



**Unit 11 – High Cross Centre
London – N15 4QL
Industrial Assessment
FULLY FITTED**

Job No. 9000436

BREEAM UK New Construction 2018 – Version 7.0

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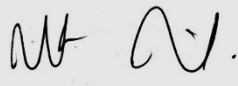
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Confidentiality

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1.0 INTRODUCTION

1.1 What is BREEAM?

BREEAM (Building Research Establishment's Environmental Assessment Method) is the world's leading and most widely used environmental assessment method for buildings, with over 115,000 buildings certified and nearly 700,000 registered. It sets the standard for best practice in sustainable design and has become the de facto measure used to describe a building's environmental performance. Credits are awarded in ten categories according to performance. These credits are then added together to produce a single overall score on a scale of Pass, Good, Very Good, Excellent and Outstanding. The operation of BREEAM is overseen by an independent Sustainability Board, representing a wide cross-section of construction industry stakeholders.

Aims of BREEAM:

- To mitigate the impacts of buildings on the environment.
- To enable buildings to be recognised according to their environmental benefit.
- To provide a credible, environmental label for building.
- To stimulate demand for sustainable buildings.

Objectives of BREEAM:

- To provide market recognition to low environmental impact buildings.
- To ensure best environmental practice is incorporated in buildings.
- To set criteria and standards surpassing those required by regulations and challenge the market to provide innovative solutions that minimise the environmental impact of buildings.
- To raise the awareness of owners, occupants, designers and operators of the benefits of buildings with a reduced impact on the environment.
- To allow organisations to demonstrate progress towards corporate environmental objectives

1.2 BREEAM Credibility

Technical Credibility

BREEAM is tried and tested, both in terms of its robust technical standards and its commercial delivery, and expert advice (based on scientific evidence) continues to inform almost every issue in BREEAM.

In the UK there are over 115,000 buildings certified and over 700,000 homes and buildings currently registered for assessment. BREEAM can be used to assess any building type anywhere in the world.



Robust Technical Standards

BREEAM has always used objective criteria to recognise good environmental performance: Issues for assessment are agreed to be significant and offer worthwhile reductions in environmental impact.

Issues must be assessable at the relevant stage in the building's life.

Performance levels are based on scientific evidence wherever possible.

Performance levels must exceed demands of law and regulations and encourage innovation. Improvements encouraged by BREEAM are achievable and cost effective.

Where specific targets cannot be set using hard science or research, sensible practical measures are recommended to minimise environmental impact or enhance the environment of the building and its users.

Commercial Credibility

Assessments are undertaken by organisations and individuals trained and licensed by BRE Global (Assessors). This ensures:

- Competition in the market for assessment services
- Engagement with the whole of the industry
- Assessors work to the same quality standards (monitored by BRE)

BRE Global has gained UKAS (United Kingdom Accreditation Service) accreditation for all its BREEAM schemes. This means that its management of BREEAM is monitored and overseen by UKAS.



2.0 SCORING AND RATING

2.1.1 This section of the report explains how an assessed building's certified BREEAM rating is calculated. There are a number of elements that determine the BREEAM rating; these are as follows:

- BREEAM rating benchmarks.
- BREEAM environmental weightings.
- Minimum BREEAM standards.

2.2 Rating Benchmarks

The rating benchmarks for the 2018 version 7 of BREEAM are outlined in table 1 below:

Table 1 BREEAM 2018 rating benchmarks

BREEAM Rating	% score
UNCLASSIFIED	<30
PASS	≥30
GOOD	≥45
V GOOD	≥55
EXCELLENT	≥70
OUTSTANDING*	≥85

* Please note there are additional criteria for achieving a BREEAM Outstanding rating.



2.3 Environmental Section Weightings

Table 2 below outlines the environmental weightings for the nine BREEAM sections.

Table 2 BREEAM 2018 v7 environmental weightings.

BREEAM Section	Fully Fitted Out (%)
Management	11
Health & Wellbeing	15
Energy	16.5
Transport	8.5
Water	7.5
Materials	16
Waste	7
Land Use & Ecology	10.5
Pollution	8
Total	100
Innovation	10

3.0 PRE-ASSESSMENT EVALUATION

Building Profile

Name	Unit 11 – High Cross Centre, London
Technical Manual Issue Number	Version 7.0.0
Project Scope	Fully-fitted
Number of Buildings	1
Total Gross Internal Area	1,351m ²
Area Measured Standard	Code of Measuring Practice (RICS)
Total Net Internal Area	1,022m ²
Number of Floors Above Ground Level	1
Number of Floors Below Ground Level	0
Is the development subject to statutory historic buildings constraints?	No
Is the building assessment a third party requirement?	Funding requirement

The spreadsheets within the appendices are based on the results of the BREEAM Pre-Assessment Workshop carried out by the Design Team on 17th June 2026.

The meeting workshop was carried out by the following: -

Robert Diamond	BREEAM AP	EEABS
Geoff Reed	BREEAM Assessor	EEABS
Jason Welsh	Sustainability Consultant	EEABS
Darren Coham	Sustainability Consultant	EEABS

The overall score is indicative of what could be achieved, providing all the information promised is provided, and is fully in accordance with the BREEAM requirements.

Certain credits are not targeted, simply by nature of the building and offer no benefit or are not cost effective to the Design Team. Within the Action Criteria the purple colour coding symbolises the credits not targeted or not achievable.

4.0 SCORING BREAKDOWN

The BREEAM pre-assessment ratings have been calculated using the BREEAM 2018 pre-assessment calculator and Technical Manual SD5078:2.0 -2018. The rating obtained in this pre-assessment are for guidance only. It is an initial estimation of the BREEAM score that would be achieved should all



the assumptions stated in this document be implemented in line with the requirements set out in the full BREEAM 2018 Technical Manual.

The assessed credits assumed, and the percentage contribution score are shown in the table below. Minimum standards have been set for various credits that must be achieved if certain rating levels are to be achieved. Significant minimum standards need to be met to achieve a 'Very Good' rating and these will be identified throughout the report.

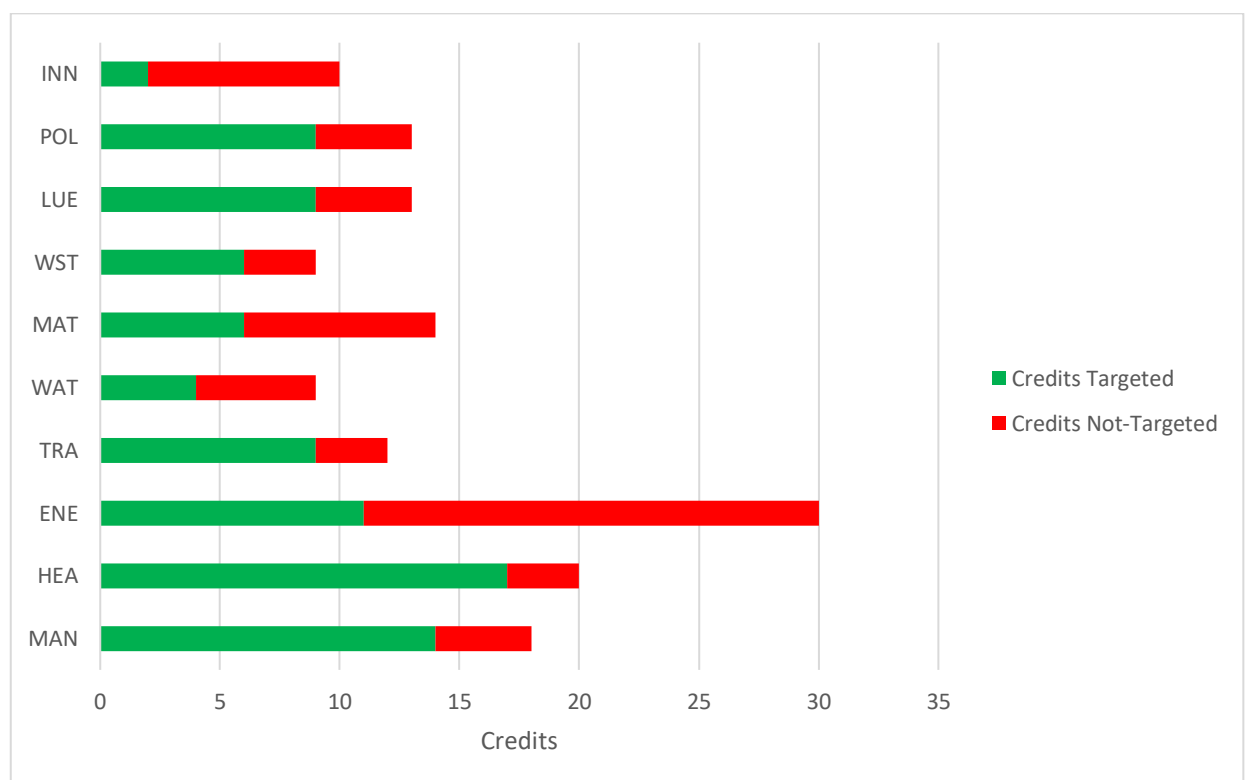
5.0 RESULTS

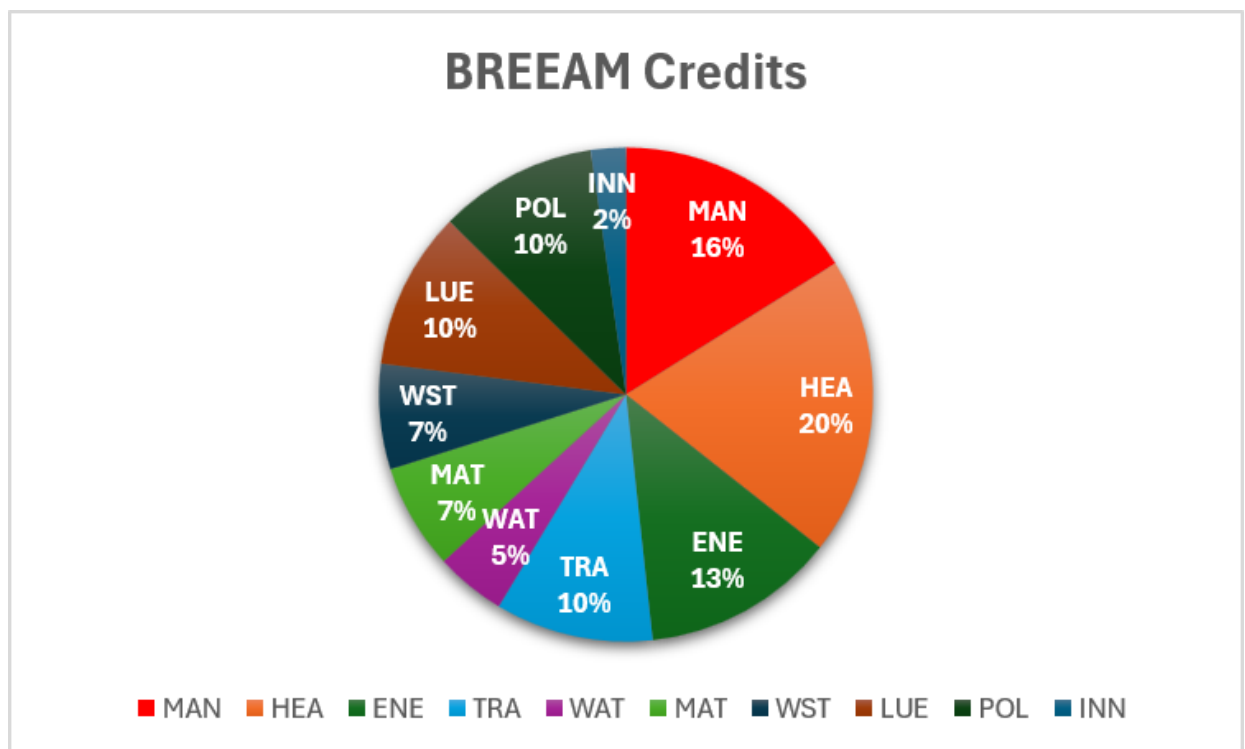
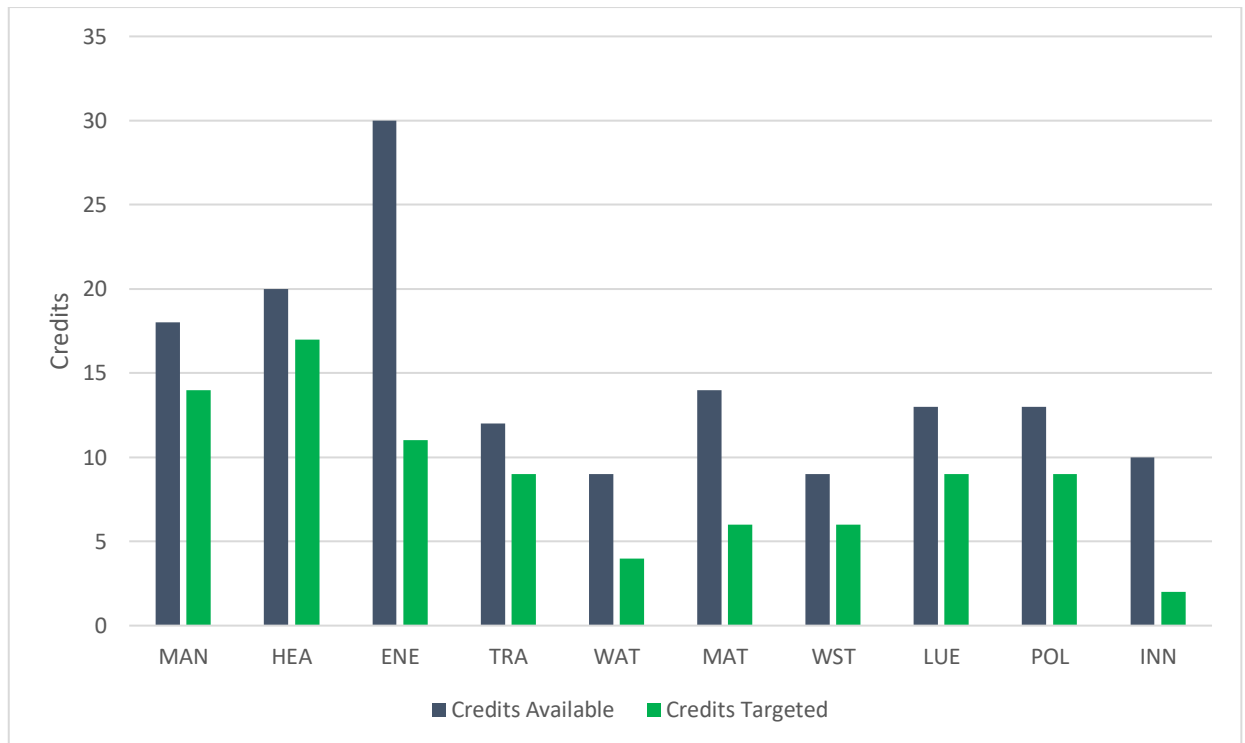
The pre-assessment has been undertaken, to achieve the minimum requirements of a “Very Good” rating, and the design team have achieved the minimum standards to a ‘Very Good’ standard and achieves a score of 64.13%.

There are a number of credits that cannot be targeted due to the nature or location of the building. Where possible the team have targeted all credits to achieve a healthy BREEAM score regardless of cost.

The table within the appendix gives the action criteria roles and responsibilities, and the predicted credits for the project.

The pre-assessment should be read in conjunction with the BREEAM ‘UK New Construction 2018 v7’ Manual for a fuller understanding of the actual requirements and commitments.







5.1 Credit Analysis

MAN 1 – Project Brief and Design

Project Planning

Was a compliant project brief developed prior to the completion of Concept Design	Yes
Were the project delivery stakeholders engaged during Concept Design to define and allocate roles and responsibilities and influence the project brief and design process	Yes

Stakeholder Consultation

Have all interested neighbouring and community stakeholder parties been consulted during Concept Design to influence the Initial Project Brief	Yes
Was consultation feedback provided, and received by, all relevant parties	Yes
Was the stakeholder consultation carried out by an independent party	No

BREEAM AP – Concept Design

Was a BREEAM AP appointed to facilitate the setting and achievement of BREEAM performance targets for the project early in the design process	Yes
What was the project targeted BREEAM performance rating	Excellent

BREEAM AP – Monitoring Progress

Has a BREEAM AP been appointed to report on, monitor progress and support the team in achieving the agreed BREEAM performance targets throughout the design process	Yes
---	-----

Credit Results

Credits	Exemplary Credits	Minimum Standards
3/4	0/0	None

MAN 2 – Life Cycle Cost and Service Life Planning

Elemental LCC Options Appraisal

Has the project produced a compliant elemental LCC options appraisal and	No – 0 credits
--	----------------



demonstrated how it influenced the building and systems design and specification	
--	--

Component Level LCC Options Appraisal

Has the project conducted a compliant component level LCC options appraisal and demonstrated how it influenced the building and systems design and specification	No
--	----

Capital Cost Reporting

What is the capital cost of the project	Yes - £/m ² – Costs will be provided at appropriate stage
---	--

Credit Results

Credits	Exemplary Credits	Minimum Standards
1/4	0/0	None

MAN 3 – Responsible Construction Practices

Prerequisite – Legal and Sustainable Site Timber

All temporary site timber used in the project 'legal and sustainable timber'	Yes
--	-----

Environmental Management

Does every party managing the construction site at any stage operate an Environmental Management System (EMS)	Yes
Have best practice pollution prevention policies and procedures been implemented in the management of the construction site to reduce noise, dust and pollutant emissions during construction works	Yes

BREEAM AP – Site

What is the agreed BREEAM performance target for the project	Very Good
Does the project involve a BREEAM AP throughout construction and handover stages	Yes

Responsible Construction Management



Please confirm which route to compliance has been followed	Considerate Constructors Scheme
Please confirm the Considerate Constructors Scheme (CCS) score achieved	≥39 points overall and a score of at least 13 in each of the three CCS sections
Credits	2 credits + 1 exemplary

Site Monitoring

Has an individual been appointed to monitor, record and report on energy use, water consumption and transport data with authority to access all the data needed	Yes
Project Value	£tbc

Monitoring Utility Consumption and Transportation of Materials/Waste

Has the project set targets and is data being monitored and reported for site utility consumption	Yes
Target set for site electricity consumption from construction plant, equipment and site accommodation	Yes – to be confirmed (kWh)
Target fuel consumption from construction plant, equipment and site accommodation for the project	Yes – to be confirmed (L)
Site target for potable water consumption for the project	Yes – to be confirmed (m ³)
Total transport-related carbon dioxide emissions target for the project	Yes – to be confirmed (kgCO ₂ e)

Credit Results

Credits	Exemplary Credits	Minimum Standards
6/6	0/1	All met

MAN 4 – Commissioning and Handover

Schedule and Responsibilities

Has a schedule of commissioning and testing been created	Yes
Are procedures in place for commissioning the BMS (where specified)	Yes
Has an appropriate member of the project team been appointed to oversee commissioning	Yes



Has the principal contractor accounted for commissioning within their budget and main programme of works	Yes
--	-----

Commissioning Role

Has a commissioning role been appointed during the design stage for building services? This should be a specialist commissioning manager for complex building services and systems, or an appropriate project team member for all simple building services	Yes
--	-----

Envelope Testing

Has building envelope testing included a thermographic survey and airtightness test, where appropriate and have any defects been rectified	Yes
--	-----

Handover

Have compliant building user or home user guides been developed	Yes
Have training schedules been prepared for building occupiers or premises managers	Yes

Credit Results

Credits	Exemplary Credits	Minimum Standards
4/4	0/0	All met

MAN 5 – Aftercare

Aftercare Support

Is there (or will there be) operational infrastructure and resources in place to provide aftercare support and also collect and monitor energy and water consumption data for a minimum of 12 months after occupation	Yes
---	-----

In-use Commissioning

Will the in-use commissioning activities be completed over a minimum 12-month period, once the building becomes substantially occupied	Yes
--	-----



Post-occupancy Evaluation

Does the client or building owner commit to carry out a POE and report back lessons learned	Yes
---	-----

Exemplary level – Zero carbon transition planning

Does the client or building owner commit to carry out a POE and report back lessons learned

Is the project on track for net zero carbon or not use any fossil fuels	No
Has a zero carbon transition plan been produced	No

Credit Results

Credits	Exemplary Credits	Minimum Standards
3/3	0/1	All met

Category Level Score (%)

Management – 77.78%

HEA 1 – Natural light

Minimum Standard – Natural Light

Does the assessment area meet the 'Outstanding' rating minimum standard	N/A – No relevant areas
---	-------------------------

Glare Control

Does the assessment area meet the glare control requirements	N/A – No relevant areas
Does the assessment area meet the exemplary evaluating glare from daylight credit requirements	No

Daylight

Does the assessment area meet the daylight requirements	No
Does the assessment area meet the exemplary daylight requirements	No

View Out

Does the assessment area meet the view out requirements	N/A – No relevant areas
---	-------------------------



Credit Results

Credits	Exemplary Credits	Minimum Standards
3/3	0/2	All met

HEA 2 – Artificial Light

Prerequisite – Flicker

Have all internal and external lights been designed to avoid flicker	Yes
--	-----

Internal and External Lighting Levels

Does all internal lighting in the assessment area meet the requirements	Yes
Does all external lighting in the assessment area meet the requirements	Yes

Zoning and Occupant Control

Is there compliant zoning and occupant control	Yes
Does the assessment area meet the exemplary level lighting control	No

Credit Results

Credits	Exemplary Credits	Minimum Standards
2/2	0/1	None

HEA 3 Non-visual Effects

Non-visual Effects of Light

Does the lighting design comply with the non-visual effects requirements	No
--	----

Credit Results

Credits	Exemplary Credits	Minimum Standards
0/1	0/0	None

HEA 4 – Indoor Air Quality

Indoor Air Quality Plan

Has a compliant indoor air quality plan been produced	Yes
---	-----

Ventilation

Does the assessment area comply with the ventilation design requirements	Yes
--	-----



How many air quality sensors are specified to relevant areas	4
Net internal area of relevant areas covered by the sensors	1000m ²

Emissions from Construction Products

Construction Product Types	Present
Interior Paints and Coatings	Yes
Wood-based Products	Yes
Flooring Materials	Yes
Acoustic and Thermal Insulation Materials	Yes
Interior Adhesives and Sealants	Yes

Construction Product Types	Emission and Testing Requirements Met
Interior Paints and Coatings	Yes
Wood-based Products	Yes
Flooring Materials	Yes
Acoustic and Thermal Insulation Materials	Yes
Interior Adhesives and Sealants	Yes

Post Construction IAQ Measurement

Has a compliant post-construction indoor air quality measurement been completed	Yes
---	-----

Exemplary Level – Emissions from Construction Products

Construction Product Types	Emission and Testing Exemplary Requirements Met
Interior Paints and Coatings	No
Wood-based Products	No
Flooring Materials	No
Acoustic and Thermal Insulation Materials	No
Interior Adhesives and Sealants	No

Credit Results

Credits	Exemplary Credits	Minimum Standards
5/5	0/2	All met

HEA 5 – Thermal Comfort

Thermal Modelling – Current Climate

Which thermal comfort strategy is implemented in the assessment area	Mechanically ventilated with limited comfort cooling
Does the thermal modelling of the current climate conditions meet the adaptive thermal comfort criteria	Yes – CIBSE TM52



Thermal Modelling – Future Climate

Does the thermal modelling of the future climate conditions meet the thermal comfort criteria	Yes – Using TM52 Compliance – 2 Credits
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Thermal Zoning and Controls

Does the assessment area have compliant thermal zoning and controls	Yes
---	-----

Credit Results

Credits	Exemplary Credits	Minimum Standards
2/3	0/0	None

HEA 6 – Acoustic Performance

Filtering – Acoustic Performance

Has the bespoke performance requirements process been used	Yes
--	-----

Prerequisite – Acoustic Performance

Has an SQA been appointed at an appropriate stage	Yes
---	-----

Acoustic Performance

Sound insulation testing	Yes
Indoor ambient noise testing	Yes
Room acoustics testing	Yes

Credit results

Credits	Exemplary Credits	Minimum Standards
3/3	0/0	None

HEA 7 – Safe and Accessible Design

Safe Access

Are safe access measures to the assessment area in place	No
--	----

Outside Space



Does the assessment area meet the outside space requirements	Yes
--	-----

Credit Results

Credits	Exemplary Credits	Minimum Standards
1/2	0/0	None

HEA 8 - Security

Security of Site and Building

Does the assessment area comply with the Security needs assessment conducted by the Suitably Qualified Security Specialist (SQSS)	Yes
---	-----

Exemplary Level – Security Rating Scheme

Has a compliance risk-based security rating scheme been used and confirmed for independent assessment and verification	Yes
--	-----

Credit Results

Credits	Exemplary Credits	Minimum Standards
1/1	1/1	None

Category Level Score (%)

Health and Wellbeing – 85.00%

ENE 1 – Energy and Carbon Performance for Regulated Energy Uses

Energy and Carbon Performance for Regulated Energy Uses

Credits achieved based on BRUKL	To be confirmed – ≥4
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Credit Results

Credits	Exemplary Credits	Minimum Standards
4/9	0/3	Excellent

ENE 2 – Prediction of Operational Energy and Carbon

Filtering – Prediction of Operational Energy and Carbon

Is the total occupied GIA, including the common areas for the assessed building, less than 1000m ²	No
---	----



Predictive Energy Modelling Process

Has an energy modelling strategy for the building been defined at the concept design stage	Yes
Have the unregulated energy uses and occupancy patterns for the building been estimated	Yes
Has an energy model been created, and sensitivity analysis and scenario modelling have been undertaken during the design stage	Yes
Has the annual operational energy consumption in-use by fuel type for the building been predicted	Yes
Have any significant technical design and process risks been highlighted and plans put in place to measure these risks throughout the construction and commissioning process	Yes

Predicted Operational Energy Performance Score

Is any renewable energy generated on-site	Yes
Is any renewable electricity generated on-site exported	Yes
Are there any significant atypical energy loads in the building	No

Credit Results

Credits	Exemplary Credits	Minimum Standards
5/12	0/4	None

ENE 3 – Energy Monitoring

Filtering – Energy Monitoring

Are any of the following energy sources used by the building? Grid supply electricity, grid supply gas, district heating, district cooling, renewable electricity generated onsite	Yes
--	-----

Energy Monitoring by End-use

Energy Source	Present
Grid Supply Electricity	Yes



Grid Supply Gas	No
District Heating	No
District Cooling	No
Renewable Electricity Generated On-site	Yes

Energy Monitoring for Different Occupiers and Functional Areas

Does the building have different tenants or occupants	No
Does the building have more than one functional area	Yes
Are all functional areas >100m ² separately monitored	Yes
Have energy meters which are part of an energy monitoring and management system been installed for the functional or occupier areas	Yes
Are building users able to identify the functional or occupier areas covered by each meter	Yes
Is energy monitoring installed that allows at least 90% of the estimated annual energy consumption for each energy source to be assigned to an end-use category?	Yes
Is energy generation and exports from any on-site LZC energy system(s) separately monitored?	Yes
Has an energy metering system which is appropriate for the size of the building been installed?	Yes
Have energy meters which are part of an energy monitoring and management system been installed?	Yes
Are building users able to identify the end use categories covered by each meter?	Yes

Credit Results

Credits	Exemplary Credits	Minimum Standards
2/2	0/0	All met

ENE 4 – Low Carbon Design

Building Form Optimisation

Has analysis of the site and proposed development been carried out during the	Yes
---	-----



Concept Design stage to optimise the building form to reduce building energy demand	
Has it been demonstrated that the building form has been optimised to minimise energy demand	Yes

Fabric Performance Optimisation

Has analysis been carried out on the proposed development to explore the impact of alternative fabric specifications on the buildings demand for heating and cooling	Yes
Has the overall energy demand for heating and cooling been reduced by the fabric performance implementations	Yes

Low and Zero Carbon Technologies

Has one or more compliant LZC technologies been installed and by competent installers	Yes
Are PVs the only LZC technology that has been installed	No, Air Source Heat Pumps are also included

Credit Results

Credits	Exemplary Credits	Minimum Standards
3/5	0/0	None

ENE 5 – Energy Efficient Equipment

Filtering – Energy Efficient Equipment

Is there equipment in the project scope	No – No credits applicable to section
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ENE 6 Energy Efficient Systems

Filtering – Energy Efficient Systems

Are there energy efficient systems in the project scope	No – No credits applicable to section
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ENE 7 – Flexible Demand Response

Filtering – Flexible Demand Response

Does the building use electricity	Yes
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Flexible Demand Response – Heating

Does the building have an electric space heating system	Yes
---	-----



Is the heating system operation optimised based on signals from the electricity supplier or local renewables	Yes
--	-----

Flexible Demand Response – Cooling

Does the building have an electric space cooling system	Yes
Is the cooling system operation optimised based on signals from the electricity supplier or local renewables	Yes

Flexible Demand Response – Domestic Hot Water

Is an electric hot water system present	Yes
Is the electric hot water heater capable of flexible heating based on electricity supplier or local renewables	Yes

Flexible Demand Response – EV Charging

Are EV charging points present on site	Yes
How is the EV charging controlled	One-way control

Flexible Demand Response – Other Systems or Equipment

Are there any other electricity systems or equipment installed that can optimise their operation based on signals from the electricity supplier or local renewable sources	No
--	----

Flexible Demand Response – Electric Battery Storage

Is energy stored on-site using a battery energy storage system (electric or thermal)	No
--	----

Flexible Demand Response – Results

Flexible demand response total points available	5
Flexible demand response total points awarded	4

Credit Results

Credits	Exemplary Credits	Minimum Standards
1/1	0/0	None

ENE 8 – Installed Controls

Filtering – Installed Controls



Will all the services provided in the building (i.e. space heating, space cooling, and mechanical ventilation) be separate local services	Yes
Will the occupants or an onsite facilities manager be able to effectively control HVAC systems manually	Yes
As highlighted in Issue Specific Note 3.1, would you like to filter out this issue	Yes – No credits applicable to section

Credit Results

Credits	Exemplary Credits	Minimum Standards
0/0	0/0	None

Category Level Score (%)

Energy – 40.66%

TRA 1 –Transport Assessment & Travel Plan

Has the project conducted a site-specific transport assessment or transport statement and developed a travel plan no later than the concept design stage	Yes
Is a government planning database used to calculate the Public Transport Accessibility Index (PTAI)	Yes

Credit Results

Credits	Exemplary Credits	Minimum Standards
2/2	0/0	0

TRA 2 – Sustainable Transport Measures

Prerequisite – Transport Assessment and Travel Plan

Has a transport assessment and travel plan been carried out	Yes
---	-----

Sustainable Transport Implementation

Sustainable Transport Measures	Present
Existing Public Transport Accessibility Index ≥ 8	No
Improvement of the PTAI	No
Public Transport Information System	No
Provide Electric Vehicle Infrastructure	Yes
Set up a Car Sharing Scheme	Yes



Engagement with the Local Authority and Improvement of the Local Active Travel	No
Provide Cycle Storage Spaces	Yes
Provide Cycle Facilities	Yes
Existing Amenities	No
New Additional Amenities	No
Other	No

Credit Results

Credits	Exemplary Credits	Minimum Standards
7/10	0/0	None

Category Level Score (%)

Transport – 75.00%

WAT 1 – Water Consumption

Prerequisite – In-scope Water Using Components

Are there water consuming components within the scope	Yes
---	-----

Credit Results

Credits	Exemplary Credits	Minimum Standards
1/5	0/1	All met

WAT 2 – Water Monitoring

Filtering – Water Monitoring

Is there a water supply to the building	Yes
---	-----

Water Monitoring

Has a water meter with a pulsed or other open protocol been installed on all potable water supplies entering the building	Yes
Have any water-consuming plant or building areas with significant water demand been fitted with easily accessible sub-meters or have water monitoring equipment that is integral to the plant or area	Yes
Has a water monitoring system which is appropriate for the size of the building been installed	Yes
Have water meters, which are connected to a monitoring and management system, been installed	Yes



Are those responsible for monitoring the building's water consumption able to clearly identify the water uses and areas covered by each meter	Yes
---	-----

Credit Results

Credits	Exemplary Credits	Minimum Standards
1/1	0/0	All met

WAT 3 – Water Leak Detection and Prevention

Filtering – Water Leak Detection and Prevention

Are there water fittings installed in the building	Yes
--	-----

Leak Detection System

Has a leak detection system been installed	Yes
Has a leak detection system been installed between the building and utilities water supply	Yes

Flow Control Devices

Have flow control devices which regulate the supply of water to each WC area or facility according to demand been installed	Yes
---	-----

Credit Results

Credits	Exemplary Credits	Minimum Standards
2/2	0/0	None

WAT 4 – Water Efficient Equipment and Systems

Filtering – Water Efficient Equipment and Systems

Are there systems and equipment that use significant amounts of water for non-sanitary purposes in the scope of the project	No – No credits relevant to section
---	-------------------------------------

WAT 5 – Prediction of Operational Water Consumption

Predicted Water Use

Water Consumption Data	To be confirmed at appropriate stage
------------------------	--------------------------------------

Exemplary Level – Disclosing an In-use Water Performance Target

Has the in-use water performance target been disclosed to stakeholders and made publicly available prior to practical completion	No
--	----



Credit Results

Credits	Exemplary Credits	Minimum Standards
0/1	0/1	None

Category Level Score (%)

Energy – 44.44%

MAT 1 – Building Life Cycle Assessment

Early Design LCA and Embodied Carbon Reporting

Has early design LCA been completed	Yes
Have early design embodied carbon emissions been reported	Yes

Technical Design LCA and Embodied Carbon Reporting

Has technical design LCA been completed	Yes
Have technical design embodied carbon emissions been reported	Yes

Post-construction LCA and Embodied Carbon Reporting

Has post construction LCA been completed	Yes
Have post construction embodied carbon emissions been reported	Yes

Filtering – Embodied Carbon Benchmark Comparison

Is your asset comprised entirely of building types listed in building type specific note Ref 2.0	Yes
--	-----

Exemplary – Third Party Verification

Did a suitably qualified third party verify the building LCA work	Yes
---	-----

Exemplary – Embodied Carbon Public Data Disclosure

For each project phase, did you submit LCA or carbon results and data from the project to a relevant LCA or carbon database that is publicly available	Yes
--	-----

Credit Results

Credits	Exemplary Credits	Minimum Standards
3/7	2/3	All met

MAT 2 – Environmental Product Declarations



Product Specification

Material Category	Present
Timber or Timber-Based Products	Yes
Concrete or Cementitious	Yes
Metal	Yes
Stone or Aggregate	Yes
Clay-based	Yes
Gypsum	Yes
Glass	Yes
Plastic, Polymer, Resin, Paint, Chemicals and Bituminous	Yes
Animal Fibre or Skin, Cellulose Fibre	Yes
Other	Yes

Credit Results

Credits	Exemplary Credits	Minimum Standards
1/1	0/0	None

MAT 3 – Responsible Sourcing of Materials

Prerequisite – Legal and Sustainable Timber

Are 100% of timber and timber-based products used on the project 'Legal' and 'Sustainable'	Yes
--	-----

Sustainable Procurement

Has a sustainable procurement plan been used by the design team to guide specification towards sustainable construction products	Yes
--	-----

Measuring Responsible Sourcing

Which MAT 3 categories have construction products in scope for the assessment	None
---	------

Credit Results

Credits	Exemplary Credits	Minimum Standards
1/4	0/1	All met

MAT 4 – Durability and Resilience

Durability and Resilience

Has the building incorporated protection measures into the building's design and construction to reduce damage to the building's fabric or materials	Yes
--	-----



Have key exposed building elements been designed and specified to limit long and short-term degradation due to environmental factors	Yes
--	-----

Credit Results

Credits	Exemplary Credits	Minimum Standards
1/1	0/0	None

MAT 5 – Material Efficiency

Material Efficiency

Have opportunities been identified, and appropriate measures investigated and implemented, to optimise the more efficient use of materials during all project work stages	No
---	----

Credit Results

Credits	Exemplary Credits	Minimum Standards
0/1	0/0	None

Category Level Score (%)

Materials – 42.86%

WST 1 – Construction Waste Management

Pre-demolition Audit

Is demolition occurring for the purpose of the assessed development	No
---	----

Construction Resource Efficiency

Has a compliant resource management plan (RMP) been prepared covering non-hazardous waste materials, accurate data records on waste and waste management routes	Yes
What quantity of non-hazardous construction waste, excluding demolition and excavation waste, did the project generate in m ³ per 100m ²	6.9 m ³ /100m ²

Diversion from Landfill

Was >70% (volume) of non-hazardous construction waste generated by the project diverted from landfill	Yes
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Have waste materials been sorted into separate key waste groups either on site or off-site through a licensed contractor for recovery	Yes
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Exemplary Level – Construction Waste Management

Is the non-hazardous construction waste generated, excluding demolition and excavation waste, less than or equal to the exemplary level resource efficiency benchmarks	No
Does the percentage of non-hazardous construction, demolition and excavation waste (if relevant) diverted from landfill meet or exceed the exemplary level percentage benchmarks	Yes
Are all key waste groups in Table 10.3 for diversion from landfill covered in the RMP	No
Is waste data obtained from licensed external waste contractors reliable and verifiable, by using data from EA/SEPA/EA Wales/NIEA Waste Return Forms or from a PAS 402:2013 compliant company	No

Credit Results

Credits	Exemplary Credits	Minimum Standards
3/4	0/1	All met

WST 2 – Recycled Aggregates

Prerequisite – Recycled Aggregates

If demolition occurs on site, has a pre-demolition audit of any existing buildings, structures or hard surfaces been completed in accordance with criteria 1 and 2 in Wst 01 Construction waste management	N/A – No demolition is occurring
Total Project Sustainable Aggregate Points Achieved	0

Credit Results

Credits	Exemplary Credits	Minimum Standards
0/1	0/0	None

WST 3 – Operational Waste

Operational Waste



Has a dedicated space been provided for the segregation and storage of operational recyclable waste volumes	Yes
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Credit Results

Credits	Exemplary Credits	Minimum Standards
1/1	0/0	None

WST 5 – Adaptation to Climate Change

Resilience of Structure, Fabric, Building Services and Renewables Installation

Has a climate change adaptation strategy been developed	Yes
Have solutions been implemented	Yes

Exemplary Level – Responding to Climate Change

Required Credit	Achieved
HEA 5 – Thermal Modelling Future Comfort	Yes
ENE 1 – Minimum of 6 Credits	No
WAT 1 – Minimum of 3 Credits	Yes
MAT 4 – Durability and Resilience	Yes
POL 3 – Flood Resilience (1 credit), Surface Water Run-off (2 credits)	Yes

Credit Results

Credits	Exemplary Credits	Minimum Standards
1/1	0/1	None

WST 6 – Disassembly and Adaptability

Design for Disassembly and Adaptability – Recommendations

Have you developed solutions based on the study (criterion 1) that allow disassembly and adaptability by the end of Concept Design	Yes
Have you conducted a study to explore the disassembly and adaptation potential of different design scenarios by the end of Concept Design	Yes

Have you provided an update during Technical Design on how the recommendations or solutions proposed by Concept Design have	No
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been implemented, including changes to the recommendations and solutions	
Have you produced a building design for disassembly and adaptability manual to communicate the disassembly and adaptability principles and characteristics to prospective owners/ building operators	No

Design for Disassembly and Adaptability – Implementation

Credit Results

Credits	Exemplary Credits	Minimum Standards
1/2	0/0	None

Category Level Score (%)

Materials – 66.67%

LUE 1 – Site Selection

Previously Occupied Land

What is the area of the proposed development footprint	4000m ²
What area of the development footprint is on previously occupied land	0m ²

Contaminated Land

Has the site been deemed significantly contaminated	No
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Credit Results

Credits	Exemplary Credits	Minimum Standards
0/1	0/0	None

LUE 2 – Ecological Risks and Opportunities

Survey and Evaluation

Has a suitably qualified ecologist (SQE) carried out a survey and evaluation for the site	Yes
Has the survey been carried out early enough to influence site preparation works, layout and, where necessary, strategic planning decisions	Yes



Has the SQE's survey and evaluation determined the site's ecological baseline	Yes
Does the SQE's survey include current and potential ecological value and condition of the site and related areas within the zone of influence	Yes
Does the SQE's survey include direct and indirect risks to current ecological value from the project	Yes
Does the SQE's survey include capacity and feasibility for enhancement of the site's ecological value and, where relevant, areas within the zone of influence	Yes

Determining Ecological Outcomes

Has the ecologist collaborated with appropriate project team members	Yes
Has the ecologist shared relevant information and recommendations from the Survey and Evaluation to influence the project design as well as decisions regarding site preparation and construction works	Yes
Has the ecologist, with full support from the project team, collaborated with representative stakeholders early enough to influence key planning decisions	Yes
Has the ecologist identified the optimal ecological outcomes for the site	Yes
Has the ecologist identified measures to achieve these outcomes in line with collaborations with project team members	Yes
Has the ecologist identified measures to achieve these outcomes in line with the mitigation hierarchy for the comprehensive route	Yes

Exemplary Level – Wider Site Sustainability

When determining the optimal ecological outcome for the site, have the wider site sustainability-related activities and the potential for ecosystem service-related benefits in M4 been considered	Yes
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Credit Results

Credits	Exemplary Credits	Minimum Standards
2/2	1/1	None



LUE 3 – Managing Impacts on Ecology

Implementation of Measures On-site

Has a handover between the design and construction teams occurred and been sufficiently structured and thorough to ensure that all planned ecological measures are communicated, understood and adhered to throughout construction	Yes
Has an ecologist been appointed by the contractor to monitor and advise on the protection of site ecology as agreed	Yes
Has an appropriate handover between the two ecologists been undertaken	Yes
Have the measures to achieve the project's optimal ecological outcomes been implemented into site preparation and construction processes	Yes
Has the contractor provided the ecologist with the services of an additional ecological specialist at any point where they were required	Yes

No Net Loss

Has "no net loss of ecological value" onsite from construction and handover activities been achieved	Yes
Has "no net loss of ecological value" been confirmed by the ecologist at project handover	Yes

Credit Results

Credits	Exemplary Credits	Minimum Standards
3/3	0/0	None

LUE 4 – Ecological Change and Enhancement

Ecological Enhancement

Have measures been implemented that enhance ecological value	Yes
Have the measures been implemented based on input from the project team and SQE in collaboration with representative stakeholders	Yes



Have the measures been implemented based on data collated as part of 'Determining ecological outcomes' in Lue 02	Yes
Have measures been implemented in the following order: 1 On site, and where this is not feasible, 2 Outside the site boundary within the Zone of Influence	Yes
Is the data collated deemed valuable	Yes
Has the data been provided to the local environmental records centres nearest to, or relevant for, the site	Yes

Quantifying Change in Ecological Value

Is the site baseline more than 0.1 biodiversity units per hectare (BU/ha)	Yes
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Credit Results

Credits	Exemplary Credits	Minimum Standards
2/4	0/1	None

LUE 5 – Long Term Ecological Management

Handover to Building Owner

Has a section on ecology and biodiversity been included as part of the information supplied to the tenant or building owner	Yes
Is this information in a separate document from the landscape and ecology management plan	Yes
Does the section inform the building owner or tenant about local ecological features and biodiversity associated with the site including an 'as-built' biodiversity metric calculation	Yes
Does the section provide detailed management and maintenance plans and relevant handover information to minimise loss of planting during establishment phase	Yes

Landscape and Ecology Management Plan

Has a landscape and ecology management plan (LEMP), or equivalent, been developed in accordance with BS 42020:2013 Section 11.1	Yes
Does the LEMP cover detailed plans for an initial 5-year establishment period and maintenance of the scheme, as well as an additional 25-year management strategy	Yes



Does the whole plan cover a period of 30 years in total	Yes
Does the plan cover the broader management of habitats and other ecological features on site, not just those specific to the BNG measures	Yes
Does the plan include actions and responsibilities of relevant individuals before handover	Yes
Does the plan include the ecological value and condition of the site at handover and how this is expected to develop and change over time	Yes
Does the plan include procedures to monitor and review the on-going implementation and effectiveness of measures, incorporating an adaptive management approach	Yes
Does the plan include a risk register, including triggers for action and remedial measures with consideration on how these feed into monitoring requirements	Yes
Does the plan include maintenance and management plans for the retained, enhanced and created habitats, as well as any features for protected species	Yes
Does the maintenance and management plans include a detailed work schedule outlining relevant maintenance on a monthly basis for the first five years after completion	Yes
Does the plan include the identification of opportunities for ongoing alignment with activities external to the asset	Yes
Does the plan include clearly defined responsibilities and competencies of those delivering it	Yes

Credit Results

Credits	Exemplary Credits	Minimum Standards
2/2	0/0	None

Category Level Score (%)

Land Use and Ecology – 75%

POL 1 – Impacts of Refrigerants

Prerequisite – Systems with Refrigerants

Do all systems with electric compressors comply with relevant safety standards for	Yes
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installing refrigerant systems, and do they use refrigerants with an ozone depletion potential of zero	
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Impact of Refrigerant

Total System Cooling/Heating Capacity	To be confirmed (kgCO ₂ e/kW) – 0 credits assumed
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Leak Detection

Leak detection installed on refrigerant systems and hermetically sealed	No
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Credit Results

Credits	Exemplary Credits	Minimum Standards
0/3	0/0	Excellent

POL 2 – Local Air Quality

No or Low-emission Combustion Plant

Do non-combustion systems supply all space heating and domestic hot water generation on-site	Yes
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Credit Results

Credits	Exemplary Credits	Minimum Standards
3/3	0/0	None

POL 3 – Flood and Surface Water Management

Flood Resilience

Has a site-specific flood risk assessment been conducted	Yes
What is the annual probability of flooding	Low

Surface Water Run-off

Surface water run-off calcs	To be confirmed at appropriate stage
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Volume of Water Run-off

Volume of water run-off calcs	To be confirmed at appropriate stage
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Minimising Watercourse Pollution

Does the development comply with relevant criteria to minimise watercourse pollution	Yes
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Credit Results

Credits	Exemplary Credits	Minimum Standards
4/5	0/0	None

POL 4 – Reduction of Night Time Light Pollution

Reduction of Light Pollution

Does the assessment area include any lighting (external or internal) that illuminates external spaces or façades after dark	Yes
If lighting is used at night, has it been designed to reduce obtrusive light without compromising safety and security	Yes

Credit Results

Credits	Exemplary Credits	Minimum Standards
1/1	0/0	None

POL 5 – Reduction of Noise Pollution

Noise Level

Which of the following options describes the internal assessment area	Contains noise-generating systems or plant
Does the assessed development have any noise-sensitive areas or buildings within an 800m radius	No
Has a noise impact assessment been carried out, and, if applicable, have noise attenuation measures been specified	Not required as buildings over 800m

Credit Results

Credits	Exemplary Credits	Minimum Standards
1/1	0/0	None

Category Level Score (%)

Pollution – 69.23%

Total Credit Score

Further to our Pre-Assessment review with the design team a preliminary score of 64.13% is achieved. This equates to a “Very Good” rating and all the minimum requirements have been achieved.



This score is subject to all credits above being achieved a Very Good Rating is dependent on the following credits being achieved:

- **MAN 5 – Aftercare – Commitment to 12 month in-use commissioning**
- **MAT 1 – Embodied carbon reporting at any stage**
- **WAT 1 – Water Consumption**