 15192C DESIGN STAGE LETTER - LE03_LE05, LE 03, 30_10_2024.pdf                                               |                 |
| Ref 537   | Valor, Valor, Hotspur RIBA Stages Dates, LE 03, 07_08_2025.pdf                                                             |                 |
| Ref 648   | Logika Group, Hotspur_Summarised actions sent to team, LE 03, Undated.pdf                                                  |                 |
| Ref 709   | Logika Group, Valor, EcIA, LE 03, Undated.pdf                                                                              |                 |
| Ref 1075  | Glencar, CBC, 6726_Vvalor Park Tottenham- PC Multi Credit Letter, LE 03, 18_12_2025.pdf                                    |                 |
| Ref 1114  | Logika, Valor, G1222-LCL-U1-00-DR-L-01001_Unit 1 Landscape GA Plan_CR - As Constructed Record_C02_1, LE 03, 14_11_2025.zip |                 |
| Ref 1127  | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, LE 03, 03_12_2025.pdf                                                   |                 |

### LE 03.3: Managing impacts on ecology > Managing negative impacts of the project

|                           |                                                                                                                                               |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 2                                                                                                                                    |
| <b>Minimum Standards:</b> | None                                                                                                                                          |
| <b>Aim:</b>               | To avoid, or limit as far as possible, negative ecological impacts associated with the site and surrounding areas resulting from the project. |

### Design Stage Validation Statement

**Requirement 5:** Foundation route (Route 1) requirement - Not applicable

**Requirement 6:** Foundation route (Route 1) requirement - Not applicable

**Requirement 7:** Comprehensive route (Route 2)

**Criteria 2-4** have been achieved.

**Requirement 8:** Negative impacts from site preparation and construction works have been managed

according to the mitigation hierarchy, in line with the SQE's recommendations and there has been no identified ecological loss.

Unit 1 - Using the Biodiversity Metric 4.0, the post development % over pre-development habitat is 105%, showing a net gain in the ecological value of the site.

Unit 2 - the post development % over pre-development habitat is 95%, showing a no net loss in the ecological value of the site.

Please refer to:

- Ref.264, page 20, item 5 confirming No overall loss of ecological value has occurred
- Ref.264, page 17, point 8 confirms that the hierarchy of actions as per the SQEs recommendations was followed
- Ref.286 and Ref.297 showing the change in ecological value calculator tools for each unit

Please refer to documents showing the implementation of the enhancement measures: Ref.253 landscape masterplan; Ref 197 the arboriculture impact assessment and Ref.275 the landscape and Ecological Management Plan.

Ref 197 demonstrates compliance with this issue.

Ref 206 demonstrates compliance with this issue.

Ref 215 demonstrates compliance with this issue.

Ref 224 demonstrates compliance with this issue.

Ref 233 demonstrates compliance with this issue.

Ref 253 demonstrates compliance with this issue.

Ref 264 demonstrates compliance with this issue.

Ref 275 demonstrates compliance with this issue.

Ref 286 demonstrates compliance with this issue.

Ref 297 demonstrates compliance with this issue.

Ref 538 demonstrates compliance with this issue.

Ref 710 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1114 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## **Post Construction Stage Validation Statement**

**Requirement 5:** Foundation route (Route 1) requirement - Not applicable

**Requirement 6:** Foundation route (Route 1) requirement - Not applicable

**Requirement 7:** Comprehensive route (Route 2)

**Criteria 2-4** have been achieved.

**Requirement 8:** Negative impacts from site preparation and construction works have been managed according to the mitigation hierarchy, in line with the SQE's recommendations and there has been no identified ecological loss.

Unit 1 - Using the Biodiversity Metric 4.0, the post development % over pre-development habitat is 105%, showing a net gain in the ecological value of the site.

Unit 2 - the post development % over pre-development habitat is 95%, showing a no net loss in the ecological value of the site.

Please refer to:

- Ref.264, page 20, item 5 confirming No overall loss of ecological value has occurred
- Ref.264, page 17, point 8 confirms that the hierarchy of actions as per the SQEs recommendations was followed
- Ref.286 and Ref.297 showing the change in ecological value calculator tools for each unit

Please refer to documents showing the implementation of the enhancement measures: Ref.253 landscape masterplan; Ref 197 the arboriculture impact assessment and Ref.275 the landscape and Ecological Management Plan.

Please refer to Ref.1075 for confirmation from the main contractor that there have been no changes from the design stage evidence provided and it applies to Post construction stage.

Please refer to Ref.1114 for the as built landscape drawings showing the implementation of measures recommended by the ecologist.

Ref 197 demonstrates compliance with this issue.

Ref 206 demonstrates compliance with this issue.

Ref 215 demonstrates compliance with this issue.

Ref 224 demonstrates compliance with this issue.

Ref 233 demonstrates compliance with this issue.

Ref 253 demonstrates compliance with this issue.

Ref 264 demonstrates compliance with this issue.

Ref 275 demonstrates compliance with this issue.

Ref 286 demonstrates compliance with this issue.

Ref 297 demonstrates compliance with this issue.

Ref 538 demonstrates compliance with this issue.

Ref 710 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1114 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## Schedule of Evidence

| Reference | File Name                                                                       | Compliance Refs |
|-----------|---------------------------------------------------------------------------------|-----------------|
| Ref 197   | Arbtech, Valor, Arboricultural Impact Assessment, LE 03, 11_04_2024.pdf         |                 |
| Ref 206   | Delta Simons, Valor, Geo Environmental Assessment Part 1, LE 03, 31_05_2024.pdf |                 |
| Ref 215   | Arbtech, Valor, Tree Survey, LE 03, 31_05_2024.pdf                              |                 |
| Ref 224   | Delta Simons, Valor, Geo Environmental Assessment Part 3, LE 03, 31_05_2024.pdf |                 |

|          |                                                                                                                            |  |
|----------|----------------------------------------------------------------------------------------------------------------------------|--|
| Ref 233  | Delta Simons, Valor, Geo Environmental Assessment Part 2, LE 03, 31_05_2024.pdf                                            |  |
| Ref 253  | Logika, Valor, 15192A-30-C01-05-F- Valor Park Parcel 1 Landscape masterplan, LE 03, 22_03_2024.pdf                         |  |
| Ref 264  | Logika Group, Valor, 151912C GN40-Ecology-Assessment, LE 03, 23_01_2025.pdf                                                |  |
| Ref 275  | Logika, Valor, 15192A-30-R01-F-LEMP, LE 03, 23_01_2025.pdf                                                                 |  |
| Ref 286  | Logika, Valor, BREEAM-CEEQUAL-HQM-Change-in-Ecological-Value-Calculator-v3.3 Unit 2, LE 03, 23_01_2025.xlsx                |  |
| Ref 297  | Logika, Valor, BREEAM-CEEQUAL-HQM-Change-in-Ecological-Value-Calculator-v3.3 Unit 1, LE 03, 23_01_2025.xlsx                |  |
| Ref 538  | Valor, Valor, Hotspur RIBA Stages Dates, LE 03, 07_08_2025.pdf                                                             |  |
| Ref 710  | Logika Group, Valor, EcIA, LE 03, Undated.pdf                                                                              |  |
| Ref 1075 | Glencar, CBC, 6726_Valor Park Tottenham- PC Multi Credit Letter, LE 03, 18_12_2025.pdf                                     |  |
| Ref 1114 | Logika, Valor, G1222-LCL-U1-00-DR-L-01001_Unit 1 Landscape GA Plan_CR - As Constructed Record_C02_1, LE 03, 14_11_2025.zip |  |
| Ref 1127 | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, LE 03, 03_12_2025.pdf                                                   |  |

### LE 04.1: Ecological change and enhancement > Managing negative impacts on ecology

|                           |                                                                                                                         |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | LE 03 has been achieved? <b>Yes</b>                                                                                     |
| <b>Minimum Standards:</b> | None                                                                                                                    |
| <b>Aim:</b>               | To enhance ecological value of the area associated with the site in support of local, regional and national priorities. |

### Design Stage Validation Statement

**Credit 0** Prerequisite - Statutory obligations

Criterion 8 in LE03 has been achieved. refer to credit for confirmation.

**Requirement 1:** The client or contractor confirms compliance is monitored against all relevant UK and EU or international legislation relating to the ecology of the site.

Please refer to:

- **Ref.711** (page 4) – for confirmation from the Ecologist

The Environmental Management Plan includes the following:

Ref.276 Page 6 (of the pdf): identifies the register of environmental legislation, lists some of the relevant laws/acts, identifies that all works will be conducted in accordance with the requirements.

Ref.276 Page 16 (of the pdf): identifies the individuals responsible for ensuring the CEMP is followed.

Ref.276 Page 16 Page 30 (of the pdf): Ongoing Management Programme , a 5 year ecological management plan

Ref 198 demonstrates compliance with this issue.

Ref 207 demonstrates compliance with this issue.

Ref 216 demonstrates compliance with this issue.

Ref 225 demonstrates compliance with this issue.

Ref 234 demonstrates compliance with this issue.

Ref 254 demonstrates compliance with this issue.

Ref 265 demonstrates compliance with this issue.

Ref 276 demonstrates compliance with this issue.

Ref 287 demonstrates compliance with this issue.

Ref 298 demonstrates compliance with this issue.

Ref 539 demonstrates compliance with this issue.

Ref 711 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1114 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

**Credit 0** Prerequisite - Statutory obligations

Criterion 8 in LE03 has been achieved. refer to credit for confirmation.

**Requirement 1:** The client or contractor confirms compliance is monitored against all relevant UK and EU or international legislation relating to the ecology of the site.

Please refer to:

- **Ref.711**(page 4) – for confirmation from the Ecologist

The Environmental Management Plan includes the following:

Ref.276 Page 6 (of the pdf): identifies the register of environmental legislation, lists some of the relevant laws/acts, identifies that all works will be conducted in accordance with the requirements.

Ref.276 Page 16 (of the pdf): identifies the individuals responsible for ensuring the CEMP is followed.

Ref.276 Page 16 Page 30 (of the pdf): Ongoing Management Programme , a 5 year ecological management plan

Please refer to Ref.1075 for confirmation from the main contractor that there have been no changes from the design stage evidence provided and it applies to Post construction stage.

Please refer to Ref.1114 for the as built landscape drawings showing the implementation of measures recommended by the ecologist.

Ref 198 demonstrates compliance with this issue.

Ref 207 demonstrates compliance with this issue.

Ref 216 demonstrates compliance with this issue.

Ref 225 demonstrates compliance with this issue.

Ref 234 demonstrates compliance with this issue.

Ref 254 demonstrates compliance with this issue.

Ref 265 demonstrates compliance with this issue.

Ref 276 demonstrates compliance with this issue.

Ref 287 demonstrates compliance with this issue.

Ref 298 demonstrates compliance with this issue.

Ref 539 demonstrates compliance with this issue.

Ref 711 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1114 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## Schedule of Evidence

| Reference | File Name                                                                                                                  | Compliance Refs |
|-----------|----------------------------------------------------------------------------------------------------------------------------|-----------------|
| Ref 198   | Arbtech, Valor, Arboricultural Impact Assessment, LE 04, 11_04_2024.pdf                                                    |                 |
| Ref 207   | Delta Simons, Valor, Geo Environmental Assessment Part 1, LE 04, 31_05_2024.pdf                                            |                 |
| Ref 216   | Arbtech, Valor, Tree Survey, LE 04, 31_05_2024.pdf                                                                         |                 |
| Ref 225   | Delta Simons, Valor, Geo Environmental Assessment Part 3, LE 04, 31_05_2024.pdf                                            |                 |
| Ref 234   | Delta Simons, Valor, Geo Environmental Assessment Part 2, LE 04, 31_05_2024.pdf                                            |                 |
| Ref 254   | Logika, Valor, 15192A-30-C01-05-F- Valor Park Parcel 1 Landscape masterplan, LE 04, 22_03_2024.pdf                         |                 |
| Ref 265   | Logika Group, Valor, 151912C GN40-Ecology-Assessment, LE 04, 23_01_2025.pdf                                                |                 |
| Ref 276   | Logika, Valor, 15192A-30-R01-F-LEMP, LE 04, 23_01_2025.pdf                                                                 |                 |
| Ref 287   | Logika, Valor, BREEAM-CEEQUAL-HQM-Change-in-Ecological-Value-Calculator-v3.3 Unit 2, LE 04, 23_01_2025.xlsx                |                 |
| Ref 298   | Logika, Valor, BREEAM-CEEQUAL-HQM-Change-in-Ecological-Value-Calculator-v3.3 Unit 1, LE 04, 23_01_2025.xlsx                |                 |
| Ref 539   | Valor, Valor, Hotspur RIBA Stages Dates, LE 04, 07_08_2025.pdf                                                             |                 |
| Ref 711   | Logika Group, Valor, EcIA, LE 04, Undated.pdf                                                                              |                 |
| Ref 1075  | Glencar, CBC, 6726_Vvalor Park Tottenham- PC Multi Credit Letter, LE 04, 18_12_2025.pdf                                    |                 |
| Ref 1114  | Logika, Valor, G1222-LCL-U1-00-DR-L-01001_Unit 1 Landscape GA Plan_CR - As Constructed Record_C02_1, LE 04, 14_11_2025.zip |                 |
| Ref 1127  | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, LE 04, 03_12_2025.pdf                                                   |                 |

## LE 04.2: Ecological change and enhancement > Change and enhancement of ecology

|                           |                                                                                                                         |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 2 out of 3                                                                                                              |
| <b>Minimum Standards:</b> | None                                                                                                                    |
| <b>Aim:</b>               | To enhance ecological value of the area associated with the site in support of local, regional and national priorities. |

## Design Stage Validation Statement

**Credit 1** Change and enhancement of ecology / Ecological enhancement

**Requirement 3:** Foundation route (Route 1) requirement - Not applicable

**Requirement 4:** Comprehensive route (Route 2) only. 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 LE02, as per Ref.266. Recommendations have been made to incorporate a Tree Planting, Flowering Lawn, Hedgerow and Groundcover Planting, Green Roofs, and perennial Planting. The SQE has completed the ecological value calculator to establish the projected increase in ecological value. For confirmation of the implementation please refer to:

- **Ref.266** (page 17, point 9 ), for the GN40 assessment for recommended measures.
- **Ref.288 and Ref.299** – for projected increase in ecological value
- **Ref.255** for the planting schedule in GF
- **Ref.277**, pages 10-14, of the landscape and ecology management plan, for Measures to improve ecology of the site

Requirement 5: Comprehensive route (Route 2) only. Data collated are analysed and where potentially valuable, provided to the local environmental records centres nearest to, or relevant for, the site.

- Ref.266, page 22, point 6 no valuable species were identified on site so the criterion is not applicable.

#### **BRE feedback 2025.10.01 to submission from 17/09/2025**

#### **LE04: Ecological change and enhancement**

Change and enhancement of ecology.

Criterion 6: No assessor comment has been provided to clarify how the change and enhancement of the ecology criterion have been addressed. Please clarify.

#### **Assessor answer:**

"6. Up to three credits are awarded based on the change in ecological value occurring as a result of the project. This must be calculated in accordance with the process set out in GN36 - BREEAM, CEEQUAL and HQM Ecology Calculation Methodology – Route 2. Credits are awarded in line with the Reward Scale table in GN36 where there are no residual impacts on protected sites or irreplaceable habitats."

Please see Ref.288 and Ref.299 for the Ecological Value Calculator showing the predevelopment and post development biodiversity value showing a 105% (unit 1) and 95% (unit 2) gain. Please refer to Ref.712 page 25 for the information that is used in the calculator. Please refer to Ref.727, Ref.728 and Ref.729 for the drawings that support the calculator.

#### **Unit 1: Area-Based Habitats (Pre vs Post Development):**

- Pre-development baseline: 0 units (Pre occupied land with low ecological value).
- Post-development: 1082 units.
  - No Reduction
  - Mitigated by new habitats created (18.09 units) including woodland edge, species-rich grassland, attenuation pond planting, and amenity grassland. Ref Le0414 planting plan sheet 1 and 2.
  - No enhancement units were awarded (0.00) as the baseline habitats were largely replaced, not enhanced.

#### **Linear Habitats (Hedgerows):**

- Pre-development: 0 (largely existing boundary hedgerows).
- Post-development: 165.71 units
  - This is accounted for by newly planted native hedgerows shown in planting plans (made up of native hedge, mixed flower-rich shrub and herbaceous, groundcover, wildflower and green roof).
  - Some existing hedgerows are lost/realigned, resulting in a small net increase.

#### **Watercourse Habitats:**

- None pre- or post-development (0 m).
- Attenuation features are classed as standing water / SuDS habitats and scored under area-based habitats, not linear watercourses.

#### **Unit 2: Area-Based Habitats (Pre vs Post Development):**

- Pre-development baseline: 0 units (Pre occupied land with low ecological value).
- Post-development: 124 units.
  - No Reduction

- Mitigated by new habitats created (18.09 units) including woodland edge, species-rich grassland, attenuation pond planting, and amenity grassland. Ref Le0414 planting plan sheet 1 and 2.
- No enhancement units were awarded (0.00) as the baseline habitats were largely replaced, not enhanced.

#### Linear Habitats (Hedgerows):

- Pre-development: 0 (largely existing boundary hedgerows).
- Post-development: 67.27 units
  - This is accounted for by newly planted native hedgerows shown in planting plans (made up of native hedge, mixed flower-rich shrub and herbaceous, groundcover and green roof).
  - Some existing hedgerows are lost/realigned, resulting in a small net increase.

#### Watercourse Habitats:

- None pre- or post-development (0 m).
- Attenuation features are classed as standing water / SuDS habitats and scored under area-based habitats, not linear watercourses.

Ref 199 demonstrates compliance with this issue.

Ref 208 demonstrates compliance with this issue.

Ref 217 demonstrates compliance with this issue.

Ref 226 demonstrates compliance with this issue.

Ref 235 demonstrates compliance with this issue.

Ref 255 demonstrates compliance with this issue.

Ref 266 demonstrates compliance with this issue.

Ref 277 demonstrates compliance with this issue.

Ref 288 demonstrates compliance with this issue.

Ref 299 demonstrates compliance with this issue.

Ref 396 demonstrates compliance with this issue.

Ref 540 demonstrates compliance with this issue.

Ref 712 demonstrates compliance with this issue.

Ref 727 demonstrates compliance with this issue.

Ref 728 demonstrates compliance with this issue.

Ref 729 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1114 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

### Post Construction Stage Validation Statement

**Credit 1** Change and enhancement of ecology / Ecological enhancement

**Requirement 3:** Foundation route (Route 1) requirement - Not applicable

**Requirement 4:** Comprehensive route (Route 2) only. 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 LE02, as per Ref.266. Recommendations have been made to incorporate a Tree Planting, Flowering Lawn, Hedgerow and Groundcover Planting, Green Roofs, and perennial Planting. The SQE has completed the ecological value calculator to establish the projected increase in ecological value. For confirmation of the implementation please refer to:

- **Ref.266** (page 17, point 9), for the GN40 assessment for recommended measures.
- **Ref.288 and Ref.299**– for projected increase in ecological value
- **Ref.255** for the planting schedule in GF
- **Ref.277**, pages 10-14, of the landscape and ecology management plan, for Measures to improve ecology of the site

Requirement 5: Comprehensive route (Route 2) only. Data collated are analysed and where potentially valuable, provided to the local environmental records centres nearest to, or relevant for, the site.

- Ref.266, page 22, point 6 no valuable species were identified on site so the criterion is not applicable.

Criterion 6. Up to three credits are awarded based on the change in ecological value occurring as a result of the project. This must be calculated in accordance with the process set out in GN36 - BREEAM, CEEQUAL and HQM Ecology Calculation Methodology – Route 2. Credits are awarded in line with the Reward Scale table in GN36 where there are no residual impacts on protected sites or irreplaceable habitats."

Please see Ref.288 and Ref.299 for the Ecological Value Calculator showing the predevelopment and post development biodiversity value showing a 105% (unit 1) and 95% (unit 2) gain. Please refer to Ref.712 page 25 for the information that is used in the calculator. Please refer to Ref.727, Ref.728 and Ref.729 for the drawings that support the calculator.

Unit 1: Area-Based Habitats (Pre vs Post Development):

- Pre-development baseline: 0 units (Pre occupied land with low ecological value).
- Post-development: 1082 units.
  - No Reduction
  - Mitigated by new habitats created (18.09 units) including woodland edge, species-rich grassland, attenuation pond planting, and amenity grassland. Ref Le0414 planting plan sheet 1 and 2.
  - No enhancement units were awarded (0.00) as the baseline habitats were largely replaced, not enhanced.

Linear Habitats (Hedgerows):

- Pre-development: 0 (largely existing boundary hedgerows).
- Post-development: 165.71 units
  - This is accounted for by newly planted native hedgerows shown in planting plans (made up of native hedge, mixed flower-rich shrub and herbaceous, groundcover, wildflower and green roof).
  - Some existing hedgerows are lost/realigned, resulting in a small net increase.

Watercourse Habitats:

- None pre- or post-development (0 m).

- Attenuation features are classed as standing water / SuDS habitats and scored under area-based habitats, not linear watercourses.

#### Unit 2: Area-Based Habitats (Pre vs Post Development):

- Pre-development baseline: 0 units (Pre occupied land with low ecological value).
- Post-development: 124 units.
  - No Reduction
  - Mitigated by new habitats created (18.09 units) including woodland edge, species-rich grassland, attenuation pond planting, and amenity grassland. Ref Le0414 planting plan sheet 1 and 2.
  - No enhancement units were awarded (0.00) as the baseline habitats were largely replaced, not enhanced.

#### Linear Habitats (Hedgerows):

- Pre-development: 0 (largely existing boundary hedgerows).
- Post-development: 67.27 units
  - This is accounted for by newly planted native hedgerows shown in planting plans (made up of native hedge, mixed flower-rich shrub and herbaceous, groundcover and green roof).
  - Some existing hedgerows are lost/realigned, resulting in a small net increase.

#### Watercourse Habitats:

- None pre- or post-development (0 m).
- Attenuation features are classed as standing water / SuDS habitats and scored under area-based habitats, not linear watercourses.

Please refer to Ref.1075 for confirmation from the main contractor that there have been no changes from the design stage evidence provided and it applies to Post construction stage.

Please refer to Ref.1114 for the as built landscape drawings showing the implementation of measures recommended by the ecologist:

- Planting of 14 trees within the proposed development.
- Creation of ~0.01 ha of flower rich grassland within the footprint of the proposed development area.
- Creation of ~0.04 ha of shrubs and ground cover within the footprint of the proposed development area.
- Installation of birds and bat boxes.
- Creation of ~165 m of hedgerow within the footprint of the proposed development area

Ref 199 demonstrates compliance with this issue.

Ref 208 demonstrates compliance with this issue.

Ref 217 demonstrates compliance with this issue.

Ref 226 demonstrates compliance with this issue.

Ref 235 demonstrates compliance with this issue.

Ref 255 demonstrates compliance with this issue.

Ref 266 demonstrates compliance with this issue.

Ref 277 demonstrates compliance with this issue.

Ref 288 demonstrates compliance with this issue.

Ref 299 demonstrates compliance with this issue.

Ref 396 demonstrates compliance with this issue.

Ref 540 demonstrates compliance with this issue.

Ref 712 demonstrates compliance with this issue.

Ref 727 demonstrates compliance with this issue.

Ref 728 demonstrates compliance with this issue.

Ref 729 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1114 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                                                  | Compliance Refs |
|-----------|----------------------------------------------------------------------------------------------------------------------------|-----------------|
| Ref 199   | Arbtech, Valor, Arboricultural Impact Assessment, LE 04, 11_04_2024.pdf                                                    |                 |
| Ref 208   | Delta Simons, Valor, Geo Environmental Assessment Part 1, LE 04, 31_05_2024.pdf                                            |                 |
| Ref 217   | Arbtech, Valor, Tree Survey, LE 04, 31_05_2024.pdf                                                                         |                 |
| Ref 226   | Delta Simons, Valor, Geo Environmental Assessment Part 3, LE 04, 31_05_2024.pdf                                            |                 |
| Ref 235   | Delta Simons, Valor, Geo Environmental Assessment Part 2, LE 04, 31_05_2024.pdf                                            |                 |
| Ref 255   | Logika, Valor, 15192A-30-C01-05-F- Valor Park Parcel 1 Landscape masterplan, LE 04, 22_03_2024.pdf                         |                 |
| Ref 266   | Logika Group, Valor, 151912C GN40-Ecology-Assessment, LE 04, 23_01_2025.pdf                                                |                 |
| Ref 277   | Logika, Valor, 15192A-30-R01-F-LEMP, LE 04, 23_01_2025.pdf                                                                 |                 |
| Ref 288   | Logika, Valor, BREEAM-CEEQUAL-HQM-Change-in-Ecological-Value-Calculator-v3.3 Unit 2, LE 04, 23_01_2025.xlsx                |                 |
| Ref 299   | Logika, Valor, BREEAM-CEEQUAL-HQM-Change-in-Ecological-Value-Calculator-v3.3 Unit 1, LE 04, 23_01_2025.xlsx                |                 |
| Ref 396   | Glencar, Valor, Hotspur_Design Stage Letter LE4 signed, LE 04, 24_06_2025.pdf                                              |                 |
| Ref 540   | Valor, Valor, Hotspur RIBA Stages Dates, LE 04, 07_08_2025.pdf                                                             |                 |
| Ref 712   | Logika Group, Valor, EcIA, LE 04, Undated.pdf                                                                              |                 |
| Ref 727   | Logika, Valor, Unit 2 Proposed Landscape Masterplan, LE 04, 11_04_2024.pdf                                                 |                 |
| Ref 728   | Logika, Valor, Unit 1 Proposed Landscape Masterplan, LE 04, 11_04_2024.pdf                                                 |                 |
| Ref 729   | Arbtech, Valor, BS5837 - Valor Park - Arbtech AIA 01_C - 01-05-2024-AOP, LE 04, 10_05_2024.pdf                             |                 |
| Ref 1075  | Glencar, CBC, 6726_Valor Park Tottenham- PC Multi Credit Letter, LE 04, 18_12_2025.pdf                                     |                 |
| Ref 1114  | Logika, Valor, G1222-LCL-U1-00-DR-L-01001_Unit 1 Landscape GA Plan_CR - As Constructed Record_C02_1, LE 04, 14_11_2025.zip |                 |
| Ref 1127  | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, LE 04, 03_12_2025.pdf                                                   |                 |

### LE 04.3: Ecological change and enhancement > Ecological enhancement

|                           |                                                                                                                         |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 0 out of 1                                                                                                              |
| <b>Minimum Standards:</b> | None                                                                                                                    |
| <b>Aim:</b>               | To enhance ecological value of the area associated with the site in support of local, regional and national priorities. |

### Design Stage Validation Statement

Not targeted.

Ref 200 demonstrates compliance with this issue.

Ref 209 demonstrates compliance with this issue.

Ref 218 demonstrates compliance with this issue.

Ref 227 demonstrates compliance with this issue.

Ref 236 demonstrates compliance with this issue.

Ref 256 demonstrates compliance with this issue.

Ref 267 demonstrates compliance with this issue.

Ref 278 demonstrates compliance with this issue.

Ref 289 demonstrates compliance with this issue.

Ref 300 demonstrates compliance with this issue.

Ref 541 demonstrates compliance with this issue.

Ref 713 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1114 demonstrates compliance with this issue.

### Post Construction Stage Validation Statement

Not targeted.

Ref 200 demonstrates compliance with this issue.

Ref 209 demonstrates compliance with this issue.

Ref 218 demonstrates compliance with this issue.

Ref 227 demonstrates compliance with this issue.

Ref 236 demonstrates compliance with this issue.

Ref 256 demonstrates compliance with this issue.

Ref 267 demonstrates compliance with this issue.

Ref 278 demonstrates compliance with this issue.

Ref 289 demonstrates compliance with this issue.

Ref 300 demonstrates compliance with this issue.

Ref 541 demonstrates compliance with this issue.

Ref 713 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1114 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                          | Compliance Refs |
|-----------|----------------------------------------------------------------------------------------------------|-----------------|
| Ref 200   | Arbtech, Valor, Arboricultural Impact Assessment, LE 04, 11_04_2024.pdf                            |                 |
| Ref 209   | Delta Simons, Valor, Geo Environmental Assessment Part 1, LE 04, 31_05_2024.pdf                    |                 |
| Ref 218   | Arbtech, Valor, Tree Survey, LE 04, 31_05_2024.pdf                                                 |                 |
| Ref 227   | Delta Simons, Valor, Geo Environmental Assessment Part 3, LE 04, 31_05_2024.pdf                    |                 |
| Ref 236   | Delta Simons, Valor, Geo Environmental Assessment Part 2, LE 04, 31_05_2024.pdf                    |                 |
| Ref 256   | Logika, Valor, 15192A-30-C01-05-F- Valor Park Parcel 1 Landscape masterplan, LE 04, 22_03_2024.pdf |                 |

|          |                                                                                                                            |  |
|----------|----------------------------------------------------------------------------------------------------------------------------|--|
| Ref 267  | Logika Group, Valor, 151912C GN40-Ecology-Assessment, LE 04, 23_01_2025.pdf                                                |  |
| Ref 278  | Logika, Valor, 15192A-30-R01-F-LEMP, LE 04, 23_01_2025.pdf                                                                 |  |
| Ref 289  | Logika, Valor, BREEAM-CEEQUAL-HQM-Change-in-Ecological-Value-Calculator-v3.3 Unit 2, LE 04, 23_01_2025.xlsx                |  |
| Ref 300  | Logika, Valor, BREEAM-CEEQUAL-HQM-Change-in-Ecological-Value-Calculator-v3.3 Unit 1, LE 04, 23_01_2025.xlsx                |  |
| Ref 541  | Valor, Valor, Hotspur RIBA Stages Dates, LE 04, 07_08_2025.pdf                                                             |  |
| Ref 713  | Logika Group, Valor, EcIA, LE 04, Undated.pdf                                                                              |  |
| Ref 1075 | Glencar, CBC, 6726_Volor Park Tottenham- PC Multi Credit Letter, LE 04, 18_12_2025.pdf                                     |  |
| Ref 1114 | Logika, Valor, G1222-LCL-U1-00-DR-L-01001_Unit 1 Landscape GA Plan_CR - As Constructed Record_C02_1, LE 04, 14_11_2025.zip |  |

### LE 05.1: Long term ecological management and maintenance > Statutory obligations, planning and site implementation

|                           |                                                                                                                                                                            |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | Statutory obligations met? <b>Yes</b>                                                                                                                                      |
| <b>Minimum Standards:</b> | None                                                                                                                                                                       |
| <b>Aim:</b>               | To secure ongoing monitoring, management and maintenance of the site and its habitats and ecological features, to ensure intended outcomes are realised for the long term. |

### Design Stage Validation Statement

**Credit 0 Prerequisite** - Statutory obligations

**Requirement 1:** The client or contractor confirms compliance is monitored against all relevant UK, EU, or international legislation relating to the ecology of the site. Please refer to:

- Ref.268, page 4, of the GN40 assessment for confirmation from the Ecologist. See also Ref.622, a letter from the ecologist confirming the credit requirements for this issue, page 2

The Environmental Management Plan (Ref.276) includes the following:

Ref.276 Page 6 (of the pdf): identifies the register of environmental legislation, lists some of the relevant laws/acts, identifies that all works will be conducted in accordance with the requirements.

Ref.276 Page 16 (of the pdf): identifies the individuals responsible for ensuring the CEMP is followed.

Ref.276 Page 16 Page 30 (of the pdf): Ongoing Management Programme , a 5 year ecological management plan

**Requirement 2.a:** N/A, comprehensive route followed

**Requirement 2.b:** Criterion 8 in LE 03 has been achieved. All credits available under LE 04 have been achieved. Please see LE 03 and LE 04.

Ref 201 demonstrates compliance with this issue.

Ref 210 demonstrates compliance with this issue.

Ref 219 demonstrates compliance with this issue.

Ref 228 demonstrates compliance with this issue.

Ref 237 demonstrates compliance with this issue.

Ref 257 demonstrates compliance with this issue.

Ref 268 demonstrates compliance with this issue.

Ref 279 demonstrates compliance with this issue.

Ref 290 demonstrates compliance with this issue.

Ref 301 demonstrates compliance with this issue.

Ref 622 demonstrates compliance with this issue.

Ref 714 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

### Credit 0 Prerequisite - Statutory obligations

**Requirement 1:** The client or contractor confirms compliance is monitored against all relevant UK, EU, or international legislation relating to the ecology of the site. Please refer to:

- Ref.268, page 4, of the GN40 assessment for confirmation from the Ecologist. See also Ref.622, a letter from the ecologist confirming the credit requirements for this issue, page 2

The Environmental Management Plan (Ref.276) includes the following:

Ref.276 Page 6 (of the pdf): identifies the register of environmental legislation, lists some of the relevant laws/acts, identifies that all works will be conducted in accordance with the requirements.

Ref.276 Page 16 (of the pdf): identifies the individuals responsible for ensuring the CEMP is followed.

Ref.276 Page 16 Page 30 (of the pdf): Ongoing Management Programme , a 5 year ecological management plan

**Requirement 2.a:** N/A, comprehensive route followed

**Requirement 2.b:** Criterion 8 in LE 03 has been achieved. All credits available under LE 04 have been achieved. Please see LE 03 and LE 04.

Please refer to Ref.1075 for confirmation from the main contractor that there have been no changes from the design stage evidence provided and it applies to Post construction stage.

Ref 201 demonstrates compliance with this issue.

Ref 210 demonstrates compliance with this issue.

Ref 219 demonstrates compliance with this issue.

Ref 228 demonstrates compliance with this issue.

Ref 237 demonstrates compliance with this issue.

Ref 257 demonstrates compliance with this issue.

Ref 268 demonstrates compliance with this issue.

Ref 279 demonstrates compliance with this issue.

Ref 290 demonstrates compliance with this issue.

Ref 301 demonstrates compliance with this issue.

Ref 622 demonstrates compliance with this issue.

Ref 714 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                                   | Compliance Refs |
|-----------|-------------------------------------------------------------------------------------------------------------|-----------------|
| Ref 201   | Arbtech, Valor, Arboricultural Impact Assessment, LE 05, 11_04_2024.pdf                                     |                 |
| Ref 210   | Delta Simons, Valor, Geo Environmental Assessment Part 1, LE 05, 31_05_2024.pdf                             |                 |
| Ref 219   | Arbtech, Valor, Tree Survey, LE 05, 31_05_2024.pdf                                                          |                 |
| Ref 228   | Delta Simons, Valor, Geo Environmental Assessment Part 3, LE 05, 31_05_2024.pdf                             |                 |
| Ref 237   | Delta Simons, Valor, Geo Environmental Assessment Part 2, LE 05, 31_05_2024.pdf                             |                 |
| Ref 257   | Logika, Valor, 15192A-30-C01-05-F- Valor Park Parcel 1 Landscape masterplan, LE 05, 22_03_2024.pdf          |                 |
| Ref 268   | Logika Group, Valor, 151912C GN40-Ecology-Assessment, LE 05, 23_01_2025.pdf                                 |                 |
| Ref 279   | Logika, Valor, 15192A-30-R01-F-LEMP, LE 05, 23_01_2025.pdf                                                  |                 |
| Ref 290   | Logika, Valor, BREEAM-CEEQUAL-HQM-Change-in-Ecological-Value-Calculator-v3.3 Unit 2, LE 05, 23_01_2025.xlsx |                 |
| Ref 301   | Logika, Valor, BREEAM-CEEQUAL-HQM-Change-in-Ecological-Value-Calculator-v3.3 Unit 1, LE 05, 23_01_2025.xlsx |                 |
| Ref 622   | Logika, Valor, 15192C DESIGN STAGE LETTER - LE03_LE05, LE 05, 30_10_2024.pdf                                |                 |
| Ref 714   | Logika Group, Valor, EcIA, LE 05, Undated.pdf                                                               |                 |
| Ref 1075  | Glencar, CBC, 6726_Vvalor Park Tottenham- PC Multi Credit Letter, LE 05, 18_12_2025.pdf                     |                 |
| Ref 1127  | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, LE 05, 03_12_2025.pdf                                    |                 |

### LE 05.2: Long term ecological management and maintenance > Management and maintenance throughout the project

|                           |                                                                                                                                                                            |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                                                                                 |
| <b>Minimum Standards:</b> | None                                                                                                                                                                       |
| <b>Aim:</b>               | To secure ongoing monitoring, management and maintenance of the site and its habitats and ecological features, to ensure intended outcomes are realised for the long term. |

### Design Stage Validation Statement

**Credit 1** – Management & maintenance throughout the project

**Requirement 3:** Measures to manage and maintain ecology throughout the project.

Landscaping is proposed around the Site to enhance biodiversity and to provide a range of resources for locally occurring wildlife

Please refer to:

- Ref.402 is a letter from the ecologist confirming that The site will be managed as per the Landscape and Ecological Management Plan
- Ref.280 page 10 - 14 of the Landscape and Ecological Management Plan addresses implemented to manage and maintain ecology. See "Management and Monitoring" for methods to monitor and review the effectiveness of the mitigation and enhancement measures.
- Ref.402 confirms Management throughout the project will include the following:

- Monitoring and reporting of outcomes and successes from the project.
- Arrangements for the ongoing management of landscape and habitat connected to the project (on and, where relevant, off site).
- Maintaining the ecological value of the site and its relationship or connection to its Zone of Influence (ZoI)
- Maintaining the site in line with any sustainability linked activities, e.g. wider sustainability benefits.

**Requirement 4:** Tenant or building owner information

At the start of the project, the client committed to fulfilling this requirement and has commissioned compliant reports. In order to provide the relevant information to the relevant parties, a Landscape and Ecological Management Plan will be prepared by the Ecologist to be included in the handover documentation.

Ref.280 is the Landscape and Ecological Management Plan

Please also refer to Ref.398 (page 2) for confirmation.

Ref.400 confirms that Landscape and Ecological Management Plan will handed over to building users; the letter also confirms content requirement of the handover documents.

Ref 258 demonstrates compliance with this issue.

Ref 269 demonstrates compliance with this issue.

Ref 280 demonstrates compliance with this issue.

Ref 291 demonstrates compliance with this issue.

Ref 302 demonstrates compliance with this issue.

Ref 398 demonstrates compliance with this issue.

Ref 400 demonstrates compliance with this issue.

Ref 402 demonstrates compliance with this issue.

Ref 404 demonstrates compliance with this issue.

Ref 715 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1114 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

### Credit 1 – Management & maintenance throughout the project

**Requirement 3:** Measures to manage and maintain ecology throughout the project.

Landscaping is proposed around the Site to enhance biodiversity and to provide a range of resources for locally occurring wildlife

Please refer to:

- Ref.402 is a letter from the ecologist confirming that The site will be managed as per the Landscape and Ecological Management Plan
- Ref.280 page 10 - 14 of the Landscape and Ecological Management Plan addresses implemented to manage and maintain ecology. See "Management and Monitoring" for

methods to monitor and review the effectiveness of the mitigation and enhancement measures.

- Ref.402 confirms Management throughout the project will include the following:

- Monitoring and reporting of outcomes and successes from the project.
- Arrangements for the ongoing management of landscape and habitat connected to the project (on and, where relevant, off site).
- Maintaining the ecological value of the site and its relationship or connection to its Zone of Influence (ZoI)
- Maintaining the site in line with any sustainability linked activities, e.g. wider sustainability benefits.

**Requirement 4:** Tenant or building owner information

At the start of the project, the client committed to fulfilling this requirement and has commissioned compliant reports. In order to provide the relevant information to the relevant parties, a Landscape and Ecological Management Plan will be prepared by the Ecologist to be included in the handover documentation.

Ref.280 is the Landscape and Ecological Management Plan

Please also refer to Ref.398 (page 2) for confirmation.

Ref.400 confirms that Landscape and Ecological Management Plan will handed over to building users; the letter also confirms content requirement of the handover documents.

Please refer to Ref.1075 for confirmation from the main contractor that there have been no changes from the design stage evidence provided and it applies to Post construction stage.

Please refer to Ref.1114 for the as built landscape drawings showing the implementation of measures recommended by the ecologist.

Ref 258 demonstrates compliance with this issue.

Ref 269 demonstrates compliance with this issue.

Ref 280 demonstrates compliance with this issue.

Ref 291 demonstrates compliance with this issue.

Ref 302 demonstrates compliance with this issue.

Ref 398 demonstrates compliance with this issue.

Ref 400 demonstrates compliance with this issue.

Ref 402 demonstrates compliance with this issue.

Ref 404 demonstrates compliance with this issue.

Ref 715 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1114 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## Schedule of Evidence

| Reference | File Name                                                                                          | Compliance Refs |
|-----------|----------------------------------------------------------------------------------------------------|-----------------|
| Ref 258   | Logika, Valor, 15192A-30-C01-05-F- Valor Park Parcel 1 Landscape masterplan, LE 05, 22_03_2024.pdf |                 |
| Ref 269   | Logika Group, Valor, 151912C GN40-Ecology-Assessment, LE 05, 23_01_2025.pdf                        |                 |

|          |                                                                                                                            |  |
|----------|----------------------------------------------------------------------------------------------------------------------------|--|
| Ref 280  | Logika, Valor, 15192A-30-R01-F-LEMP, LE 05, 23_01_2025.pdf                                                                 |  |
| Ref 291  | Logika, Valor, BREEAM-CEEQUAL-HQM-Change-in-Ecological-Value-Calculator-v3.3 Unit 2, LE 05, 23_01_2025.xlsx                |  |
| Ref 302  | Logika, Valor, BREEAM-CEEQUAL-HQM-Change-in-Ecological-Value-Calculator-v3.3 Unit 1, LE 05, 23_01_2025.xlsx                |  |
| Ref 398  | Logika, Valor, 15192C DESIGN STAGE LETTER - LE03_LE05, LE 05, 30_10_2024.pdf                                               |  |
| Ref 400  | Logika, Valor, 15192C DESIGN STAGE LETTER - LE05 C4, LE 05, 30_10_2024.pdf                                                 |  |
| Ref 402  | Logika, Valor, 15192C DESIGN STAGE LETTER - LE05 C3, LE 05, 30_10_2024.pdf                                                 |  |
| Ref 404  | Logika, Valor, 15192C DESIGN STAGE LETTER - LE05 C5, LE 05, 30_10_2024.pdf                                                 |  |
| Ref 715  | Logika Group, Valor, EcIA, LE 05, Undated.pdf                                                                              |  |
| Ref 1075 | Glencar, CBC, 6726_Valor Park Tottenham- PC Multi Credit Letter, LE 05, 18_12_2025.pdf                                     |  |
| Ref 1114 | Logika, Valor, G1222-LCL-U1-00-DR-L-01001_Unit 1 Landscape GA Plan_CR - As Constructed Record_C02_1, LE 05, 14_11_2025.zip |  |
| Ref 1127 | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, LE 05, 03_12_2025.pdf                                                   |  |

### LE 05.3: Long term ecological management and maintenance > Landscape and ecology management plan

|                           |                                                                                                                                                                            |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                                                                                 |
| <b>Minimum Standards:</b> | None                                                                                                                                                                       |
| <b>Aim:</b>               | To secure ongoing monitoring, management and maintenance of the site and its habitats and ecological features, to ensure intended outcomes are realised for the long term. |

#### Design Stage Validation Statement

##### **Requirement 5:** A Landscape and Ecology Management Plan

An Ecological Management Plan has been developed and includes a five-year maintenance and monitoring schedule. The EQS has outlined the requirements under BS 42020:2013 Section 11.11 and has addressed each requirement.

Ref.405 Is a letter from the ecologist confirming that A Landscape and Ecological Management Plan (LEMP), will be developed in accordance with BS42020:2013 Section 11.1, covering at least the first five years after project completion as a minimum.

Please refer to Ref.281, page 17-18

**Requirement 5.a:** Actions and responsibilities of relevant individuals prior to handover. (page 16).

**Requirement 5.b:** The ecological value and condition of the site at handover and how this is expected to develop and change over time. (page 10-14).

**Requirement 5.c:** Identification of opportunities for ongoing alignment with activities beyond the development project, which support the aims of BREEAM's Strategic Ecology Framework. (page 10-15).

**Requirement 5.d:** Identification and guidance to trigger appropriate remedial actions to address previously unforeseen impacts. (page 10-15)

**Requirement 5.e:** Clearly defined and allocated roles and responsibilities for delivering the plan (page 16).

**Requirement 6:** The landscape and management plan will be updated to support maintenance of the ecological value of the site

Ref.405 The ecologist confirms that the LEMP will be updated to support maintenance of the ecological value of the site.

Ref 259 demonstrates compliance with this issue.

Ref 270 demonstrates compliance with this issue.

Ref 281 demonstrates compliance with this issue.

Ref 292 demonstrates compliance with this issue.

Ref 303 demonstrates compliance with this issue.

Ref 399 demonstrates compliance with this issue.

Ref 401 demonstrates compliance with this issue.

Ref 403 demonstrates compliance with this issue.

Ref 405 demonstrates compliance with this issue.

Ref 716 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1114 demonstrates compliance with this issue.

### Post Construction Stage Validation Statement

**Requirement 5:** A Landscape and Ecology Management Plan

An Ecological Management Plan has been developed and includes a five-year maintenance and monitoring schedule. The EQS has outlined the requirements under BS 42020:2013 Section 11.11 and has addressed each requirement.

Ref.405 Is a letter from the ecologist confirming that A Landscape and Ecological Management Plan (LEMP), will be developed in accordance with BS42020:2013 Section 11.1, covering at least the first five years after project completion as a minimum.

Please refer to Ref.281, page 17-18

**Requirement 5.a:** Actions and responsibilities of relevant individuals prior to handover. (page 16).

**Requirement 5.b:** The ecological value and condition of the site at handover and how this is expected to develop and change over time. (page 10-14).

**Requirement 5.c:** Identification of opportunities for ongoing alignment with activities beyond the development project, which support the aims of BREEAM's Strategic Ecology Framework. (page 10-15).

**Requirement 5.d:** Identification and guidance to trigger appropriate remedial actions to address previously unforeseen impacts. (page 10-15)

**Requirement 5.e:** Clearly defined and allocated roles and responsibilities for delivering the plan (page 16).

**Requirement 6:** The landscape and management plan will be updated to support maintenance of the ecological value of the site

Ref.405 The ecologist confirms that the LEMP will be updated to support maintenance of the ecological value of the site.

Please refer to Ref.1075 for confirmation from the main contractor that there have been no changes from the design stage evidence provided and it applies to Post construction stage.

Please refer to Ref.1114 for the as built landscape drawings showing the implementation of measures recommended by the ecologist.

Ref 259 demonstrates compliance with this issue.

Ref 270 demonstrates compliance with this issue.

Ref 281 demonstrates compliance with this issue.

Ref 292 demonstrates compliance with this issue.

Ref 303 demonstrates compliance with this issue.

Ref 399 demonstrates compliance with this issue.

Ref 401 demonstrates compliance with this issue.

Ref 403 demonstrates compliance with this issue.

Ref 405 demonstrates compliance with this issue.

Ref 716 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1114 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                                                  | Compliance Refs |
|-----------|----------------------------------------------------------------------------------------------------------------------------|-----------------|
| Ref 259   | Logika, Valor, 15192A-30-C01-05-F- Valor Park Parcel 1 Landscape masterplan, LE 05, 22_03_2024.pdf                         |                 |
| Ref 270   | Logika Group, Valor, 151912C GN40-Ecology-Assessment, LE 05, 23_01_2025.pdf                                                |                 |
| Ref 281   | Logika, Valor, 15192A-30-R01-F-LEMP, LE 05, 23_01_2025.pdf                                                                 |                 |
| Ref 292   | Logika, Valor, BREEAM-CEEQUAL-HQM-Change-in-Ecological-Value-Calculator-v3.3 Unit 2, LE 05, 23_01_2025.xlsx                |                 |
| Ref 303   | Logika, Valor, BREEAM-CEEQUAL-HQM-Change-in-Ecological-Value-Calculator-v3.3 Unit 1, LE 05, 23_01_2025.xlsx                |                 |
| Ref 399   | Logika, Valor, 15192C DESIGN STAGE LETTER - LE03_LE05, LE 05, 30_10_2024.pdf                                               |                 |
| Ref 401   | Logika, Valor, 15192C DESIGN STAGE LETTER - LE05 C4, LE 05, 30_10_2024.pdf                                                 |                 |
| Ref 403   | Logika, Valor, 15192C DESIGN STAGE LETTER - LE05 C3, LE 05, 30_10_2024.pdf                                                 |                 |
| Ref 405   | Logika, Valor, 15192C DESIGN STAGE LETTER - LE05 C5, LE 05, 30_10_2024.pdf                                                 |                 |
| Ref 716   | Logika Group, Valor, EcIA, LE 05, Undated.pdf                                                                              |                 |
| Ref 1075  | Glencar, CBC, 6726_Vvalor Park Tottenham- PC Multi Credit Letter, LE 05, 18_12_2025.pdf                                    |                 |
| Ref 1114  | Logika, Valor, G1222-LCL-U1-00-DR-L-01001_Unit 1 Landscape GA Plan_CR - As Constructed Record_C02_1, LE 05, 14_11_2025.zip |                 |

## Pollution

|                          |              |
|--------------------------|--------------|
| <b>Credits Achieved:</b> | 11 out of 12 |
| <b>% Achieved:</b>       | 91.67%       |
| <b>Weighting:</b>        | 9.00%        |
| <b>Weighted Score:</b>   | 8.25%        |

| Criteria                                                                               | Credits Available | Credits Achieved | % Achieved | Weighted Score |
|----------------------------------------------------------------------------------------|-------------------|------------------|------------|----------------|
| Pol 01.1: Impact of refrigerants > No refrigerant use                                  | 0                 | 0                | 0.00%      | 0.00%          |
| Pol 01.2.1: Impact of refrigerants > Refrigerant use : Pre-requisite                   | 0                 | 0                | 0.00%      | 0.00%          |
| Pol 01.2.2: Impact of refrigerants > Refrigerant use : Impact of refrigerant           | 2                 | 2                | 100.00%    | 1.50%          |
| Pol 01.2.3: Impact of refrigerants > Refrigerant use : Leak detection                  | 1                 | 1                | 100.00%    | 0.75%          |
| Pol 02: Local air quality                                                              | 2                 | 2                | 100.00%    | 1.50%          |
| Pol 03.1: Flood and surface water management > Pre-requisite                           | 0                 | 0                | 0.00%      | 0.00%          |
| Pol 03.2: Flood and surface water management > Flood resilience                        | 2                 | 1                | 50.00%     | 0.75%          |
| Pol 03.3.1: Flood and surface water management > Surface water run-off : Pre-requisite | 0                 | 0                | 0.00%      | 0.00%          |
| Pol 03.3.2: Flood and surface water management > Surface water run-off : Rate          | 1                 | 1                | 100.00%    | 0.75%          |
| Pol 03.3.3: Flood and surface water management > Surface water run-off : Volume        | 1                 | 1                | 100.00%    | 0.75%          |
| Pol 03.5: Flood and surface water management > Minimising watercourse pollution        | 1                 | 1                | 100.00%    | 0.75%          |
| Pol 04: Reduction of night time light pollution                                        | 1                 | 1                | 100.00%    | 0.75%          |
| Pol 05: Reduction of noise pollution                                                   | 1                 | 1                | 100.00%    | 0.75%          |
| <b>Total Score</b>                                                                     |                   |                  |            | <b>8.25%</b>   |

### Pol 01.1: Impact of refrigerants > No refrigerant use

|                           |                                                                                                                 |
|---------------------------|-----------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 0 out of 0                                                                                                      |
| <b>Minimum Standards:</b> | None                                                                                                            |
| <b>Aim:</b>               | To reduce the level of greenhouse gas emissions arising from the leakage of refrigerants from building systems. |

### Design Stage Validation Statement

Not applicable.

Ref 160 demonstrates compliance with this issue.

Ref 793 demonstrates compliance with this issue.

Ref 798 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

### Post Construction Stage Validation Statement

Not applicable.

Ref 160 demonstrates compliance with this issue.

Ref 793 demonstrates compliance with this issue.

Ref 798 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## Schedule of Evidence

| Reference | File Name                                                                                          | Compliance Refs |
|-----------|----------------------------------------------------------------------------------------------------|-----------------|
| Ref 160   | Glencar, CBC, Confirmation from the contractor that Specs will be followed, Pol 01, 12_05_2025.pdf |                 |
| Ref 793   | Glencar and Delta, Valor, Technical Information, Pol 01, 12_11_2025.zip                            |                 |
| Ref 798   | Delta, Valor, Drawings, Pol 01, 26_11_2025.zip                                                     |                 |
| Ref 1127  | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, Pol 01, 03_12_2025.pdf                          |                 |

## Pol 01.2.1: Impact of refrigerants > Refrigerant use : Pre-requisite

|                           |                                                                                                                 |
|---------------------------|-----------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | Pre-Requisite met: <b>Yes</b>                                                                                   |
| <b>Minimum Standards:</b> | None                                                                                                            |
| <b>Aim:</b>               | To reduce the level of greenhouse gas emissions arising from the leakage of refrigerants from building systems. |

## Design Stage Validation Statement

Credit 1

**Requirement 2.** 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.

Please refer to document Ref.161 page 1 and 118 which confirms that the main contractor is responsible for ensuring that all systems comply with BS EN 378:2016 and guidelines and ammonia complies with the Institute of Refrigeration Ammonia Refrigeration Systems code of practice.

Please refer to document Ref. 131, page 32 the above also makes up the mechanical contractors responsibilities

Ref 131 demonstrates compliance with this issue.

Ref 161 demonstrates compliance with this issue.

Ref 794 demonstrates compliance with this issue.

Ref 799 demonstrates compliance with this issue.

Ref 802 demonstrates compliance with this issue.

Ref 803 demonstrates compliance with this issue.

Ref 804 demonstrates compliance with this issue.

Ref 805 demonstrates compliance with this issue.

Ref 806 demonstrates compliance with this issue.

Ref 808 demonstrates compliance with this issue.

Ref 809 demonstrates compliance with this issue.

Ref 810 demonstrates compliance with this issue.

Ref 836 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

Credit 1

**Requirement 2.** 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.

Please refer to document Ref.161 page 1 and 118 which confirms that the main contractor is responsible for ensuring that all systems comply with BS EN 378:2016 and guidelines and ammonia complies with the Institute of Refrigeration Ammonia Refrigeration Systems code of practice.

Please refer to document Ref. 131, page 32 the above also makes up the mechanical contractors responsibilities

ref804 and ref805 shows the material schedule, where the models of the systems can be confirmed. REF806 page 11, as well as pages 17, 18, confirms the norm EN378 was followed for the systems installed and the refrigerant calculation and leak detection advisory information on pages 21 and documents ref802 and ref803 (for both units 1 and 2).

Ref 131 demonstrates compliance with this issue.

Ref 161 demonstrates compliance with this issue.

Ref 794 demonstrates compliance with this issue.

Ref 799 demonstrates compliance with this issue.

Ref 802 demonstrates compliance with this issue.

Ref 803 demonstrates compliance with this issue.

Ref 804 demonstrates compliance with this issue.

Ref 805 demonstrates compliance with this issue.

Ref 806 demonstrates compliance with this issue.

Ref 808 demonstrates compliance with this issue.

Ref 809 demonstrates compliance with this issue.

Ref 810 demonstrates compliance with this issue.

Ref 836 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                          | Compliance Refs |
|-----------|----------------------------------------------------------------------------------------------------|-----------------|
| Ref 131   | CBC, Valor, 6726-CBC-TSL-SP-S-004-I02, Pol 01, 22_10_2024.pdf                                      |                 |
| Ref 161   | Glencar, CBC, Confirmation from the contractor that Specs will be followed, Pol 01, 12_05_2025.pdf |                 |
| Ref 794   | Glencar and Delta, Valor, Technical Information, Pol 01, 12_11_2025.zip                            |                 |
| Ref 799   | Delta, Valor, Drawings, Pol 01, 26_11_2025.zip                                                     |                 |
| Ref 802   | CBC, Valor, Unit 1 Valor Park - BREEAM_UK_NC_2018_ - 02.12.25, Pol 01, 27_11_2025.xlsx             |                 |
| Ref 803   | CBC, Valor, Unit 2 Valor Park - BREEAM_UK_NC_2018_ - 02.12.25, Pol 01, 27_11_2025.xlsx             |                 |
| Ref 804   | Delta, Valor, Valor Park Unit 1 - Air Conditioning - Equipment Schedule, Pol 01, 12_11_2025.pdf    |                 |
| Ref 805   | Delta, Valor, Valor Park Unit 2 - Air Conditioning - Equipment Schedule, Pol 01, 12_11_2025.pdf    |                 |
| Ref 806   | Delta, Valor, G1222-DEL-U1-ZZ-TS-M-00001-CR01, Pol 01, 26_11_2025.pdf                              |                 |
| Ref 808   | Delta, Valor, Unit 2 Valor Park - FGas Logbook, Pol 01, 26_11_2025.pdf                             |                 |
| Ref 809   | Delta, Valor, G1222-DEL-U2-ZZ-TS-M-00001-CR01, Pol 01, 26_11_2025.pdf                              |                 |
| Ref 810   | Delta, Valor, Unit 1 Valor Park - FGas Logbook, Pol 01, 26_11_2025.pdf                             |                 |

|          |                                                                                |  |
|----------|--------------------------------------------------------------------------------|--|
| Ref 836  | Delta, Valor, 1765921268 - Unit 1 & 2 Valor Park - R32, Pol 01, 16_12_2025.pdf |  |
| Ref 1127 | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, Pol 01, 03_12_2025.pdf      |  |

### Pol 01.2.2: Impact of refrigerants > Refrigerant use : Impact of refrigerant

|                           |                                                                                                                 |
|---------------------------|-----------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 2 out of 2                                                                                                      |
| <b>Minimum Standards:</b> | None                                                                                                            |
| <b>Aim:</b>               | To reduce the level of greenhouse gas emissions arising from the leakage of refrigerants from building systems. |

### Design Stage Validation Statement

Credit 2

**Requirement 5.** Systems using refrigerants have a DELC of  $\leq 1000$  kgCO<sub>2</sub>-e/kW cooling and heating capacity.

Please refer to document Ref.162 page 1 and 118 confirms that the main contractor is responsible for ensuring that the system using refrigerants shall have a Direct Effect Life Cycle CO<sub>2</sub> equivalent emissions (DELCO<sub>2</sub>e) of  $\leq 100$  kg CO<sub>2</sub>e/kW cooling/heating capacity.

Please refer to document Ref.132, page 32 the above also makes up the mechanical contractors responsibilities

Please refer to report Ref.416 page 3 for the evaluation of possible credits achieved on POL01 and page 8 for the Daikin specific Pol 01 calculator.

Please refer to Ref.435 and Ref.436 with the description of location and type of ventilation units used in the assets.

Please refer to drawing Ref.417 and Ref.418 with the location and distribution of refrigerant connections and valves.

Refer to document Ref. 426 and Ref.427 for the description of the FXFA Cassettes, including type of refrigerant and its GWP, lifetime of the unit and possible refrigerant leakage.

Ref.425 for the description of the Condensing Units

Refer to Ref.440 and Ref.441 for the calculations of DELC according to POL01 methodology, with a result of 90.12 in unit 1, and 79.14 in unit 2, being awarded two credits.

Ref 132 demonstrates compliance with this issue.

Ref 162 demonstrates compliance with this issue.

Ref 416 demonstrates compliance with this issue.

Ref 417 demonstrates compliance with this issue.

Ref 418 demonstrates compliance with this issue.

Ref 419 demonstrates compliance with this issue.

Ref 420 demonstrates compliance with this issue.

Ref 422 demonstrates compliance with this issue.

Ref 423 demonstrates compliance with this issue.

Ref 424 demonstrates compliance with this issue.

Ref 425 demonstrates compliance with this issue.

Ref 426 demonstrates compliance with this issue.

Ref 427 demonstrates compliance with this issue.

Ref 435 demonstrates compliance with this issue.

Ref 436 demonstrates compliance with this issue.

Ref 440 demonstrates compliance with this issue.

Ref 441 demonstrates compliance with this issue.

Ref 795 demonstrates compliance with this issue.

Ref 800 demonstrates compliance with this issue.

Ref 837 demonstrates compliance with this issue.

Ref 889 demonstrates compliance with this issue.

Ref 890 demonstrates compliance with this issue.

Ref 891 demonstrates compliance with this issue.

Ref 892 demonstrates compliance with this issue.

Ref 893 demonstrates compliance with this issue.

Ref 894 demonstrates compliance with this issue.

Ref 895 demonstrates compliance with this issue.

Ref 896 demonstrates compliance with this issue.

Ref 897 demonstrates compliance with this issue.

Ref 898 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

Credit 2

**Requirement 5.** Systems using refrigerants have a DELC of  $\leq 1000 \text{ kgCO}_2\text{-e/kW}$  cooling and heating capacity.

Please refer to document Ref.162 page 1 and 118 confirms that the main contractor is responsible for ensuring that the system using refrigerants shall have a Direct Effect Life Cycle CO<sub>2</sub> equivalent emissions (DELCO<sub>2</sub>e) of  $\leq 100 \text{ kg CO}_2\text{e/kW}$  cooling/heating capacity.

Please refer to document Ref.132, page 32 the above also makes up the mechanical contractors responsibilities

Please refer to Ref.435 and Ref.436 with the description of location and type of ventilation units used in the assets.

Please refer to drawing Ref.417 and Ref.418 with the location and distribution of refrigerant connections and valves.

*Post-construction evidence:*

**Ref895 and Ref896** – As-built material schedules confirming the installed systems, used as the basis for the calculations.

Ref889 and Ref890 – System descriptions confirming refrigerant categories, toxicity classifications and relevant certification, supporting the suitability of the installed refrigerants.

- ref898 system schedule and distribution
- Ref1127 page 45 shows refrigerant using materials

Refer to document Ref. 426 and Ref.427 for the description of the FXFA Cassettes, including type of refrigerant and its GWP, lifetime of the unit and possible refrigerant leakage.

Ref.425 for the description of the Condensing Units

Ref891 and Ref892 – Refrigerant calculations and leak detection advisory information (page 21), confirming calculated DELC values of 88.53 kgCO<sub>2</sub>-e/kW for Unit 1 and 73.11 kgCO<sub>2</sub>-e/kW for Unit 2, both well below the BREEAM values.

**Ref889 and Ref890** – Confirmation of refrigerant properties, leakage assumptions and toxicity values used within the DELC calculations.

Refer to Ref.440 and Ref.441 for the calculations of DELC according to POL01 methodology, with a result of 90.12 in unit 1, and 79.14 in unit 2, being awarded two credits.

**Ref892**, page 9 and Ref891 Ref892 has the summary of POL 01 assessment confirming that two credits have been achieved based on the final as-built results.

Ref 132 demonstrates compliance with this issue.

Ref 162 demonstrates compliance with this issue.

Ref 416 demonstrates compliance with this issue.

Ref 417 demonstrates compliance with this issue.

Ref 418 demonstrates compliance with this issue.

Ref 419 demonstrates compliance with this issue.

Ref 420 demonstrates compliance with this issue.

Ref 422 demonstrates compliance with this issue.

Ref 423 demonstrates compliance with this issue.

Ref 424 demonstrates compliance with this issue.

Ref 425 demonstrates compliance with this issue.

Ref 426 demonstrates compliance with this issue.

Ref 427 demonstrates compliance with this issue.

Ref 435 demonstrates compliance with this issue.

Ref 436 demonstrates compliance with this issue.

Ref 440 demonstrates compliance with this issue.

Ref 441 demonstrates compliance with this issue.

Ref 795 demonstrates compliance with this issue.

Ref 800 demonstrates compliance with this issue.

Ref 837 demonstrates compliance with this issue.

Ref 889 demonstrates compliance with this issue.

Ref 890 demonstrates compliance with this issue.

Ref 891 demonstrates compliance with this issue.

Ref 892 demonstrates compliance with this issue.

Ref 893 demonstrates compliance with this issue.

Ref 894 demonstrates compliance with this issue.

Ref 895 demonstrates compliance with this issue.

Ref 896 demonstrates compliance with this issue.

Ref 897 demonstrates compliance with this issue.

Ref 898 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                          | Compliance Refs |
|-----------|----------------------------------------------------------------------------------------------------|-----------------|
| Ref 132   | CBC, Valor, 6726-CBC-TSL-SP-S-004-I02, Pol 01, 22_10_2024.pdf                                      |                 |
| Ref 162   | Glencar, CBC, Confirmation from the contractor that Specs will be followed, Pol 01, 12_05_2025.pdf |                 |
| Ref 416   | Delta, Valor, Unit 1 & 2 Valor Park - R32 - Daikin BREEAM Report, Pol 01, 25_06_2025.pdf           |                 |
| Ref 417   | Delta, Valor, G1222-DEL-UX-ZZ-DR-M-00001-U1, Pol 01, 25_06_2025.pdf                                |                 |
| Ref 418   | Delta Simons, Valor, G1222-DEL-UX-ZZ-DR-M-00001-U2, Pol 01, 25_06_2025.pdf                         |                 |
| Ref 419   | Delta, Valor, Unit 1 & 2 Valor Park - R32 - Daikin BREEAM Report, Pol 01, 25_06_2025.pdf           |                 |
| Ref 420   | Delta, Valor, fxfa_aavju-r32 - Leak, Pol 01, 25_06_2025.pdf                                        |                 |
| Ref 422   | Delta, Valor, FXFA, Pol 01, 25_06_2025.pdf                                                         |                 |
| Ref 423   | Delta, Valor, REYA, Pol 01, 25_06_2025.pdf                                                         |                 |
| Ref 424   | Delta, Valor, Unit 1 & 2 Valor Park - R32 - Daikin BREEAM Report, Pol 01, 25_06_2025.pdf           |                 |
| Ref 425   | Delta, Valor, REYA, Pol 01, 25_06_2025.pdf                                                         |                 |
| Ref 426   | Delta, Valor, fxfa_aavju-r32 - Leak, Pol 01, 25_06_2025.pdf                                        |                 |
| Ref 427   | Delta, Valor, FXFA, Pol 01, 25_06_2025.pdf                                                         |                 |
| Ref 435   | Delta, Valor, Valor Park Unit 1 - Equipment Schedule - 23.06.25 - AC, Pol 01, 25_06_2025.pdf       |                 |
| Ref 436   | Delta, Valor, Valor Park Unit 2 - Equipment Schedule - 23.06.25 - AC, Pol 01, 25_06_2025.pdf       |                 |
| Ref 440   | CBC, Valor, Unit 1 Valor Park - BREEAM_UK_NC_2018_ - 27.06.25, Pol 01, 27_06_2025.xlsx             |                 |
| Ref 441   | CBC, Valor, Unit 2 Valor Park - BREEAM_UK_NC_2018_ - 27.06.25, Pol 01, 27_06_2025.xlsx             |                 |
| Ref 795   | Glencar and Delta, Valor, Technical Information, Pol 01, 12_11_2025.zip                            |                 |
| Ref 800   | Delta, Valor, Drawings, Pol 01, 26_11_2025.zip                                                     |                 |
| Ref 837   | Delta, Valor, 1765921268 - Unit 1 & 2 Valor Park - R32, Pol 01, 17_12_2025.pdf                     |                 |
| Ref 889   | Unit 2 Valor Park - FGas Logbook.pdf                                                               |                 |
| Ref 890   | Unit 1 Valor Park - FGas Logbook.pdf                                                               |                 |
| Ref 891   | Unit 2 Valor Park - BREEAM_UK_NC_2018_ - 02.12.25.xlsx                                             |                 |
| Ref 892   | Unit 1 Valor Park - BREEAM_UK_NC_2018_ - 02.12.25.xlsx                                             |                 |
| Ref 893   | 1765921268 - Unit 1 & 2 Valor Park - R32.pdf                                                       |                 |
| Ref 894   | G1222-DEL-U2-ZZ-TS-M-00001-CR01.pdf                                                                |                 |
| Ref 895   | Valor Park Unit 2 - Air Conditioning - Equipment Schedule.pdf                                      |                 |
| Ref 896   | Valor Park Unit 1 - Air Conditioning - Equipment Schedule.pdf                                      |                 |
| Ref 897   | G1222-DEL-U1-ZZ-TS-M-00001-CR01.pdf                                                                |                 |
| Ref 898   | Drawings.zip                                                                                       |                 |
| Ref 1127  | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, Pol 01, 03_12_2025.pdf                          |                 |

### Pol 01.2.3: Impact of refrigerants > Refrigerant use : Leak detection

|                   |            |
|-------------------|------------|
| Credits Achieved: | 1 out of 1 |
|-------------------|------------|

|                           |                                                                                                                 |
|---------------------------|-----------------------------------------------------------------------------------------------------------------|
| <b>Minimum Standards:</b> | None                                                                                                            |
| <b>Aim:</b>               | To reduce the level of greenhouse gas emissions arising from the leakage of refrigerants from building systems. |

## Design Stage Validation Statement

### Credit 3

**Requirement 6.** All systems are hermetically sealed or only use environmentally benign refrigerants.

Not Applicable

**Requirement 7.** Where the systems are not hermetically sealed:

**a.** Systems have:

**i.** A permanent automated refrigerant leak detection system, that is robust and tested and capable of continuously monitoring for leaks.

OR

**ii.** An inbuilt automated diagnostic procedure for detecting leakage is enabled.

**b.** In the event of a leak, the system must be capable of automatically responding and managing the remaining refrigerant charge to limit loss of refrigerant (see Automatic isolation and containment of refrigerant).

Please refer to Ref.421 page 34 for Daikins system for leak detection and control.

Ref.163 page 1 and 118 is a confirmation that the main contractor is responsible for ensuring that the refrigerant leak detection system shall be installed and must be capable of continuously monitoring for leaks. The system must be capable of automatically isolating and containing the remaining refrigerants charge in response to a leak detection incident.

Ref.133 page 32 the above also makes up the mechanical contractors responsibilities

Ref 133 demonstrates compliance with this issue.

Ref 163 demonstrates compliance with this issue.

Ref 421 demonstrates compliance with this issue.

Ref 796 demonstrates compliance with this issue.

Ref 801 demonstrates compliance with this issue.

Ref 899 demonstrates compliance with this issue.

Ref 900 demonstrates compliance with this issue.

Ref 901 demonstrates compliance with this issue.

Ref 902 demonstrates compliance with this issue.

Ref 903 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

### Credit 3

**Requirement 6.** All systems are hermetically sealed or only use environmentally benign refrigerants.

Not Applicable

**Requirement 7.** Where the systems are not hermetically sealed:

**a. Systems have:**

**i. A permanent automated refrigerant leak detection system, that is robust and tested and capable of continuously monitoring for leaks.**

OR

**ii. An inbuilt automated diagnostic procedure for detecting leakage is enabled.**

**b. In the event of a leak, the system must be capable of automatically responding and managing the remaining refrigerant charge to limit loss of refrigerant (see Automatic isolation and containment of refrigerant).**

Ref899, 890- As-built Systems schedule on each unit

Please refer to Ref.421 page 34 for Daikins system for leak detection and control.

Ref.163 page 1 and 118 is a confirmation that the main contractor is responsible for ensuring that the refrigerant leak detection system shall be installed and must be capable of continuously monitoring for leaks. The system must be capable of automatically isolating and containing the remaining refrigerants charge in response to a leak detection incident.

Post-construction evidence Ref902 page 32, 32 -Testing and certification done to the systems regarding leakage possibilities, and an audible warning if it happens after installation, page 37 goes in detail about the norms followed for the refrigerant leak detection.

Ref.133 page 32 the above also makes up the mechanical contractors responsibilities

ref903 (pages 2 and 6), and ref901 (pages 7, 15 and 21) shows accountability for leakage in calculations, as well as ref902 page 21 demonstrates that Daikin offers leak detection.

Ref 133 demonstrates compliance with this issue.

Ref 163 demonstrates compliance with this issue.

Ref 421 demonstrates compliance with this issue.

Ref 796 demonstrates compliance with this issue.

Ref 801 demonstrates compliance with this issue.

Ref 899 demonstrates compliance with this issue.

Ref 900 demonstrates compliance with this issue.

Ref 901 demonstrates compliance with this issue.

Ref 902 demonstrates compliance with this issue.

Ref 903 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                          | Compliance Refs |
|-----------|----------------------------------------------------------------------------------------------------|-----------------|
| Ref 133   | CBC, Valor, 6726-CBC-TSL-SP-S-004-I02, Pol 01, 22_10_2024.pdf                                      |                 |
| Ref 163   | Glencar, CBC, Confirmation from the contractor that Specs will be followed, Pol 01, 12_05_2025.pdf |                 |
| Ref 421   | Delta, Valor, fxfa_aavju-r32 - Leak, Pol 01, 26_06_2025.pdf                                        |                 |
| Ref 796   | Glencar and Delta, Valor, Technical Information, Pol 01, 12_11_2025.zip                            |                 |
| Ref 801   | Delta, Valor, Drawings, Pol 01, 26_11_2025.zip                                                     |                 |
| Ref 899   | Valor Park Unit 1 - Air Conditioning - Equipment Schedule.pdf                                      |                 |
| Ref 900   | Valor Park Unit 2 - Air Conditioning - Equipment Schedule.pdf                                      |                 |

|          |                                                                           |  |
|----------|---------------------------------------------------------------------------|--|
| Ref 901  | G1222-DEL-U2-ZZ-TS-M-00001-CR01.pdf                                       |  |
| Ref 902  | 1765921268 - Unit 1 & 2 Valor Park - R32.pdf                              |  |
| Ref 903  | G1222-DEL-U1-ZZ-TS-M-00001-CR01.pdf                                       |  |
| Ref 1127 | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, Pol 01, 03_12_2025.pdf |  |

## Pol 02: Local air quality

|                           |                                                                                                                            |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 2 out of 2                                                                                                                 |
| <b>Minimum Standards:</b> | None                                                                                                                       |
| <b>Aim:</b>               | To contribute to a reduction in local air pollution through the use of low emission combustion appliances in the building. |

## Design Stage Validation Statement

### Credit 1

**Requirement 2.** Emissions from all installed combustion plant that provide space heating and domestic hot water do not exceed the levels set in Table 12.4 and Table 12.5. The measurements must be provided by manufacturers, following the labelling requirements of the European directive 2009/125/EC. No credits can be awarded for Pol 02 if any of the combustion appliances are not covered in Table 12.4 and Table 12.5.

Please refer to Ref.55 All heating and hot water will be provided by non-combustion systems.

Ref.164 page 1 and 118 is a confirmation that the main contractor is responsible for ensuring that All heating and hot water is supplied by non-combustion systems

Ref.134 page 34 the above also makes up the mechanical contractors responsibilities

Ref 54 demonstrates compliance with this issue.

Ref 55 demonstrates compliance with this issue.

Ref 134 demonstrates compliance with this issue.

Ref 164 demonstrates compliance with this issue.

Ref 922 demonstrates compliance with this issue.

Ref 923 demonstrates compliance with this issue.

Ref 924 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

### Credit 1

**Requirement 2.** Emissions from all installed combustion plant that provide space heating and domestic hot water do not exceed the levels set in Table 12.4 and Table 12.5. The measurements must be provided by manufacturers, following the labelling requirements of the European directive 2009/125/EC. No credits can be awarded for Pol 02 if any of the combustion appliances are not covered in Table 12.4 and Table 12.5.

Ref.164 page 1 and 118 is a confirmation that the main contractor is responsible for ensuring that All heating and hot water is supplied by non-combustion systems, which were inspected and documented in documents ref922 and ref924 which are to be corrected.

Ref.134 page 34 the above also makes up the mechanical contractors responsibilities

Please refer to Ref.55 All heating and hot water will be provided by non-combustion systems as confirmed in as built ref923.

- Ref1127 page 45 shows the installed electric boiler.

Ref 54 demonstrates compliance with this issue.

Ref 55 demonstrates compliance with this issue.

Ref 134 demonstrates compliance with this issue.

Ref 164 demonstrates compliance with this issue.

Ref 922 demonstrates compliance with this issue.

Ref 923 demonstrates compliance with this issue.

Ref 924 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                          | Compliance Refs |
|-----------|----------------------------------------------------------------------------------------------------|-----------------|
| Ref 54    | Glencar, CBC, Confirmation from the contractor that Specs will be followed, Pol 02, 12_05_2025.pdf |                 |
| Ref 55    | Glencar, CBC, POL02 _ Confirmation of non combustion in the building, Pol 02, 14_05_2025.pdf       |                 |
| Ref 134   | CBC, Valor, 6726-CBC-TSL-SP-S-004-I02, Pol 02, 22_10_2024.pdf                                      |                 |
| Ref 164   | Glencar, CBC, Confirmation from the contractor that Specs will be followed, Pol 02, 12_05_2025.pdf |                 |
| Ref 922   | 6726-CBC-JB-RP-M-000003_MechSiteInspRep.pdf                                                        |                 |
| Ref 923   | 6726-CBC-JB-SC-Z-000001-R05_ServicesPCSchedule.pdf                                                 |                 |
| Ref 924   | mechanical-inspection-report-close-out.pdf                                                         |                 |
| Ref 1127  | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, Pol 02, 03_12_2025.pdf                          |                 |

### Pol 03.1: Flood and surface water management > Pre-requisite

|                           |                                                                                                                                                                                                                                  |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | Has an appropriate consultant demonstrated and confirmed the development's compliance with all sought credits? <b>Yes</b>                                                                                                        |
| <b>Minimum Standards:</b> | None                                                                                                                                                                                                                             |
| <b>Aim:</b>               | To avoid, reduce and delay the discharge of rainfall to public sewers and watercourses, thereby minimising the risk and impact of localised flooding on-site and off-site, watercourse pollution and other environmental damage. |

### Design Stage Validation Statement

Credit 1

**1.** An appropriate consultant is appointed to carry out and demonstrate the development's compliance with all criteria.

Please refer to document Ref.437 for the confirmation of the appointed structural engineer, Roque Menezes's qualifications ( CEng MStructE)

Ref.85 is the Flood Risk Assessment. page 2 confirms that that has been checked and approved by Roque Menezes

Ref 437 demonstrates compliance with this issue.

Ref 542 demonstrates compliance with this issue.

### Post Construction Stage Validation Statement

Credit 1

**1.** An appropriate consultant is appointed to carry out and demonstrate the development's compliance with all criteria.

Please refer to document Ref.437 for the confirmation of the appointed structural engineer, Roque Menezes's qualifications ( CEng MStructE)

Ref.85 is the Flood Risk Assessment. page 2 confirms that that has been checked and approved by Roque Menezes

#### Prerequisite compliant

Ref 437 demonstrates compliance with this issue.

Ref 542 demonstrates compliance with this issue.

#### Schedule of Evidence

| Reference | File Name                                                                      | Compliance Refs |
|-----------|--------------------------------------------------------------------------------|-----------------|
| Ref 437   | Roque Menezes, Valor, BurrowsGraham - Roque Menezes CV, Pol 03, 26_06_2025.pdf |                 |
| Ref 542   | Valor, Valor, Hotspur RIBA Stages Dates, Pol 03, 07_08_2025.pdf                |                 |

#### Pol 03.2: Flood and surface water management > Flood resilience

|                           |                                                                                                                                                                                                                                  |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 2                                                                                                                                                                                                                       |
| <b>Minimum Standards:</b> | None                                                                                                                                                                                                                             |
| <b>Aim:</b>               | To avoid, reduce and delay the discharge of rainfall to public sewers and watercourses, thereby minimising the risk and impact of localised flooding on-site and off-site, watercourse pollution and other environmental damage. |

#### Design Stage Validation Statement

##### Credit 2

**Requirement 3.** A site-specific FRA confirms the development is in a flood zone that is defined as having a medium or high annual probability of flooding and is not in a functional floodplain. The FRA takes all current and future sources of flooding into consideration (see Sources of flooding).

Please refer to Ref.85 the FRA considering relevant flood sources (pages 12 - 17), relevant planning policy and technical guidance (page 9-11) and necessary adaptation measures (pages 20-25) . The FRA considered the site to be in a Flood risk zone 2 (Medium risk), and is considered to be at very low risk from surface water flooding and 'Low risk' from all other sources of flooding; tidal, sewer, groundwater and artificial sources. with the assessment drawing in pages 33-40 and conclusions on page 29.

The FRA must detail the risk of flooding from the following sources: Please refer to Ref.85

1. Fluvial (rivers), pages 12-13
2. Tidal, pages 12-13
3. Surface water: sheet run-off from adjacent land (urban or rural), pages 13-14
4. Groundwater: most common in low-lying areas underlain by permeable rock (aquifers), page 14
5. Sewers: combined, foul or surface water sewers, page 15
6. Reservoirs, canals and other artificial sources, pages 15-16

Ref.86 is the layout of the implemented drainage in the asset

**Requirement 4.** To increase the resilience and resistance of the development to flooding, one of the following must be achieved:

4.a: The ground level of the building and access to both the building and the site, are designed (or zoned) so they are at least 600 mm above the design flood level of the site's flood zone (see 600mm threshold).

Ref.85 page 19 confirms that the the finished floor level of unit 1 is 0.125 m (125 mm) higher than the flood level. the finished floor level in unit 2 is 0.14m (140 mm) higher than the flood level.

4.b: The final design of the building and the wider site reflects the recommendations made by an appropriate consultant in accordance with the hierarchy approach outlined in section 5 of BS 8533:2017 1

Not Targeted

Ref 85 demonstrates compliance with issue criteria 3, 4, 4b.

Ref 86 demonstrates compliance with this issue.

Ref 438 demonstrates compliance with this issue.

Ref 439 demonstrates compliance with this issue.

Ref 543 demonstrates compliance with this issue.

Ref 925 demonstrates compliance with this issue.

Ref 926 demonstrates compliance with this issue.

Ref 927 demonstrates compliance with this issue.

Ref 928 demonstrates compliance with this issue.

Ref 929 demonstrates compliance with this issue.

Ref 930 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

### Credit 2

**Requirement 3.** A site-specific FRA confirms the development is in a flood zone that is defined as having a medium or high annual probability of flooding and is not in a functional floodplain. The FRA takes all current and future sources of flooding into consideration (see Sources of flooding).

Please refer to Ref.85 the FRA considering relevant flood sources (pages 12 - 17), relevant planning policy and technical guidance (page 9-11) and necessary adaptation measures (pages 20-25) . The FRA considered the site to be in a Flood risk zone 2 (Medium risk), and is considered to be at very low risk from surface water flooding and 'Low risk' from all other sources of flooding; tidal, sewer, groundwater and artificial sources. with the assessment drawing in pages 33-40 and conclusions on page 29.

The FRA must detail the risk of flooding from the following sources: Please refer to Ref.85

1. Fluvial (rivers), pages 12-13
2. Tidal, pages 12-13
3. Surface water: sheet run-off from adjacent land (urban or rural), pages 13-14
4. Groundwater: most common in low-lying areas underlain by permeable rock (aquifers), page 14
5. Sewers: combined, foul or surface water sewers, page 15
6. Reservoirs, canals and other artificial sources, pages 15-16

**Ref926** shows as-built drainage drawings confirming the installed surface and foul water systems, in compliance with recommendations for possible flooding.

Document ref930 contains confirmation that the drainage strategy has been implemented in accordance with the design-stage FRA, with no post-construction changes.

Ref.86 is the layout of the implemented drainage in the asset

**Requirement 4.** To increase the resilience and resistance of the development to flooding, one of the following must be achieved:

4.a: The ground level of the building and access to both the building and the site, are designed (or zoned) so they are at least 600 mm above the design flood level of the site's flood zone (see 600mm threshold).

Ref.85 page 19 confirms that the the finished floor level of unit 1 is 0.125 m (125 mm) higher than the flood level. the finished floor level in unit 2 is 0.14m (140 mm) higher than the flood level.

ref928 shows as-built drawings confirming the retaining wall, finished ground levels and pavement level differences, demonstrating flood resilience measures.

Ref927 and ref929 contains Earthworks drawings and specifications confirming ground composition, permeability, ground density and kerb level differences, supporting pol03 requirements.

ref926 shows confirmation that ground levels, drainage falls and attenuation measures have been implemented to support the site's flood resilience strategy.

4.b: The final design of the building and the wider site reflects the recommendations made by an appropriate consultant in accordance with the hierarchy approach outlined in section 5 of BS 8533:2017 1

Not Targeted

### 1 credit achieved

Ref 86 demonstrates compliance with this issue.

Ref 438 demonstrates compliance with this issue.

Ref 439 demonstrates compliance with this issue.

Ref 543 demonstrates compliance with this issue.

Ref 925 demonstrates compliance with this issue.

Ref 926 demonstrates compliance with this issue.

Ref 927 demonstrates compliance with this issue.

Ref 928 demonstrates compliance with this issue.

Ref 929 demonstrates compliance with this issue.

Ref 930 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                                                                     | Compliance Refs  |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------|
| Ref 85    | Burrows Graham, Valor, 40130 BGL-XX-XX-RP-D-0001 Valor Park, Tottenham - Flood Risk Assessment & Drainage Strategy V3, Pol 03, 09_08_2024.pdf | Design: 3, 4, 4b |
| Ref 86    | Burrows Graham, Valor, 40130-BGL-XX-XX-DR-C-00210-P04-PROPOSED DRAINAGE, Pol 03, 05_04_2024.pdf                                               |                  |
| Ref 438   | Burrows Graham, Valor, GN38, Pol 03, 26_06_2025.pdf                                                                                           |                  |
| Ref 439   | Roque Menezes, Valor, BurrowsGraham - Roque Menezes CV, Pol 03, 26_06_2025.pdf                                                                |                  |
| Ref 543   | Valor, Valor, Hotspur RIBA Stages Dates, Pol 03, 07_08_2025.pdf                                                                               |                  |
| Ref 925   | GN38-V2.pdf                                                                                                                                   |                  |
| Ref 926   | G1222-BGL-XX-XX-DR-C-00210_Proposed Drainage - Unit 1_CR - As Constructed Record_C04_0.pdf                                                    |                  |
| Ref 927   | G1222-BGL-XX-XX-DR-C-00206_Earthworks Specification Requirements - Unit 2_CR - As Constructed Record_C02_0.pdf                                |                  |
| Ref 928   | G1222-BGL-XX-XX-DR-C-00202_PROPOSED LEVELS - Unit 2_CR - As Constructed Record_C04_0.pdf                                                      |                  |
| Ref 929   | G1222-BGL-XX-XX-DR-C-00205_Earthworks-Specification-Requirements - Unit 1_CR - As Constructed Record_C02_0.pdf                                |                  |
| Ref 930   | No changes - confirmation.pdf                                                                                                                 |                  |

### Pol 03.3.1: Flood and surface water management > Surface water run-off : Pre-requisite

|                           |                                                                                                                                                                                                                                  |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | Surface water run-off prerequisite met? <b>Yes</b>                                                                                                                                                                               |
| <b>Minimum Standards:</b> | None                                                                                                                                                                                                                             |
| <b>Aim:</b>               | To avoid, reduce and delay the discharge of rainfall to public sewers and watercourses, thereby minimising the risk and impact of localised flooding on-site and off-site, watercourse pollution and other environmental damage. |

### Design Stage Validation Statement

#### Credit 3

**Requirement 5.** Surface water run-off design solutions must be bespoke, i.e. they must take account of the specific site requirements and natural or man-made environment of and surrounding the site. The priority levels detailed in the Methodology must be followed, with justification given by the appropriate consultant where water is allowed to leave the site.

Ref.445, page 3, point 2, of the GN38 assessment confirms that design solutions are bespoke.

Ref.304 is the the Drainage layout for the development

Ref.305 Page 21-22, is the drainage strategy, taking into consideration the specific environment of the site.

Ref 304 demonstrates compliance with this issue.

Ref 305 demonstrates compliance with this issue.

Ref 445 demonstrates compliance with this issue.

Ref 544 demonstrates compliance with this issue.

Ref 933 demonstrates compliance with this issue.

Ref 934 demonstrates compliance with this issue.

Ref 935 demonstrates compliance with this issue.

Ref 936 demonstrates compliance with this issue.

Ref 937 demonstrates compliance with this issue.

Ref 938 demonstrates compliance with this issue.

Ref 939 demonstrates compliance with this issue.

Ref 940 demonstrates compliance with this issue.

Ref 941 demonstrates compliance with this issue.

### Post Construction Stage Validation Statement

#### Credit 3

**Requirement 5.** Surface water run-off design solutions must be bespoke, i.e. they must take account of the specific site requirements and natural or man-made environment of and surrounding the site. The priority levels detailed in the Methodology must be followed, with justification given by the appropriate consultant where water is allowed to leave the site.

Ref.445, page 3, point 2, of the GN38 assessment confirms that design solutions are bespoke.

Ref.304 is the the Drainage layout for the development

Ref.305 Page 21-22, is the drainage strategy, taking into consideration the specific environment of the site.

For the Post-Construction evidences we have:

**ref934:** Page 2 confirms the post-development impermeable area of 0.78 hectares, and page 3 confirms that the prerequisite is met, with surface water run-off calculations demonstrating compliance with the required hierarchy.

**ref940, ref935 and ref938:** As-built drawings of drainage installed in Units 1 and 2, including attenuation tanks, pumps, basement water collection systems, porous paving blocks, petrol separator, and foul and surface water drainage networks, with associated manhole schedules.

**ref937:** Confirmation that the as-built drainage systems have been implemented in accordance with the approved design-stage drainage strategy, with no changes affecting the bespoke nature of the solution.

**ref933:** Drawings with retaining wall and pavement level differences, demonstrating how site levels and landscaping have been installed to manage water run-off.

ref939, ref941 are drawings confirming ground composition, density, permeability and kerb level differences, which confirmed drainage measures for run-off water.

- ref936 confirmation that appropriate inspection and maintenance arrangements are in place to ensure the performance of the surface water drainage.

### Pre requisite compliant

Ref 304 demonstrates compliance with this issue.

Ref 305 demonstrates compliance with this issue.

Ref 445 demonstrates compliance with this issue.

Ref 544 demonstrates compliance with this issue.

Ref 933 demonstrates compliance with this issue.

Ref 934 demonstrates compliance with this issue.

Ref 935 demonstrates compliance with this issue.

Ref 936 demonstrates compliance with this issue.

Ref 937 demonstrates compliance with this issue.

Ref 938 demonstrates compliance with this issue.

Ref 939 demonstrates compliance with this issue.

Ref 940 demonstrates compliance with this issue.

Ref 941 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                                                                     | Compliance Refs |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Ref 304   | Burrows Graham, Valor, 40130-BGL-XX-XX-DR-C-00210-P04-PROPOSED DRAINAGE, Pol 03, 04_04_2024.pdf                                               |                 |
| Ref 305   | Burrows Graham, Valor, 40130 BGL-XX-XX-RP-D-0001 Valor Park, Tottenham - Flood Risk Assessment & Drainage Strategy V3, Pol 03, 04_04_2024.pdf |                 |
| Ref 445   | Burrows Graham, Valor, GN38 (1), Pol 03, 30_06_2025.pdf                                                                                       |                 |
| Ref 544   | Valor, Valor, Hotspur RIBA Stages Dates, Pol 03, 07_08_2025.pdf                                                                               |                 |
| Ref 933   | G1222-BGL-XX-XX-DR-C-00202_PROPOSED LEVELS - Unit 2_CR - As Constructed Record_C04_0.pdf                                                      |                 |
| Ref 934   | GN38-V2.pdf                                                                                                                                   |                 |
| Ref 935   | GCLENG041 - Unit 1 - Combined Drainage and Services - Rev 0.pdf                                                                               |                 |
| Ref 936   | POL03 Suds Maintenance.pdf                                                                                                                    |                 |
| Ref 937   | No changes - confirmation.pdf                                                                                                                 |                 |
| Ref 938   | GCLENG042 - Unit 2 - Combined Drainage and Services - Rev 0.pdf                                                                               |                 |

|         |                                                                                                                |  |
|---------|----------------------------------------------------------------------------------------------------------------|--|
| Ref 939 | G1222-BGL-XX-XX-DR-C-00206_Earthworks Specification Requirements - Unit 2_CR - As Constructed Record_C02_0.pdf |  |
| Ref 940 | G1222-BGL-XX-XX-DR-C-00210_Proposed Drainage - Unit 1_CR - As Constructed Record_C04_0.pdf                     |  |
| Ref 941 | G1222-BGL-XX-XX-DR-C-00205_Earthworks-Specification-Requirements - Unit 1_CR - As Constructed Record_C02_0.pdf |  |

### Pol 03.3.2: Flood and surface water management > Surface water run-off : Rate

|                           |                                                                                                                                                                                                                                  |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                                                                                                                                       |
| <b>Minimum Standards:</b> | None                                                                                                                                                                                                                             |
| <b>Aim:</b>               | To avoid, reduce and delay the discharge of rainfall to public sewers and watercourses, thereby minimising the risk and impact of localised flooding on-site and off-site, watercourse pollution and other environmental damage. |

### Design Stage Validation Statement

#### Credit 3

**6.** For brownfield sites, drainage measures are specified so that the peak rate of run-off from the site to the watercourses (natural or municipal) shows a 30% improvement for the developed site compared with the pre-developed site. This should comply at the 1-year and 100-year return period events.

Please refer to Ref.310 page 29, paragraph 3 of the flood risk assessment & Drainage Strategy Report for the drainage measures and page 21, table 3 for brownfield runoff rates and pages 83-84 for event calculations. Ref.310, page 26 there is confirmation that the applied SUDs will allow for a 97% (unit 1) and 87% (unit 2) improvement in peak rate of run-off.

Ref.446, page 3, point 1 and 2 of the GN38 assessment confirms a 30% improvement of peak run-off. Point 4 confirms the implemented measures intended to reduce the peak rate of run-off to meet the BREEAM criteria.

Ref.446, page 50-57 are the rainfall/storm calculations

Please refer to drawing Ref.310, page 39-40 of the proposed drainage plan, confirming the SuDS strategies integrated into the design.

**7.** For Greenfield sites, drainage measures are specified so that the peak rate of run-off from the site to the watercourses (natural or municipal) is no greater for the developed site than it was for the pre-development site. This should comply at the 1-year and 100-year return period events.

Not Applicable, as the site is Brownfield.

**8.** Relevant maintenance agreements for the ownership, long term operation and maintenance of all specified Sustainable Drainage Systems (SuDS) are in place.

Ref.310, page 27, item 2.7, confirms that "The long-term maintenance of the new drainage infrastructure will be with the owner / occupier of the proposed industrial units in line with best practice guidance"

Ref.310, page 28 confirms that "A private management company will maintain the drainage infrastructure as part of the site wide management and maintenance strategy"

Ref.310, page 61-68 appendix E, is the drainage management and management plan.

Please refer to drawing Ref.310, page 39-40 of the proposed drainage plan, confirming the SuDS strategies integrated into the design.

**9.** Calculations include an allowance for climate change. This should be made in accordance with current best practice planning guidance (see definitions).

Ref.310, pages 4, item 7, confirms that allowances have been made for climate change

Ref.446, page 3, point 3, confirms of run-off calculations include an allowance for climate change, in accordance with current best practice planning guidelines

Ref.446, page 50-57 are the rainfall/storm calculations

Ref 306 demonstrates compliance with this issue.

Ref 310 demonstrates compliance with this issue.

Ref 446 demonstrates compliance with this issue.

Ref 545 demonstrates compliance with this issue.

Ref 942 demonstrates compliance with this issue.

Ref 943 demonstrates compliance with this issue.

Ref 944 demonstrates compliance with this issue.

Ref 945 demonstrates compliance with this issue.

Ref 946 demonstrates compliance with this issue.

Ref 947 demonstrates compliance with this issue.

Ref 948 demonstrates compliance with this issue.

Ref 949 demonstrates compliance with this issue.

Ref 950 demonstrates compliance with this issue.

Ref 951 demonstrates compliance with this issue.

Ref 952 demonstrates compliance with this issue.

Ref 953 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

### Credit 3

**6.** For brownfield sites, drainage measures are specified so that the peak rate of run-off from the site to the watercourses (natural or municipal) shows a 30% improvement for the developed site compared with the pre-developed site. This should comply at the 1-year and 100-year return period events.

Please refer to Ref.310 page 29, paragraph 3 of the flood risk assessment & Drainage Strategy Report for the drainage measures and page 21, table 3 for brownfield runoff rates and pages 83-84 for event calculations. Ref.310, page 26 there is confirmation that the applied SUDs will allow for a 97% (unit 1) and 87% (unit 2) improvement in peak rate of run-off.

Ref.446, page 3, point 1 and 2 of the GN38 assessment confirms a 30% improvement of peak run-off. Point 4 confirms the implemented measures intended to reduce the peak rate of run-off to meet the BREEAM criteria.

Ref.446, page 50-57 are the rainfall/storm calculations

Please refer to drawing Ref.310, page 39-40 of the proposed drainage plan, confirming the SuDS strategies integrated into the design.

**ref943 and ref950:** As-built drainage drawings confirming installation of attenuation tanks, pumps, basement water collection systems, permeable paving, petrol interceptor, and surface and foul water drainage, with ref952 and ref953 as manhole schedules demonstrating run-off management.

**ref942 and ref951** confirms installed kerbs, attenuation tanks, pavement construction supporting controlling run off rates.

**ref948 and ref949** shows drawings confirming isolation valves and pavement builds, ensuring controlled surface water control through the SuDS system details.

Updated on page 2 confirms a post-development impermeable area of 0.78 hectares, pages 3 to 7 confirms compliance with the brownfield run-off prerequisite for the 1-year to 100-year return periods, reduction of peak discharge to 2 l/s/ha, and that all run-off passes through the drainage system.

- **ref946** Confirmation that the as-built drainage and maintenance strategy remains unchanged from the design stage.
- Ref1127 page 46 and 47 shows the installed of planters and sewage systems

**7.** For Greenfield sites, drainage measures are specified so that the peak rate of run-off from the site to the watercourses (natural or municipal) is no greater for the developed site than it was for the pre-development site. This should comply at the 1-year and 100-year return period events.

Not Applicable, as the site is Brownfield.

**8.** Relevant maintenance agreements for the ownership, long term operation and maintenance of all specified Sustainable Drainage Systems (SuDS) are in place.

Ref.310, page 27, item 2.7, confirms that "The long-term maintenance of the new drainage infrastructure will be with the owner / occupier of the proposed industrial units in line with best practice guidance"

Ref.310, page 28 confirms that "A private management company will maintain the drainage infrastructure as part of the site wide management and maintenance strategy"

Ref.310, page 61-68 appendix E, is the drainage management and management plan.

Please refer to drawing Ref.310, page 39-40 of the proposed drainage plan, confirming the SuDS strategies integrated into the design.

**red944** on pages 6 and 7 confirms that SuDS maintenance arrangements are in place, consistent with CIRIA C753 guidance following document ref947.

**ref946** Confirmation that the as-built drainage and maintenance strategy remains unchanged from the design stage.

**9.** Calculations include an allowance for climate change. This should be made in accordance with current best practice planning guidance (see definitions).

Ref.310, pages 4, item 7, confirms that allowances have been made for climate change

Ref.446, page 3, point 3, confirms of run-off calculations include an allowance for climate change, in accordance with current best practice planning guidelines

Ref.446, page 50-57 are the rainfall/storm calculations

**ref944** on pages 4 and 5 confirms that climate change allowances have been applied to the 100-year and climate change 6-hour duration event, and that flooding of the property will not occur in the event of local drainage system failure and that the system is sufficient.

**ref950, ref943, ref945** Confirmation of the installed drainage with sufficient capacity for future climate change events.

## **1 credit achieved**

Ref 306 demonstrates compliance with this issue.

Ref 310 demonstrates compliance with this issue.

Ref 446 demonstrates compliance with this issue.

Ref 545 demonstrates compliance with this issue.

Ref 942 demonstrates compliance with this issue.

Ref 943 demonstrates compliance with this issue.

Ref 944 demonstrates compliance with this issue.

Ref 945 demonstrates compliance with this issue.

Ref 946 demonstrates compliance with this issue.

Ref 947 demonstrates compliance with this issue.

Ref 948 demonstrates compliance with this issue.

Ref 949 demonstrates compliance with this issue.

Ref 950 demonstrates compliance with this issue.

Ref 951 demonstrates compliance with this issue.

Ref 952 demonstrates compliance with this issue.

Ref 953 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                                                                     | Compliance Refs |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Ref 306   | Burrows Graham, Valor, 40130-BGL-XX-XX-DR-C-00210-P04-PROPOSED DRAINAGE, Pol 03, 04_04_2024.pdf                                               |                 |
| Ref 310   | Burrows Graham, Valor, 40130 BGL-XX-XX-RP-D-0001 Valor Park, Tottenham - Flood Risk Assessment & Drainage Strategy V3, Pol 03, 04_04_2024.pdf |                 |
| Ref 446   | Burrows Graham, Valor, GN38 (1), Pol 03, 30_06_2025.pdf                                                                                       |                 |
| Ref 545   | Valor, Valor, Hotspur RIBA Stages Dates, Pol 03, 07_08_2025.pdf                                                                               |                 |
| Ref 942   | G1222-BGL-XX-XX-DR-C-00216_External Works Specification - Unit 2_CR - As Constructed Record_C05_0.pdf                                         |                 |
| Ref 943   | GCLENG041 - Unit 1 - Combined Drainage and Services - Rev 0.pdf                                                                               |                 |
| Ref 944   | GN38-V2.pdf                                                                                                                                   |                 |
| Ref 945   | GCLENG042 - Unit 2 - Combined Drainage and Services - Rev 0.pdf                                                                               |                 |
| Ref 946   | No changes - confirmation.pdf                                                                                                                 |                 |
| Ref 947   | POL03 Suds Maintenance.pdf                                                                                                                    |                 |
| Ref 948   | G1222-BGL-XX-XX-DR-C-00217_Joint Arrangement Plan - Unit 1_CR - As Constructed Record_C03_0.pdf                                               |                 |
| Ref 949   | G1222-BGL-XX-XX-DR-C-00218_Joint Arrangement Plan - Unit 2_CR - As Constructed Record_C03_0.pdf                                               |                 |
| Ref 950   | G1222-BGL-XX-XX-DR-C-00210_Proposed Drainage - Unit 1_CR - As Constructed Record_C04_0.pdf                                                    |                 |
| Ref 951   | G1222-BGL-XX-XX-DR-C-00215_External Works Specification - Unit 1_CR - As Constructed Record_C05_0.pdf                                         |                 |
| Ref 952   | G1222-BGL-XX-XX-DR-C-00213_Manhole Schedule - Unit 2_CR - As Constructed Record_C03_0.pdf                                                     |                 |
| Ref 953   | G1222-BGL-XX-XX-DR-C-00212_Manhole Schedule - Unit 1_CR - As Constructed Record_C04_0.pdf                                                     |                 |
| Ref 1127  | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, Pol 03, 03_12_2025.pdf                                                                     |                 |

### Pol 03.3.3: Flood and surface water management > Surface water run-off : Volume

|                           |                                                                                                                                                                                                                                  |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                                                                                                                                       |
| <b>Minimum Standards:</b> | None                                                                                                                                                                                                                             |
| <b>Aim:</b>               | To avoid, reduce and delay the discharge of rainfall to public sewers and watercourses, thereby minimising the risk and impact of localised flooding on-site and off-site, watercourse pollution and other environmental damage. |

## Design Stage Validation Statement

Credit 3

**10.** Flooding of property will not occur in the event of local drainage system failure (caused either by extreme rainfall or a lack of maintenance);

Ref.447, page 4, point 6 of the GN38 assessment confirms that flooding will not occur in the event of local drainage system failure

**11.** Drainage design measures are specified so that the post-development run-off volume, over the development lifetime, is no greater than it would have been prior to the assessed site's development. This must be for the 100-year 6-hour event, including an allowance for climate change

Ref.447, page 4, point 8 confirms that for the 100 year return period event, the post-development volume of run-off is less than the pre-development by 27m<sup>3</sup>

Ref.447, page 4, point 7 confirms that these calculations account for climate change and are for the 100 year event of 6 hour duration

Please refer to drawing Ref.311, page 39-40 of the proposed drainage plan, confirming the specification of permeable Paving Blocks

Ref.447, page 50-57 are the rainfall/storm calculations

**12.** Any additional predicted volume of run-off for this event is prevented from leaving the site by using infiltration or other SuDS techniques.

This credit is not applicable. No additional volume is produced, please see Ref.447, page 4, point 8.C

**15.** Relevant maintenance agreements for the ownership, long term operation and maintenance of all specified SuDS are in place.

Ref.310, page 27, item 2.7, confirms that "The long-term maintenance of the new drainage infrastructure will be with the owner / occupier of the proposed industrial units in line with best practice guidance"

Ref.310, page 28 confirms that "A private management company will maintain the drainage infrastructure as part of the site wide management and maintenance strategy"

Ref.310, page 61-68 appendix E, is the drainage management and management plan.

Please refer to drawing Ref.311, page 39-40 of the proposed drainage plan, confirming the SuDS strategies integrated into the design.

**16.** For either option, above calculations must include an allowance for climate change; this should be made in accordance with current best practice planning guidance.

Please refer to Ref.311, pages 4, item 7 confirms that allowances for climate change were made during calculations.

Ref 307 demonstrates compliance with this issue.

Ref 311 demonstrates compliance with this issue.

Ref 447 demonstrates compliance with this issue.

Ref 546 demonstrates compliance with this issue.

Ref 954 demonstrates compliance with this issue.

Ref 955 demonstrates compliance with this issue.

Ref 956 demonstrates compliance with this issue.

Ref 957 demonstrates compliance with this issue.

Ref 958 demonstrates compliance with this issue.

Ref 959 demonstrates compliance with this issue.

Ref 960 demonstrates compliance with this issue.

Ref 961 demonstrates compliance with this issue.

Ref 962 demonstrates compliance with this issue.

Ref 963 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

Credit 3

**10.** Flooding of property will not occur in the event of local drainage system failure (caused either by extreme rainfall or a lack of maintenance);

**ref957** on pages 4 and 5 confirms that flooding of the development will not occur during the even in the event of local drainage system failure.

ref955, ref956, ref963 shows as-built drainage drawings confirming the installed attenuation tanks, basement water collection, pumps, permeable paving, ensuring the run off flows are managed.

- ref959, ref961 shows details of isolation valves, pavement build-ups and kerb levels, which supports diversion of surface water.

ref958, ref962 Confirmation of installed kerbs, pavement types and attenuation tanks, supports diversion of surface water.

**ref960** shows confirmation that the as-built drainage solution has not changed since design stage.

**11.** Drainage design measures are specified so that the post-development run-off volume, over the development lifetime, is no greater than it would have been prior to the assessed site's development. This must be for the 100-year 6-hour event, including an allowance for climate change

Ref.447, page 4, point 8 confirms that for the 100 year return period event, the post-development volume of run-off is less than the pre-development by 27m<sup>3</sup>

Ref.447, page 4, point 7 confirms that these calculations account for climate change and are for r the 100 year event of 6 hour duration

Please refer to drawing Ref.311, page 39-40 of the proposed drainage plan, confirming the specification of permeable Paving Blocks

Ref.447, page 50-57 are the rainfall/storm calculations

**ref957** pages 2 to 7 confirms compliance with the brownfield site requirements, including pre- and post-development run-off volume calculations, climate change allowance, 100 year event of 6 hour duration, confirmation peak discharge rate has been reduced to 2l/s/ha and confirmation that the drainage system is sufficient.

**ref955, ref956, ref963** shows confirmation of installed permeable paving, attenuation tanks, pumps, basement water collection ensuring run-off flows do not cause floodig and are below threshold.

**12.** Any additional predicted volume of run-off for this event is prevented from leaving the site by using infiltration or other SuDS techniques.

This credit is not applicable. No additional volume is produced, please see Ref.447, page 4, point 8.C

**15.** Relevant maintenance agreements for the ownership, long term operation and maintenance of all specified SuDS are in place.

Ref.310, page 27, item 2.7, confirms that "The long-term maintenance of the new drainage infrastructure will be with the owner / occupier of the proposed industrial units in line with best practice guidance"

Ref.310, page 28 confirms that "A private management company will maintain the drainage infrastructure as part of the site wide management and maintenance strategy"

Ref.310, page 61-68 appendix E, is the drainage management and management plan.

Please refer to drawing Ref.311, page 39-40 of the proposed drainage plan, confirming the SuDS strategies integrated into the design.

**ref954** Confirmation that appropriate ownership and maintenance arrangements are in place for all SuDS components.

**ref957** pages 6,7 confirms that all SuDS comply with CIRIA C753 guidance, and that maintenance and management plans are available.

**ref960** shows confirmation that the maintenance strategy and drainage design remain the same from design stage.

**16.** For either option, above calculations must include an allowance for climate change; this should be made in accordance with current best practice planning guidance.

Please refer to Ref.311, pages 4, item 7 confirms that allowances for climate change were made during calculations.

**ref957** Confirms that run-off calculations include a climate change allowance applied to the 100-year, 6-hour storm event, and that the drainage system has sufficient capacity to accommodate future climate scenarios.

ref955, ref956, ref963 shows As-built drainage drawings confirming the installation of attenuation tanks, permeable paving, basement water collection systems, pumps, and surface and foul water drainage, all sized in accordance with climate change-adjusted calculations.

**ref960** shows confirmation that the as-built drainage system remains the same with the design stage.

## **1 credit achieved**

Ref 307 demonstrates compliance with this issue.

Ref 311 demonstrates compliance with this issue.

Ref 447 demonstrates compliance with this issue.

Ref 546 demonstrates compliance with this issue.

Ref 954 demonstrates compliance with this issue.

Ref 955 demonstrates compliance with this issue.

Ref 956 demonstrates compliance with this issue.

Ref 957 demonstrates compliance with this issue.

Ref 958 demonstrates compliance with this issue.

Ref 959 demonstrates compliance with this issue.

Ref 960 demonstrates compliance with this issue.

Ref 961 demonstrates compliance with this issue.

Ref 962 demonstrates compliance with this issue.

Ref 963 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                                                                     | Compliance Refs |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Ref 307   | Burrows Graham, Valor, 40130-BGL-XX-XX-DR-C-00210-P04-PROPOSED DRAINAGE, Pol 03, 04_04_2024.pdf                                               |                 |
| Ref 311   | Burrows Graham, Valor, 40130 BGL-XX-XX-RP-D-0001 Valor Park, Tottenham - Flood Risk Assessment & Drainage Strategy V3, Pol 03, 04_04_2024.pdf |                 |
| Ref 447   | Burrows Graham, Valor, GN38 (1), Pol 03, 30_06_2025.pdf                                                                                       |                 |
| Ref 546   | Valor, Valor, Hotspur RIBA Stages Dates, Pol 03, 07_08_2025.pdf                                                                               |                 |
| Ref 954   | Conor Phillips, CBC, POL03 Suds Maintenance, Pol 03, 21_01_2026.pdf                                                                           |                 |
| Ref 955   | Conor Phillips, Valor, GCLENG041 - Unit 1 - Combined Drainage and Services - Rev 0, Pol 03, 21_01_2026.pdf                                    |                 |
| Ref 956   | Conor Phillips, Valor, GCLENG042 - Unit 2 - Combined Drainage and Services - Rev 0, Pol 03, 21_01_2026.pdf                                    |                 |
| Ref 957   | Logika, CBC, GN38-V2, Pol 03, 21_01_2026.pdf                                                                                                  |                 |
| Ref 958   | Glencar, Valor, G1222-BGL-XX-XX-DR-C-00216_External Works Specification - Unit 2_CR - As Constructed Record_C05_0, Pol 03, 21_01_2026.pdf     |                 |
| Ref 959   | G1222-BGL-XX-XX-DR-C-00218_Joint Arrangement Plan - Unit 2_CR - As Constructed Record_C03_0.pdf                                               |                 |
| Ref 960   | Burrows Graham, CBC, No changes - confirmation, Pol 03, 21_01_2026.pdf                                                                        |                 |
| Ref 961   | Conor Phillips, Valor, G1222-BGL-XX-XX-DR-C-00217_Joint Arrangement Plan - Unit 1_CR - As Constructed Record_C03_0, Pol 03, 21_01_2026.pdf    |                 |
| Ref 962   | G1222-BGL-XX-XX-DR-C-00215_External Works Specification - Unit 1_CR - As Constructed Record_C05_0.pdf                                         |                 |
| Ref 963   | G1222-BGL-XX-XX-DR-C-00210_Proposed Drainage - Unit 1_CR - As Constructed Record_C04_0.pdf                                                    |                 |

### Pol 03.5: Flood and surface water management > Minimising watercourse pollution

|                           |                                                                                                                                                                                                                             |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                                                                                                                                  |
| <b>Minimum Standards:</b> | None                                                                                                                                                                                                                        |
| <b>Aim:</b>               | To avoid, reduce and delay the discharge of rainfall to public sewers and watercourses, thereby minimising the risk and impact of localised flooding on and off-site, watercourse pollution and other environmental damage. |

### Design Stage Validation Statement

#### Credit 5

**17.** There is no discharge from the developed site for rainfall up to 5mm (confirmed by the appropriate consultant).

Please refer to document Ref 438, page 6, point 11 of the GN38 assessment confirms 5mm of discharge will be captured in oil separators, silt pits and catch pit manholes

please refer to drawing Ref.313, page 39-40, the proposed drainage plan confirming the final design

**18.** Areas with a low risk source of watercourse pollution have an appropriate level of pollution prevention treatment provided, using appropriate SuDS techniques.

Please refer to document Ref 438, page 6, point 11. confirms source control systems have been used.

please refer to drawing Ref.313, page 39-40, the proposed drainage plan confirming the specification of permeable paving.

**19.** Areas with a high risk of contamination or spillage of substances, such as petrol and oil, have separators (or an equivalent system) are installed in surface water drainage systems.

Please refer to document Ref 438, page 6, point 11. confirms petrol separators have been specified.

Please refer to drawing Ref.313, page 39-40, the proposed drainage plan confirming the specification of full retention petrol separators

**20.** Chemical or liquid gas storage areas have a means of containment fitted to the site drainage system (i.e. shut-off valves). This is to prevent the escape of chemicals to natural watercourses in the event of a spillage or bunding failure.

Please refer to document Ref 438, page 6, point 11. Not applicable as there is no chemical/liquid gas storage on site.

**21.** All water pollution prevention systems have been designed and installed in accordance with the recommendations of documents such as the SuDS manual (227) and other relevant industry best practice. They must be bespoke solutions taking account of the specific site requirements and natural or man-made environment of and surrounding the site.

Please refer to document Ref 438, page 6, point 11 confirms SUDs are designed in accordance with Ciria C753 guidance.

Please refer to drawing Ref.313, page 39-40, the proposed drainage plan confirming the specification of SuDS drainage systems

**22.** A comprehensive and up to date drainage plan of the site will be made available for the building or site occupiers.

Please refer to document Ref 438, page 7, point 11 confirms a detailed drainage plan will be provided to the end users.

Please refer to drawing Ref.313, page 39-40, the proposed drainage plan

**23.** Relevant maintenance agreements for the ownership, long term operation and maintenance of all specified SuDS must be in place.

Please refer to document Ref 438, page 7, point 11 confirms a detailed drainage plan will be provided to the end users.

Ref.438, page 27, item 2.7, confirms that "The long-term maintenance of the new drainage infrastructure will be with the owner / occupier of the proposed industrial units in line with best practice guidance"

Ref.438, page 28 confirms that "A private management company will maintain the drainage infrastructure as part of the site wide management and maintenance strategy"

Ref.438, page 61-68 appendix E, is the drainage management and management plan.

Please refer to drawing Ref.438, page 39-40 of the proposed drainage plan, confirming the SuDS strategies integrated into the design.

**24.** All external storage and delivery areas are designed and detailed in accordance with the current best practice planning guidance.

Please refer to document Ref 438, page 7, point 11 confirms that all runoff from external storage and delivery areas will pass through a drainage channel which in turn passed through a full retention petrol separator, which is in line with current best practice planning guidelines.

Please refer to drawing Ref.313, page 39-40, the proposed drainage strategy.

Please refer to document Ref.474, page 1 and 121 confirms that the main contractor is responsible for ensuring that Calculations are made in accordance with current best practice planning guidance, as part of the main contractors specification.

Ref 309 demonstrates compliance with this issue.

Ref 313 demonstrates compliance with this issue.

Ref 474 demonstrates compliance with this issue.

Ref 624 demonstrates compliance with this issue.

Ref 964 demonstrates compliance with this issue.

Ref 965 demonstrates compliance with this issue.

Ref 966 demonstrates compliance with this issue.

Ref 967 demonstrates compliance with this issue.

Ref 968 demonstrates compliance with this issue.

Ref 969 demonstrates compliance with this issue.

Ref 970 demonstrates compliance with this issue.

Ref 971 demonstrates compliance with this issue.

Ref 972 demonstrates compliance with this issue.

Ref 973 demonstrates compliance with this issue.

Ref 974 demonstrates compliance with this issue.

Ref 975 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

### Credit 5

**17.** There is no discharge from the developed site for rainfall up to 5mm (confirmed by the appropriate consultant).

Please refer to document Ref 438, page 6, point 11 of the GN38 assessment confirms 5mm of discharge will be captured in oil separators, silt pits and catch pit manholes

please refer to drawing Ref.313, page 39-40, the proposed drainage plan confirming the final design

**ref972, ref973, ref968, ref975, ref976** As-built drawings confirming the installation of oil separators, storage in the basement, manholes, attenuation tanks and surface water drainage, ensuring no discharge for rainfall up to 5 mm.

**ref966, ref971** Confirmation of kerb levels and pavement types for initial rainfall.

**ref969** on pages 6,7 confirms the drainage systems are sufficient and filter the first 5 mm of rainfall.

**18.** Areas with a low risk source of watercourse pollution have an appropriate level of pollution prevention treatment provided, using appropriate SuDS techniques.

Please refer to document Ref 438, page 6, point 11. confirms source control systems have been used.

please refer to drawing Ref.313, page 39-40, the proposed drainage plan confirming the specification of permeable paving.

**ref972, ref973, ref968** Confirmation of installed permeable paving blocks, attenuation systems providing control and filtration.

**ref964 and ref974** Drawings with ground composition, density and permeability.

**ref969** pages 6,7 confirms that pollution prevention measures are appropriate for the identified risk pollution sources.

**19.** Areas with a high risk of contamination or spillage of substances, such as petrol and oil, have separators (or an equivalent system) are installed in surface water drainage systems.

Please refer to document Ref 438, page 6, point 11. confirms petrol separators have been specified.

Please refer to drawing Ref.313, page 39-40, the proposed drainage plan confirming the specification of full retention petrol separators

**ref972, ref973, ref968** Confirmation of installed retention petrol interceptors, integrated into the surface water drainage system.

**ref966, ref971** Details of petrol interceptor locations of high risk.

**ref969** pages 6, 7 confirming that oil separators provided.

**20.** Chemical or liquid gas storage areas have a means of containment fitted to the site drainage system (i.e. shut-off valves). This is to prevent the escape of chemicals to natural watercourses in the event of a spillage or bunding failure.

Please refer to document Ref 438, page 6, point 11. Not applicable as there is no chemical/liquid gas storage on site.

**ref967, ref670** Drawings confirming isolation valves and drainage controls.

- **ref972, ref973, ref968** Confirmation of installed retention petrol interceptors, integrated into the drainage system.

**21.** All water pollution prevention systems have been designed and installed in accordance with the recommendations of documents such as the SuDS manual (227) and other relevant industry best practice. They must be bespoke solutions taking account of the specific site requirements and natural or man-made environment of and surrounding the site.

Please refer to document Ref 438, page 6, point 11 confirms SUDs are designed in accordance with Ciria C753 guidance.

Please refer to drawing Ref.313, page 39-40, the proposed drainage plan confirming the specification of SuDS drainage systems

**ref969:** Confirms, on pages 6, 7 that all SuDS components comply with CIRIA C753.

**ref972, ref973, ref968** Confirmation of installed permeable paving, attenuation tanks, oil interceptors, pumps for the SuDS solution.

**ref965** Confirms that the as-built SuDS remain the same as the design stage.

- Ref1127 page 46 and 47 shows the installed of sewage systems

**22.** A comprehensive and up to date drainage plan of the site will be made available for the building or site occupiers.

Please refer to document Ref 438, page 7, point 11 confirms a detailed drainage plan will be provided to the end users.

Please refer to drawing Ref.313, page 39-40, the proposed drainage plan

**ref972, ref973, ref968** show final drainage plans, compliant with the requirements.

**ref969** page 7 confirms there will be drainage information for site users.

**23.** Relevant maintenance agreements for the ownership, long term operation and maintenance of all specified SuDS must be in place.

Please refer to document Ref 438, page 7, point 11 confirms a detailed drainage plan will be provided to the end users.

Ref.438, page 27, item 2.7, confirms that "The long-term maintenance of the new drainage infrastructure will be with the owner / occupier of the proposed industrial units in line with best practice guidance"

Ref.438, page 28 confirms that "A private management company will maintain the drainage infrastructure as part of the site wide management and maintenance strategy"

Ref.438, page 61-68 appendix E, is the drainage management and management plan.

Please refer to drawing Ref.438, page 39-40 of the proposed drainage plan, confirming the SuDS strategies integrated into the design.

**ref975** maintenance arrangements are in place for all SuDS systems.

**ref969** pages6, 7 confirms that maintenance and management plans are available.

**24.** All external storage and delivery areas are designed and detailed in accordance with the current best practice planning guidance.

Please refer to document Ref 438, page 7, point 11 confirms that all runoff from external storage and delivery areas will pass through a drainage channel which in turn passed through a full retention petrol separator, which is in line with current best practice planning guidelines.

Please refer to drawing Ref.313, page 39-40, the proposed drainage strategy.

Please refer to document Ref.474, page 1 and 121 confirms that the main contractor is responsible for ensuring that Calculations are made in accordance with current best practice planning guidance, as part of the main contractors specification.

**ref969** on page 7 confirms that all water will pass through drainage which includes a full retention petrol separator.

## **1 credit achieved**

Ref 309 demonstrates compliance with this issue.

Ref 313 demonstrates compliance with this issue.

Ref 474 demonstrates compliance with this issue.

Ref 624 demonstrates compliance with this issue.

Ref 964 demonstrates compliance with this issue.

Ref 965 demonstrates compliance with this issue.

Ref 966 demonstrates compliance with this issue.

Ref 967 demonstrates compliance with this issue.

Ref 968 demonstrates compliance with this issue.

Ref 969 demonstrates compliance with this issue.

Ref 970 demonstrates compliance with this issue.

Ref 971 demonstrates compliance with this issue.

Ref 972 demonstrates compliance with this issue.

Ref 973 demonstrates compliance with this issue.

Ref 974 demonstrates compliance with this issue.

Ref 975 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                                                                     | Compliance Refs |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Ref 309   | Burrows Graham, Valor, 40130-BGL-XX-XX-DR-C-00210-P04-PROPOSED DRAINAGE, Pol 03, 04_04_2024.pdf                                               |                 |
| Ref 313   | Burrows Graham, Valor, 40130 BGL-XX-XX-RP-D-0001 Valor Park, Tottenham - Flood Risk Assessment & Drainage Strategy V3, Pol 03, 04_04_2024.pdf |                 |
| Ref 474   | Glencar, Valor, Confirmation from the contractor that Specs will be followed, Pol 03, 14_05_2025.pdf                                          |                 |
| Ref 624   | Burrows Graham, Valor, GN38, Pol 03, 26_06_2025.pdf                                                                                           |                 |
| Ref 964   | G1222-BGL-XX-XX-DR-C-00206_Earthworks Specification Requirements - Unit 2_CR - As Constructed Record_C02_0.pdf                                |                 |
| Ref 965   | No changes - confirmation.pdf                                                                                                                 |                 |
| Ref 966   | G1222-BGL-XX-XX-DR-C-00216_External Works Specification - Unit 2_CR - As Constructed Record_C05_0.pdf                                         |                 |
| Ref 967   | G1222-BGL-XX-XX-DR-C-00217_Joint Arrangement Plan - Unit 1_CR - As Constructed Record_C03_0.pdf                                               |                 |
| Ref 968   | GCLENG042 - Unit 2 - Combined Drainage and Services - Rev 0.pdf                                                                               |                 |
| Ref 969   | GN38-V2.pdf                                                                                                                                   |                 |
| Ref 970   | G1222-BGL-XX-XX-DR-C-00218_Joint Arrangement Plan - Unit 2_CR - As Constructed Record_C03_0.pdf                                               |                 |
| Ref 971   | G1222-BGL-XX-XX-DR-C-00215_External Works Specification - Unit 1_CR - As Constructed Record_C05_0.pdf                                         |                 |
| Ref 972   | GCLENG041 - Unit 1 - Combined Drainage and Services - Rev 0.pdf                                                                               |                 |
| Ref 973   | G1222-BGL-XX-XX-DR-C-00210_Proposed Drainage - Unit 1_CR - As Constructed Record_C04_0.pdf                                                    |                 |
| Ref 974   | G1222-BGL-XX-XX-DR-C-00205_Earthworks-Specification-Requirements - Unit 1_CR - As Constructed Record_C02_0.pdf                                |                 |
| Ref 975   | POL03 Suds Maintenance.pdf                                                                                                                    |                 |
| Ref 1127  | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, Pol 03, 03_12_2025.pdf                                                                     |                 |

### Pol 04: Reduction of night time light pollution

|                           |                                                                                                                                                                                                                            |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                                                                                                                                 |
| <b>Minimum Standards:</b> | None                                                                                                                                                                                                                       |
| <b>Aim:</b>               | To ensure that external lighting is concentrated in the appropriate areas and that upward lighting is minimised, thereby reducing unnecessary light pollution, energy consumption and nuisance to neighbouring properties. |

### Design Stage Validation Statement

Credit 1

**2.** The external lighting strategy has been designed in compliance with Table 2 (and its accompanying notes) of the Institute of Lighting Professionals (ILP) Guidance notes for the reduction of obtrusive light, 2011. Buildings

Ref.165, page 1 and 122 confirms the main contractor is responsible for ensuring that ILP Guidance has been adhered to, as part of the main, electrical and mechanical contractor specifications

Please refer to Ref.80 page 14, confirms compliance with Institute of Lighting Professionals (ILP) Guidance.

Ref.78 and Ref. 79, external lighting layouts, indicating the location of specified external lighting.

.

**3.** All external lighting (except for safety and security lighting) can be automatically switched off between 23:00 and 07:00.

Please refer to Ref.80 page 12, confirms "The proposed lighting will be switched via a combinations of photocells & timeclocks. The time clocks will act as

a master control and be set to set off at times when the development is not in operation. Outside of these hours photocells will control the site external lighting according to day light levels"

Ref.165, page 1 and 122 confirms the main contractor is responsible for ensuring that external lighting can be automatically switched off between 23:00 and 07:00, as part of the main, electrical and mechanical contractor specifications.

**4.** If safety or security lighting is provided and will be used between 23:00 and 07:00, this part of the lighting system complies with the lower levels of lighting recommended during these hours in Table 2 of the ILP guidance notes.

Ref.165, page 1 and 122 confirms the main contractor is responsible for ensuring that safety or security lighting is provided and will be used between 23:00 and 07:00, and complies with Table 2 of the ILP guidance notes, as part of the main, electrical and mechanical contractor specifications.

Please refer to Ref.80 page 14, "it has been ensured that the entire proposed lighting scheme meets the minimum levels for security and working purposes while also meeting the post curfew requirements for a relatively dark urban area [as per ILP Guidance.]"

**5.** Illuminated advertisements are designed in compliance with ILP PLG05 The Brightness of Illuminated Advertisements.

Not Applicable, Illuminated advertisements have not been specified

Ref 78 demonstrates compliance with this issue.

Ref 79 demonstrates compliance with this issue.

Ref 80 demonstrates compliance with this issue.

Ref 165 demonstrates compliance with this issue.

Ref 189 demonstrates compliance with this issue.

Ref 987 demonstrates compliance with this issue.

Ref 988 demonstrates compliance with this issue.

Ref 989 demonstrates compliance with this issue.

Ref 990 demonstrates compliance with this issue.

Ref 991 demonstrates compliance with this issue.

Ref 992 demonstrates compliance with this issue.

Ref 993 demonstrates compliance with this issue.

Ref 994 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

Credit 1

**2.** The external lighting strategy has been designed in compliance with Table 2 (and its accompanying notes) of the Institute of Lighting Professionals (ILP) Guidance notes for the reduction of obtrusive light, 2011. Buildings

Ref.165, page 1 and 122 confirms the main contractor is responsible for ensuring that ILP Guidance has been adhered to, as part of the main, electrical and mechanical contractor specifications

Please refer to Ref.80 page 14, confirms compliance with Institute of Lighting Professionals (ILP) Guidance.

Ref.78 and Ref. 79, external lighting layouts, indicating the location of specified external lighting.

. For post construction:

**ref994**, page 2 – Confirms that the installed external and emergency lighting complies with ILP Guidance requirements.

**ref990, ref993** identifies the installed external luminaires.

**ref987, ref988, ref989, ref992** lighting installed and their distribution.

**3.** All external lighting (except for safety and security lighting) can be automatically switched off between 23:00 and 07:00.

Please refer to Ref.80 page 12, confirms "The proposed lighting will be switched via a combinations of photocells & timeclocks. The time clocks will act as a master control and be set to set off at times when the development is not in operation. Outside of these hours photocells will control the site external lighting according to day light levels"

Ref.165, page 1 and 122 confirms the main contractor is responsible for ensuring that external lighting can be automatically switched off between 23:00 and 07:00, as part of the main, electrical and mechanical contractor specifications.

For post construction:

**ref994**, page 2 confirms that all external lighting is programmed to switch off automatically between 23:00 and 07:00.

**ref992:** Installation of time clocks and photocells controlling external lighting and emergency lighting.

**ref987:** Installation of time clocks, PIR sensors and photoelectric cells enabling automated switching.

ref988, ref989: DALI dimming, lighting controls and external switching including photoelectric cells confirming automatic switching.

- Ref1127 page 47 and 48 shows the installed external lighting controls.

**4.** If safety or security lighting is provided and will be used between 23:00 and 07:00, this part of the lighting system complies with the lower levels of lighting recommended during these hours in Table 2 of the ILP guidance notes.

Ref.165, page 1 and 122 confirms the main contractor is responsible for ensuring that safety or security lighting is provided and will be used between 23:00 and 07:00, and complies with Table 2 of the ILP guidance notes, as part of the main, electrical and mechanical contractor specifications.

Please refer to Ref.80 page 14, "it has been ensured that the entire proposed lighting scheme meets the minimum levels for security and working purposes while also meeting the post curfew requirements for a relatively dark urban area [as per ILP Guidance.]"

**ref994**, page 2 confirms that safety and emergency lighting operating between 23:00 and 07:00.

**ref987** PIR sensors, dimming controls and photocells ensure lighting levels are minimised outside operational hours.

- ref988, ref989: DALI dimming, lighting controls and external switching including photoelectric cells confirming automatic switching.
- **ref992:** Installation of time clocks and photocells controlling external lighting and emergency lighting.
- Ref1127 page 47 and 48 shows the installed of safety lighting and external lighting controls.

Ref991 page 2 shows site inspection, to be corrected, including external strip to be installed and an emergency light not operational.

**5.** Illuminated advertisements are designed in compliance with ILP PLG05 The Brightness of Illuminated Advertisements.

Not Applicable, Illuminated advertisements have not been specified

#### **1 credit can be awarded**

Ref 78 demonstrates compliance with this issue.

Ref 79 demonstrates compliance with this issue.

Ref 80 demonstrates compliance with this issue.

Ref 165 demonstrates compliance with this issue.

Ref 189 demonstrates compliance with this issue.

Ref 987 demonstrates compliance with this issue.

Ref 988 demonstrates compliance with this issue.

Ref 989 demonstrates compliance with this issue.

Ref 990 demonstrates compliance with this issue.

Ref 991 demonstrates compliance with this issue.

Ref 992 demonstrates compliance with this issue.

Ref 993 demonstrates compliance with this issue.

Ref 994 demonstrates compliance with this issue.

Ref 1075 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

### **Schedule of Evidence**

| Reference | File Name                                                                                          | Compliance Refs |
|-----------|----------------------------------------------------------------------------------------------------|-----------------|
| Ref 78    | CBC, Valor, 6726-CBC-00-XX-DR-E-96001-T01, Pol 04, 25_10_2024.pdf                                  |                 |
| Ref 79    | CBC, Valor, 6726-CBC-00-XX-DR-E-96002-T01, Pol 04, 25_10_2024.pdf                                  |                 |
| Ref 80    | CBC, Valor, 6726-CBC-LW-RP-E-001-P04, Pol 04, 25_10_2024.pdf                                       |                 |
| Ref 165   | Glencar, CBC, Confirmation from the contractor that Specs will be followed, Pol 04, 12_05_2025.pdf |                 |
| Ref 189   | CBC, Valor, 6726-CBC-TSL-SP-S-003-I02, Pol 04, 17_10_2024.pdf                                      |                 |
| Ref 987   | Unit 2 1st Floor Small Power, Lighting & Fire Alarm As-Built.pdf                                   |                 |
| Ref 988   | Unit 1 1st Floor Mezzanine Small Power, Lighting & Fire Alarm Drawing.pdf                          |                 |
| Ref 989   | Unit 1 1st Floor Office Small Power, Lighting & Fire Alarm Drawing As.pdf                          |                 |
| Ref 990   | Unit 1 Equipmment schedule.pdf                                                                     |                 |
| Ref 991   | 6726-CBC-OR-RP-E-000003_ElecSiteInspRep.pdf                                                        |                 |
| Ref 992   | Unit 1 Warehouse Small Power, Lighting & Fire Alarm Drawing As-Built.pdf                           |                 |
| Ref 993   | Unit 2 Equipmment schedule.pdf                                                                     |                 |
| Ref 994   | 6726_Valor Park Tottenham- PC Multi Credit Letter.pdf                                              |                 |
| Ref 1075  | Glencar, CBC, 6726_Valor Park Tottenham- PC Multi Credit Letter, Pol 04, 18_12_2025.pdf            |                 |
| Ref 1127  | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, Pol 04, 03_12_2025.pdf                          |                 |

### **Pol 05: Reduction of noise pollution**

|                           |                                                                                                                                       |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                                            |
| <b>Minimum Standards:</b> | None                                                                                                                                  |
| <b>Aim:</b>               | To reduce the likelihood of noise arising from fixed installations on the new development affecting nearby noise-sensitive buildings. |

## Design Stage Validation Statement

### Credit 1

**1.** There are no noise-sensitive areas within the assessed building or within 800m radius of the assessed site.

Not applicable. Please see document Ref.330 , page 6, figure 1.1, identifying noise sensitive receptors within 100m of the site.

**2.** Where there are noise-sensitive areas within the assessed building or noise-sensitive areas within 800m radius of the assessed site, a noise impact assessment compliant with BS4142:2014 is commissioned.

Ref.510. is the POL05 assessment. page 10, item 4.4-4.7 is a summary of the BS4142:2014 compliant assessment.

Ref.506 is a letter from the acoustician confirming compliance with POL05 criteria. confirming that the following measures have been followed.

Ref.354 is the contract programme showing the inclusion of the Acoustic Test after fit-out.

Noise levels must be measured or determined for:

**a.** Existing background noise levels:

**i.** at the nearest or most exposed noise-sensitive development to the proposed assessed site. Ref.510, page 9, table 1

**ii.** including existing plant on a building, where the assessed development is an extension to the building. Not Applicable.

**b.** Noise rating level from the assessed building. Ref.510, page 11, table 2

**3.** The noise impact assessment must be carried out by a suitably qualified acoustic consultant.

Ref.506 is a letter from the acoustician confirming compliance with POL05 criteria. Confirming that the noise impact assessment is carried out by a suitably qualified acoustic consultant

Ref.510, page 2 confirms that Rodrigo Francalacci MSc MIOA has been appointed to conduct a Pol 05 Assessment. Ref. 550 confirms Rodrigo Francalacci meets the BREEAM suitably qualified acoustician requirements.

**4.** The noise level from the assessed building, as measured in the locality of the nearest or most exposed noise-sensitive development, must be at least 5dB lower than the background noise throughout the day and night.

Ref.506 is a letter from the acoustician confirming compliance with POL05 criteria. Confirming that THE NOISE LEVEL OF THE ASSESSED BUILDING must be at least 5dB lower than the background noise throughout the day and night

Ref.510, page 9, table 9 identifies the acoustic limit according to the 5db restriction. Page 11, Table 2 shows that the calculated acoustic levels are all within this limit.

**5.** If the noise sources from the assessed building are greater than the levels described in criterion 4, measures have been installed to attenuate the noise at its source to a level where it will comply with the criterion.

Not Applicable.

### **BRE feedback 2025.10.01 to submission from 17/09/2025**

#### **POL05: Noise attenuation**

Criterion 2a: Please note that the reference evidence (Ref 510) cannot be located. Thus, compliance with this criterion cannot be verified. Please provide the missing evidence upon resubmission.

Criterion 3: Similarly, ref 510 cannot be located. Thus, compliance with the BRE definition of SQA cannot be verified.

Criteria 4-5: Not clear how these criteria have been addressed due to missing evidence (ref 510). Please provide the missing evidence upon resubmission.

**Assessor answer:** All openable in IES. Will send it compiled through BREEAM projects this time.

Ref 135 demonstrates compliance with this issue.

Ref 330 demonstrates compliance with this issue.

Ref 331 demonstrates compliance with this issue.

Ref 352 demonstrates compliance with this issue.

Ref 504 demonstrates compliance with this issue.

Ref 506 demonstrates compliance with this issue.

Ref 510 demonstrates compliance with this issue.

Ref 826 demonstrates compliance with this issue.

Ref 827 demonstrates compliance with this issue.

Ref 828 demonstrates compliance with this issue.

Ref 829 demonstrates compliance with this issue.

Ref 995 demonstrates compliance with this issue.

Ref 996 demonstrates compliance with this issue.

Ref 997 demonstrates compliance with this issue.

Ref 998 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

## Post Construction Stage Validation Statement

Credit 1

**1.** There are no noise-sensitive areas within the assessed building or within 800m radius of the assessed site.

Not applicable. Please see document Ref.330 , page 6, figure 1.1, identifying noise sensitive receptors within 100m of the site.

**2.** Where there are noise-sensitive areas within the assessed building or noise-sensitive areas within 800m radius of the assessed site, a noise impact assessment compliant with BS4142:2014 is commissioned.

Ref.510. is the POL05 assessment. page 10, item 4.4-4.7 is a summary of the BS4142:2014 compliant assessment.

Ref.506 is a letter from the acoustician confirming compliance with POL05 criteria. confirming that the following measures have been followed.

Ref.354 is the contract programme showing the inclusion of the Acoustic Test after fit-out.

Ref1127 page 48 show Noise-sensitive buildings within and around the site boundary.

Noise levels must be measured or determined for:

**a.** Existing background noise levels:

**i.** at the nearest or most exposed noise-sensitive development to the proposed assessed site. Ref.510, page 9, table 1

**ii.** including existing plant on a building, where the assessed development is an extension to the building. Not Applicable.

**b.** Noise rating level from the assessed building. Ref.510, page 11, table 2

Post-construction evidence:

**ref998**, pages 4, 6 and 10 and ref997 Confirm that calculation and measurement methodology is compliant and that BS4142:2014 has been followed.

**ref998**, page 7 – Identifies the site context and nearby noise sensitive receptors.

**ref998**, page 9 – Confirms background noise level limits.

**ref998**, page 11 – Confirms that calculated and measured noise levels are below BREEAM limits.

**ref998**, pages 32–37 – Details the evaluated building services and plant systems.

**3.** The noise impact assessment must be carried out by a suitably qualified acoustic consultant.

Ref.506 is a letter from the acoustician confirming compliance with POL05 criteria. Confirming that the noise impact assessment is carried out by a suitably qualified acoustic consultant

Ref.510, page 2 confirms that Rodrigo Francalacci MSc MIOA has been appointed to conduct a Pol 05 Assessment. Ref. 550 confirms Rodrigo Francalacci meets the BREEAM suitably qualified acoustician requirements.

**ref998** Confirms professional appointment, methodology and compliance with BREEAM POL05 requirements.

**4.** The noise level from the assessed building, as measured in the locality of the nearest or most exposed noise-sensitive development, must be at least 5dB lower than the background noise throughout the day and night.

Ref.506 is a letter from the acoustician confirming compliance with POL05 criteria. Confirming that THE NOISE LEVEL OF THE ASSESSED BUILDING must be at least 5dB lower than the background noise throughout the day and night

Ref.510, page 9, table 9 identifies the acoustic limit according to the 5db restriction. Page 11, Table 2 shows that the calculated acoustic levels are all within this limit.

**ref998**, page 11 – Confirms measured noise levels remain below BREEAM limits.

**ref998**, page 11 – Uncertainty calculations do not affect compliance, as confirmed in the conclusions on page 12.

Even though, the levels are within limit, a noise attenuation system was installed as per ref995 o&m of attenuators installed attenuators made of Rockwool for the acoustic infill details and maintenance and ref996 showing installed attenuators schedule and insertion dB loss.

**5.** If the noise sources from the assessed building are greater than the levels described in criterion 4, measures have been installed to attenuate the noise at its source to a level where it will comply with the criterion.

Not Applicable, but see criteria 4.

## **1 credit can be awarded**

Ref 135 demonstrates compliance with this issue.

Ref 330 demonstrates compliance with this issue.

Ref 331 demonstrates compliance with this issue.

Ref 352 demonstrates compliance with this issue.

Ref 504 demonstrates compliance with this issue.

Ref 506 demonstrates compliance with this issue.

Ref 510 demonstrates compliance with this issue.

Ref 826 demonstrates compliance with this issue.

Ref 827 demonstrates compliance with this issue.

Ref 828 demonstrates compliance with this issue.

Ref 829 demonstrates compliance with this issue.

Ref 995 demonstrates compliance with this issue.

Ref 996 demonstrates compliance with this issue.

Ref 997 demonstrates compliance with this issue.

Ref 998 demonstrates compliance with this issue.

Ref 1127 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                                                                                                                     | Compliance Refs |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Ref 135   | CBC, Valor, 6726-CBC-TSL-SP-S-004-I02, Pol 05, 22_10_2024.pdf                                                                                 |                 |
| Ref 330   | Logika, Valor, Noise Impact Assessment, Pol 05, 31_05_2025.pdf                                                                                |                 |
| Ref 331   | Glencar, Valor, Confirmation from the contractor that Specs will be followed, Pol 05, 15_05_2025.pdf                                          |                 |
| Ref 352   | Glencar, Valor, Valor Park Tottenham - Contract Programme Rev 3, Pol 05, 22_11_2024.pdf                                                       |                 |
| Ref 504   | Stroma, Valor, E670 AC 1v1 Valor Park Tottenham - Parcel 1 -2 - BREEAM Hea 05 & Pol 05 Suitably Qualified Acoustician, Pol 05, 24_07_2025.pdf |                 |
| Ref 506   | Glencar, Valor, OP-E670 AC 3v1 Valor Park Tottenham - Parcels 1 & 2 - BREEAM Pol 05 Letter, Pol 05, 24_07_2025.pdf                            |                 |
| Ref 510   | Stroma, Valor, OP-E670 AC 1v1 Valor Park Tottenham - Parcels 1 & 2 - BREEAM Pol 05 Assessment, Pol 05, 04_08_2025.pdf                         |                 |
| Ref 826   | Delta, Valor, POL05 - Unit 2 Valor Park - Letter, Pol 05, 02_12_2025.pdf                                                                      |                 |
| Ref 827   | Delta Simons, Valor, POL05 - Unit 1 Valor Park - Letter, Pol 05, 02_12_2025.pdf                                                               |                 |
| Ref 828   | Delta, Valor, Valor Park Unit 2 - Equipment Schedule - Rev. H - 27.11.25, Pol 05, 02_12_2025.pdf                                              |                 |
| Ref 829   | Delta, Valor, Valor Park Unit 1 - Equipment Schedule - Rev. H - 27.11.25, Pol 05, 02_12_2025.pdf                                              |                 |
| Ref 995   | Caice O&M.pdf                                                                                                                                 |                 |
| Ref 996   | Valor Park Unit 2 Attenuators.pdf                                                                                                             |                 |
| Ref 997   | OP-E670 AC 3v1 Valor Park Tottenham - Parcels 1 & 2 - BREEAM Pol 05 Letter.pdf                                                                |                 |
| Ref 998   | OP-E670 AC 1v1 Valor Park Tottenham - Parcels 1 & 2 - BREEAM Pol 05 Assessment.pdf                                                            |                 |
| Ref 1127  | CBC, CBC, Hotspur_Inspection Report-2025.12.03_V6, Pol 05, 03_12_2025.pdf                                                                     |                 |

## Innovation

|                          |             |
|--------------------------|-------------|
| <b>Credits Achieved:</b> | 2 out of 10 |
| <b>% Achieved:</b>       | 20.00%      |
| <b>Weighting:</b>        | 10.00%      |
| <b>Weighted Score:</b>   | 2.00%       |

| Criteria                                                                                                                                                           | Credits Available | Credits Achieved | % Achieved   | Weighted Score |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------------------|--------------|----------------|
| Inn 01: Innovation                                                                                                                                                 | 10                | 0                | 0.00%        | 0.00%          |
| Man 03.1: Responsible construction practices > Responsible construction management                                                                                 | 1                 | 1                | 100.00%      | 1.00%          |
| Hea 01.1: Visual comfort > Daylighting                                                                                                                             | 1                 | 0                | 0.00%        | 0.00%          |
| Hea 06: Security                                                                                                                                                   | 1                 | 0                | 0.00%        | 0.00%          |
| Ene 01.1: Reduction of energy use and carbon emissions > Energy performance                                                                                        | 3                 | 0                | 0.00%        | 0.00%          |
| Ene 01.2.1: Reduction of energy use and carbon emissions > Prediction of operational energy consumption : Post-occupancy stage                                     | 2                 | 0                | 0.00%        | 0.00%          |
| Wat 01: Water consumption                                                                                                                                          | 1                 | 0                | 0.00%        | 0.00%          |
| Mat 01.1: Environmental impacts from construction products - Building life cycle assessment (LCA) > Core building services options appraisal during Concept Design | 1                 | 0                | 0.00%        | 0.00%          |
| Mat 01.2: Environmental impacts from construction products - Building life cycle assessment (LCA) > LCA and LCC alignment                                          | 1                 | 0                | 0.00%        | 0.00%          |
| Mat 01.3: Environmental impacts from construction products - Building life cycle assessment (LCA) > Third party verification                                       | 1                 | 0                | 0.00%        | 0.00%          |
| Mat 03: Responsible sourcing of construction products                                                                                                              | 1                 | 0                | 0.00%        | 0.00%          |
| Wst 01.1: Construction waste management > Construction resource efficiency                                                                                         | 1                 | 1                | 100.00%      | 1.00%          |
| Wst 02: Use of recycled and sustainably sourced aggregates                                                                                                         | 1                 | 0                | 0.00%        | 0.00%          |
| Wst 05: Adaptation to climate change                                                                                                                               | 1                 | 0                | 0.00%        | 0.00%          |
| LE 02: Ecological risks and opportunities                                                                                                                          | 1                 | 0                | 0.00%        | 0.00%          |
| LE 04: Ecological change and enhancement                                                                                                                           | 1                 | 0                | 0.00%        | 0.00%          |
| <b>Total Score</b>                                                                                                                                                 |                   |                  | <b>2.00%</b> |                |

### Inn 01: Innovation

|                           |                                                                                                                                                                     |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 0 out of 10                                                                                                                                                         |
| <b>Minimum Standards:</b> | None                                                                                                                                                                |
| <b>Aim:</b>               | To support innovation within the construction industry through the recognition of sustainability-related benefits which are not rewarded by standard BREEAM issues. |

### Design Stage Validation Statement

Not targeted.

### Post Construction Stage Validation Statement

Not targeted.

### Schedule of Evidence

No documents have been provided.

### Man 03.1: Responsible construction practices > Responsible construction management

|                           |                                                                       |
|---------------------------|-----------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                            |
| <b>Minimum Standards:</b> | None                                                                  |
| <b>Aim:</b>               | To recognise and encourage construction sites which are managed in an |

|  |                                                                               |
|--|-------------------------------------------------------------------------------|
|  | environmentally and socially considerate, responsible and accountable manner. |
|--|-------------------------------------------------------------------------------|

### Design Stage Validation Statement

Not targeted.

### Post Construction Stage Validation Statement

1 credit achieved out of 1 available.

### Schedule of Evidence

No documents have been provided.

### Hea 01.1: Visual comfort > Daylighting

|                           |                                                                                                                                                 |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 0 out of 1                                                                                                                                      |
| <b>Minimum Standards:</b> | None                                                                                                                                            |
| <b>Aim:</b>               | To encourage best practice in visual performance and comfort by ensuring daylighting, artificial lighting and occupant controls are considered. |

### Design Stage Validation Statement

Not targeted.

### Post Construction Stage Validation Statement

Not targeted.

### Schedule of Evidence

No documents have been provided.

### Hea 06: Security

|                           |                                                                                                                                            |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 0 out of 1                                                                                                                                 |
| <b>Minimum Standards:</b> | None                                                                                                                                       |
| <b>Aim:</b>               | To encourage the planning and implementation of effective measures that provide an appropriate level of security to the building and site. |

### Design Stage Validation Statement

Not targeted.

### Post Construction Stage Validation Statement

Not targeted.

### Schedule of Evidence

No documents have been provided.

### Ene 01.1: Reduction of energy use and carbon emissions > Energy performance

|                           |                                                                                      |
|---------------------------|--------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 0 out of 3                                                                           |
| <b>Minimum Standards:</b> | None                                                                                 |
| <b>Aim:</b>               | To minimise operational energy demand, primary energy consumption and CO2 emissions. |

### Design Stage Validation Statement

Not targeted.

Ref 470 demonstrates compliance with this issue.

Ref 471 demonstrates compliance with this issue.

### Post Construction Stage Validation Statement

Not targeted.

Ref 470 demonstrates compliance with this issue.

Ref 471 demonstrates compliance with this issue.

### Schedule of Evidence

| Reference | File Name                                  | Compliance Refs |
|-----------|--------------------------------------------|-----------------|
| Ref 470   | CBC, Valor, Unit 1, Ene 01, 04_07_2025.inp |                 |
| Ref 471   | CBC, Valor, Unit 2, Ene 01, 04_07_2025.inp |                 |

### Ene 01.2.1: Reduction of energy use and carbon emissions > Prediction of operational energy consumption : Post-occupancy stage

|                           |                                                                                      |
|---------------------------|--------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 0 out of 2                                                                           |
| <b>Minimum Standards:</b> | None                                                                                 |
| <b>Aim:</b>               | To minimise operational energy demand, primary energy consumption and CO2 emissions. |

### Design Stage Validation Statement

Not targeted.

### Post Construction Stage Validation Statement

Not targeted.

### Schedule of Evidence

No documents have been provided.

### Wat 01: Water consumption

|                           |                                                                                                                                                         |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 0 out of 1                                                                                                                                              |
| <b>Minimum Standards:</b> | None                                                                                                                                                    |
| <b>Aim:</b>               | To reduce the consumption of potable water for sanitary use in new buildings through the use of water efficient components and water recycling systems. |
| <b>Calculator Tool:</b>   | BREEAM_UK_NC_2018_and_V6_Wat01_Calculator_v2.4 (1).xlsm                                                                                                 |

### Design Stage Validation Statement

Not targeted.

### Post Construction Stage Validation Statement

Not targeted.

### Schedule of Evidence

No documents have been provided.

### Mat 01.1: Environmental impacts from construction products - Building life cycle assessment (LCA) > Core building services options appraisal during Concept Design

|                           |                                                                                                                                                                                                                                                                                                    |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 0 out of 1                                                                                                                                                                                                                                                                                         |
| <b>Minimum Standards:</b> | None                                                                                                                                                                                                                                                                                               |
| <b>Aim:</b>               | To reduce the burden on the environment from construction products by recognising and encouraging measures to optimise construction product consumption efficiency and the selection of products with a low environmental impact (including embodied carbon), over the life cycle of the building. |

### Design Stage Validation Statement

Not targeted.

### Post Construction Stage Validation Statement

Not targeted.

### Schedule of Evidence

No documents have been provided.

### Mat 01.2: Environmental impacts from construction products - Building life cycle assessment (LCA) > LCA and LCC alignment

|                           |            |
|---------------------------|------------|
| <b>Credits Achieved:</b>  | 0 out of 1 |
| <b>Minimum Standards:</b> | None       |

|             |                                                                                                                                                                                                                                                                                                    |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Aim:</b> | To reduce the burden on the environment from construction products by recognising and encouraging measures to optimise construction product consumption efficiency and the selection of products with a low environmental impact (including embodied carbon), over the life cycle of the building. |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Design Stage Validation Statement

Not targeted.

### Post Construction Stage Validation Statement

Not targeted.

### Schedule of Evidence

No documents have been provided.

### Mat 01.3: Environmental impacts from construction products - Building life cycle assessment (LCA) > Third party verification

|                           |                                                                                                                                                                                                                                                                                                    |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 0 out of 1                                                                                                                                                                                                                                                                                         |
| <b>Minimum Standards:</b> | None                                                                                                                                                                                                                                                                                               |
| <b>Aim:</b>               | To reduce the burden on the environment from construction products by recognising and encouraging measures to optimise construction product consumption efficiency and the selection of products with a low environmental impact (including embodied carbon), over the life cycle of the building. |

### Design Stage Validation Statement

Not targeted.

### Post Construction Stage Validation Statement

Not targeted.

### Schedule of Evidence

No documents have been provided.

### Mat 03: Responsible sourcing of construction products

|                           |                                                                                                                                                                                                     |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 0 out of 1                                                                                                                                                                                          |
| <b>Minimum Standards:</b> | None                                                                                                                                                                                                |
| <b>Aim:</b>               | To facilitate the selection of products that involve lower levels of negative environmental, economic and social impact across their supply chain including extraction, processing and manufacture. |
| <b>Calculator Tool:</b>   | BREEAM-UK-NC-2018_and_V6-Mat03-Calculator-v2.7 PCR (1).xlsx                                                                                                                                         |

### Design Stage Validation Statement

Not targeted.

### Post Construction Stage Validation Statement

Not targeted.

### Schedule of Evidence

No documents have been provided.

### Wst 01.1: Construction waste management > Construction resource efficiency

|                           |                                                                                                                                               |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 1 out of 1                                                                                                                                    |
| <b>Minimum Standards:</b> | None                                                                                                                                          |
| <b>Aim:</b>               | To reduce construction waste by encouraging reuse, recovery and best practice waste management practices to minimise waste going to landfill. |

### Design Stage Validation Statement

Not targeted.

### Post Construction Stage Validation Statement

1 credit achieved out of 1 available.

### Schedule of Evidence

No documents have been provided.

### Wst 02: Use of recycled and sustainably sourced aggregates

|                           |                                                                                                                                                                                            |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 0 out of 1                                                                                                                                                                                 |
| <b>Minimum Standards:</b> | None                                                                                                                                                                                       |
| <b>Aim:</b>               | To encourage the use of more sustainably sourced aggregates, encourage reuse where appropriate and avoid waste and pollution arising from disposal of demolition and other forms of waste. |

### Design Stage Validation Statement

Not targeted.

### Post Construction Stage Validation Statement

Not targeted.

### Schedule of Evidence

No documents have been provided.

### Wst 05: Adaptation to climate change

|                           |                                                                                                                                                                                      |
|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 0 out of 1                                                                                                                                                                           |
| <b>Minimum Standards:</b> | None                                                                                                                                                                                 |
| <b>Aim:</b>               | To minimise the future need of carrying out works to adapt the building to take account of more extreme weather changes resulting from climate change and changing weather patterns. |

### Design Stage Validation Statement

Not targeted.

### Post Construction Stage Validation Statement

Not targeted.

### Schedule of Evidence

No documents have been provided.

### LE 02: Ecological risks and opportunities

|                           |                                                                                                                                             |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 0 out of 1                                                                                                                                  |
| <b>Minimum Standards:</b> | None                                                                                                                                        |
| <b>Aim:</b>               | To determine the ecological baseline and zone of influence of the site and identify risks and opportunities for achieving optimum outcomes. |

### Design Stage Validation Statement

Not targeted.

### Post Construction Stage Validation Statement

Not targeted.

### Schedule of Evidence

No documents have been provided.

### LE 04: Ecological change and enhancement

|                           |                                                                                                                                           |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Credits Achieved:</b>  | 0 out of 1                                                                                                                                |
| <b>Minimum Standards:</b> | None                                                                                                                                      |
| <b>Aim:</b>               | To enhance the ecological value of the site and areas within its zone of influence in support of local, regional and national priorities. |

### Design Stage Validation Statement

Not targeted.

## **Post Construction Stage Validation Statement**

Not targeted.

## **Schedule of Evidence**

No documents have been provided.