

Credit Information					Rating	Targeted	Targeted +Potential	Achieved					Items complete
						EXCELLENT	OUTSTANDING	UNCLASSIFIED					In progress
Credits Available	Credits Targeted	Potential Credit	Credits not targeted	Evidence Assessed		Percentage	74.59%	87.44%					33.01%
						Credit Issue	Title	Mandatory Credits	Aim	Summary of criteria	Comments and Actions	Responsible	Actions Required by
For full details of credit compliance requirements, refer to the BREEAM 2018 Scheme Document (manual), which takes precedence to this document													
21	19	2	-3	3	Management								
4	1		0	1	Man 01 (4 credits)	Project brief and design - <u>Project delivery planning</u>	N/A	To optimise final building design through recognising and encouraging an integrated design process and robust stakeholder engagement.	1 credit: <u>Prior to completion of RIBA Stage 2</u> - Identify stakeholder roles, responsibilities and contributions and prepare and undertake consultation.	A sustainability (BREEAM) workshop to be organised and the following to be documented prior to completion of Stage 2: Initial Project Brief, Project Execution Plan, Communication Strategy.	Project Manager / Client	RIBA Stage 1	
	1		0	1		Project brief and design - <u>Stakeholder consultation (interested parties)</u>			1 credit: <u>Prior to completion of RIBA Stage 2</u> - Undertake consultation and demonstrate stakeholders' contributions. <u>Prior to completion of RIBA Stage 4</u> - consultation feedback is given to all relevant parties.	Planning consultant to be appointed at Stage 1 and a consultation with independent stage holders to be organised during Stage 2. BREEAM Minimum consultation context must be included in consultation.	Project Manager / Client	RIBA Stage 1	
	0	1	0	0		Project brief and design - <u>BREEAM AP (Concept Design)</u>			1 credit: BREEAM AP appointment <u>no later than RIBA Stage 1</u> . BREEAM performance targets are formally agreed.	BREEAM AP to be appointed at Stage 1.	Project Manager / Client	RIBA Stage 1	
	0	1	0	0		Project brief and design - <u>BREEAM AP (Developed Design)</u>			1 credit: Achieve 'project brief and design - BREEAM AP (Concept Design)' + monitor progress against the agreed BREEAM performance targets.	BREEAM AP to be appointed for Stage 3-4.	Project Manager / Client	RIBA Stage 3	
4	2		0	0	Man 02 (4 credits)	Life cycle cost and service life planning - <u>Elemental life cycle cost</u>	N/A	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.	2 credits: <u>At RIBA Stage 2</u> - An elemental life cycle cost (LCC) analysis by a competent person.	Confirm if credit will be pursued, and appoint cost consultant to undertake BREEAM LCC by Stage 2.	Client	RIBA Stage 2	
	1		0	0		Life cycle cost and service life planning - <u>Component level life options appraisal</u>			1 credit: <u>At RIBA Stage 4</u> - a component level LCC analysis. The results of the analysis and consideration of LCC have been implemented.	Cost Consultant to undertake component level life options appraisal by Stage 4.	Client	RIBA Stage 4	
	1		0	0		Life cycle cost and service life planning - <u>Capital cost reporting</u>			1 credit: Report the capital cost for the building in pounds per m².	Cost Consultant to report capital cost by Stage 4.	Client	RIBA Stage 4	
6	-	-	-	0	Man 03 (6 credits + 1 Exemplary)	Responsible construction practices - <u>Prerequisite</u>	Outstanding: Minimum 2 credits in responsible construction management	To recognise and encourage construction sites which are managed in an environmentally and socially considerate, responsible and accountable manner.	Prerequisite: All timber to be 'legally harvested and traded timber'.	Client to include the following requirements in tender for Main Contractor • Only use legally harvested and traded timber	Client	RIBA Stage 4	
	1		0	1		Responsible construction practices - <u>Environmental management</u>			1 credit: All parties who at any stage manage construction site operate a qualifying EMS and practice pollution prevention policies and procedures.	Client to include the following requirements in tender to Principal and Demolition Contractors: • Operate an EMS • Implement best practice pollution prevention policies and procedures on site in accordance with Working at construction and demolition sites: PPG6, Pollution Prevention Guidelines.	Client	RIBA Stage 4	
	1		0	0		Responsible construction practices - <u>BREEAM AP (Site)</u>			1 credit: Establish formally agreed performance targets and appoint a BREEAM AP to consult and monitor progress during construction.	Client to include the following requirements in tender for Main Contractor • Appoint a BREEAM AP for Stage 5	Client	RIBA Stage 4	
	2		0	0		Responsible construction practices - <u>Responsible construction management</u>			1 credit: achieve 9 required responsible construction management items listed in the BREEAM manual. 2 credits: <u>achieve 6 more listed items in addition to the 9 required items</u> .	Client to include the following requirements in tender for Main Contractor • Meet the targeted Responsible Construction Management requirements	Client	RIBA Stage 4	
	1		0	0		Responsible construction practices - <u>Monitoring of construction site impacts</u>			Appoint an individual to monitor, record, report & target: Energy and water consumption	Client to include the following requirements in tender for Main Contractor • Monitor, record report and target: • Energy and water consumption • Transport of construction materials and waste	Client	RIBA Stage 4	
	1		0	0		Responsible construction practices - <u>Monitoring of construction site impacts</u>			Appoint an individual to monitor, record, report & target: Transport of construction materials & waste	Client to include the following requirements in tender for Main Contractor • Monitor, record report and target: • Energy and water consumption • Transport of construction materials and waste	Client	RIBA Stage 4	
4	1	0	0	0	Man 04 (4 credits)	Commissioning and handover - <u>Commissioning - testing schedule and responsibilities</u>	Outstanding: Criterion 11 for two building user guides + Minimum 1 credit in commissioning test schedule and responsibilities.	To encourage a properly planned handover and commissioning process that reflects the needs of the building occupants.	1 credit: Commissioning programme, roles and responsibilities	Commissioning manager to be appointed during the design stage. Principal contractor to account for the commissioning and testing programme, responsibilities and criteria within their budget and the main programme of works; and to allow the required time to complete all commissioning and testing activities prior to handover.	Client	RIBA Stage 3	
	1	0	0	0		Commissioning and handover - <u>Commissioning - Design and Preparation</u>			1 credit: In addition to achieving credit for 'commissioning - testing schedule and responsibilities', commissioning manager appointed during design stage to undertake design reviews, provide commissioning management and performance testing input .	Client to appoint a commissioning manager during the design stage.	Client	RIBA Stage 4	
	1		0	0		Commissioning and handover - <u>Testing and inspecting building fabric</u>			1 credit: In addition to achieving credit for 'commissioning - testing schedule and responsibilities', conduct thermographic survey and and/or airtightness test and inspection and rectify defects.	Client to include requirement for Main Contractor tender to commission Thermographic Survey and Air Tightness test. Rectify any defects identified prior to practical completion.	Client	RIBA Stage 4	
	1	0	0	0		Commissioning and handover - <u>Handover</u>			1 credit: Building User Guide and building occupiers/premises managers training schedule	Client to include requirement for Main Contractor tender to provide 2x Building User Guides (BUGs) and two training schedules for the building occupiers and premises facilities managers. All relevant Consultants to contribute to BUGs.	Client	RIBA Stage 4	
3	1	0	-1	0	Man 05 (Not applicable)	Aftercare - <u>Aftercare support</u>	Outstanding: Minimum 1 credit in commissioning implementation.	To ensure the building operates in accordance with the design intent and operational demands, through providing aftercare to the building owner and occupants during the first year of occupation.	1 credit: Provision of the necessary infrastructure and resources to provide aftercare support to the building occupier(s), including collection and monitoring of energy and water consumption data for at least 12 months.	Client to provide confirmation that aftercare support and training will be provided, including: • initial meeting with aftercare team &FM/occupier • on-site facilities management training • <u>initial and also longer-term aftercare support</u>	Client	N/A	
	1	0	-1	0		Aftercare - <u>Commissioning - implementation</u>			1 credit: Seasonal commissioning activities will be completed over a minimum 12 months, once the building becomes substantially occupied.	Client allows for seasonal commissioning activities quarterly for a 12 month period, including interviews with occupants and recommissioning of defective systems.	Client	N/A	
	1	0	-1	0		Aftercare - <u>Post Occupancy Evaluation (POE)</u>			1 credit: The client or building occupier to commit to a post occupancy evaluation (POE) exercise one year after initial building occupation and to disseminate the findings in terms of the building's post occupancy performance.	Client commits to carrying out an independent, 3rd party POE exercise one year after occupation.	Client	N/A	
MAN sub totals						11.0%							

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	9	1	4	3	Health & Wellbeing								
5	1	1	0	0	Hea 01 (Building type dependent with max 5 + 1 Exemplary)	Visual comfort - <u>Daylighting</u>	N/A	To encourage best practice in visual performance and comfort by ensuring daylighting, artificial lighting and occupant controls are considered. Note: No. of credits will differ as per building types.	1-2 credits: Achieve specified average DF or annual illuminance requirement - building type dependent (2 credits for Industrial)	Environmental Designers to confirm the feasibility of daylight credits.	Atelier Ten Env / Lighting Designer	RIBA Stage 2	
	1		0	1		Visual comfort - <u>View Out</u>			1 credit: Achieve view out requirements	Environmental Designers to confirm the feasibility of view out credit.	Atelier Ten Env / Lighting Designer	RIBA Stage 2	
	1		1	0		Visual comfort - <u>Internal and external lighting levels, zoning and control</u>			1 credit: Develop external lighting design based on BS5489-1:2013+ BS EN 12464-2:2014	Lighting Designer to design internal external lighting to meet these credit requirements.	Atelier Ten Env / Lighting Designer	RIBA Stage 4	
4	1	0	1	0	Hea 04 (2 credits)	Thermal comfort - <u>Thermal modelling</u>	N/A	To ensure the building is capable of providing an appropriate level of thermal comfort.	1 credit: Thermal modelling as per CIBSE AM11, to demonstrate compliance with CIBSE Guide A or CIBSE TM52/TM59 .	MEP Engineers to undertake thermal modelling for typical climate conditions throughout the design process and develop final model for Stage 4.	Atelier Ten MEP / Energy Assessor	RIBA Stage 4	
	1	0	1	0		Thermal comfort - <u>Design for future thermal comfort</u>			1 credit: Achieve 'Thermal comfort - Thermal modelling' and show pathway for thermal comfort compliance based on projected climate change environment.	MEP Engineers to undertake thermal modelling for projected climate conditions throughout the design process and develop final model for Stage 4.	Atelier Ten MEP / Energy Assessor	RIBA Stage 4	
1	1		0	0	Hea 05 (1 credit)	Acoustic performance - <u>Acoustic performance</u>	N/A	To ensure the building is capable of providing an appropriate acoustic environment to provide comfort for building users.	1 credit: For indoor ambient noise only	Client to appoint acoustic consultant to assess the likelihood of achieving this credit.	Client	RIBA Stage 2	
1	1		0	0	Hea 06 (1 credit + 1 Exemplary)	Security - <u>Security of site and building</u>	N/A	To encourage the planning and implementation of effective measures that provide an appropriate level of security to the building and site.	1 credit: Security Needs Assessment by a suitably qualified security specialist latest by RIBA Stage 2.	Early consultation complete	Client	RIBA Stage 2	
2	1	0	0	1	Hea 07 (2 credits)	Safety and healthy surroundings - <u>Safe access</u>	N/A	To encourage the provision of safe access around the site and outdoor space that enhances the wellbeing of building users.	1 credit: Develop foot- and cycle-paths, drop off and parking areas to provide safe access to building users.	Architect to develop foot- and cycle-paths, drop-off, delivery and parking areas to ensure safe access.	Design Architects	RIBA Stage 2	
	1		0	1		Safety and healthy surroundings - <u>Outside space</u>			1 credit: Include outside space providing building users with an external amenity area.	Architect to include suitably size outdoor amenity space.	Design Architects	RIBA Stage 2	
HEA sub totals					8.0%								

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	13	3	11	14	Energy								
19	6	3	6	7	Ene 01 (13 credits + up to 5 Exemplary credits)	Reduction of energy use and carbon emissions - <u>Energy performance</u>	Outstanding: minimum 6 credits in Energy performance + 4 credits in Energy modelling and reporting	To minimise operational energy demand, primary energy consumption and CO ₂ emissions. Info needed: i. Building floor area (m ²) ii. Notional building energy demand (MJ/m ²) iii. Actual building energy demand (MJ/m ²) iv. Notional building energy consumption (kWh/m ²) v. Actual building energy consumption (kWh/m ²) vi. Target Emission Rate (kgCO ₂ /m ²) vii. Building Emission Rate (kgCO ₂ /m ²)	Up to 9 credits: Calculate an Energy Performance Ratio for New Constructions (EPR _{NC}) using BREEAM's Ene 01 calculator for: 1 credit: EPR _{NC} = 0.1 4 credits: EPR _{NC} = 0.4 = <u>Excellent</u> . 6 credits: EPR _{NC} = 0.6 = <u>Outstanding</u> . 9 credits: EPR _{NC} = 0.90 AND zero net regulated CO ₂ emissions	Environmental Designer/MEP Engineer to undertake early stage energy modelling to understand the likely credits to be achieved in this issue	Atelier Ten MEP	RIBA Stage 2	
	0	0	4	0		Reduction of energy use and carbon emissions - <u>Prediction of operational energy consumption</u>			4 credits: Organise a design workshop focusing on operational energy use during Stage 2 and develop/report additional operational energy use assessment during design and post-construction stages.	Environmental Designer/MEP Engineer to undertake organise operational energy use workshop during Stage 2 and develop assessment.	Atelier Ten MEP	RIBA Stage 2	
2	1	0	0	1	Ene 02 (Building type dependent with max 2)	Energy monitoring - <u>Sub-metering of end-use categories</u>	Outstanding: Minimum 1 credit in sub-metering of end-use categories	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.	1 credit: Energy metering systems for 90% of the estimated annual energy consumption of each fuel separated by end-use categories.	MEP Engineer to include BREEAM requirements for energy monitoring into their specification.	Atelier Ten MEP	RIBA Stage 4	
	1	0	0	1					Energy monitoring - <u>Sub-metering of high energy load and tenancy areas</u>	1 credit: Separate energy sub-metering for each separate tenanted unit or floor plate within the assessed development with an accessible EMS or meters with pulsed or other open protocol communication outputs.	MEP Engineer to include BREEAM requirements for energy monitoring into their specification.	Atelier Ten MEP	RIBA Stage 4
1	1		0	3	Ene 03 (1 credit)	External lighting	N/A	To reduce energy consumption through the specification of energy efficient light fittings for external areas of the development.	1 credit: No external lighting, or energy-efficient external lighting with less than 70 luminaire lumens per circuit watt, automated daylight control and presence detection in areas with intermittent pedestrian traffic.	Client to appoint lighting designer/consultant for efficient exterior lighting design.	Client	RIBA Stage 4	
3	1		0	1	Ene 04 (3 credits)	Low carbon design - <u>Passive design analysis</u>	N/A	To encourage the adoption of design measures, which reduce building energy consumption and associated carbon emissions and minimise reliance on active building services systems.	1 credit: Achieve Hea 04 criterion 1, assess and adopt passive design solutions analysis at RIBA Stage 2 and quantify reduced energy metrics.	MEP Engineer to analyse passive design measures at RIBA stage 2.	Atelier Ten MEP	RIBA Stage 2	
	0		1	0		Low carbon design - <u>Free cooling</u>			1 credit: Achieve "Low carbon design - Free cooling" credit and assess/adopt free cooling strategies.	MEP Engineer to analyse passive design measures at RIBA stage 2.	Atelier Ten MEP	RIBA Stage 2	
	1		0	1		Low carbon design - <u>Low and zero carbon technologies</u>			1 credit: Conduct feasibility study at RIBA Stage 2, adopt suitable technologies and quantify reduced CO2 emissions resulting from study.	MEP Engineer to conduct a feasibility study at RIBA stage 2.	Atelier Ten MEP	RIBA Stage 2	
2	1	0	0	0	Ene 06 (3 credits)	Energy efficient transportation systems - <u>Energy consumption</u>	N/A	To encourage the specification of energy efficient transportation systems within buildings.	1 credit: Analysis of transport demand, usage and energy use of lifts, escalators, etc.	Client to appoint a transport consultant to undertake a demand analysis for the lifts.	Transport Consultant	RIBA Stage 4	
	1	0	0	0		Energy efficient transportation systems - <u>Energy efficient features</u>			Up to 2 credits: Achieve 'Energy efficient transportation systems - Energy consumption' and specify lifts (1 credit) and/or escalators (1 credit) meeting efficiency requirements.	Client to appoint a transport consultant to undertake an energy analysis for the lifts.	Transport Consultant	RIBA Stage 4	
ENE sub totals					14.0%								

12	8	4	0	2	Transport							
2	2		0	2	Tra 01 (2 credits)	Transport assessment and travel plan	N/A	To reward awareness of existing local transport and identify improvements to make it more sustainable.	2 credits: Develop a travel plan during feasibility and design stages based on site specific travel assessment to improve sustainable modes of transport and movement.	Client to appoint a transport consultant to undertake public transport accessibility.	Client	RIBA Stage 2
10	-	-	-	0	Tra 02 (10 credits)	Sustainable transport measures - <u>Prerequisite</u>	N/A	To maximise the potential for local public, private and active transport through provision of sustainable transport measures appropriate to the site.	Prerequisite: Achieve Transport assessment and travel plan credit.	Client to appoint a transport consultant to undertake public transport accessibility.	Client	RIBA Stage 2
	6	4	0	0		Sustainable transport measures - <u>Transport options implementation</u>			Up to 10 credits: Adopt sustainable, private and active transport measures as listed in the credit guidance.	Transport consultant to review and recommend sustainable transport measures for adoption by the architect.	Transport Consultant	RIBA Stage 2
					TRA sub totals	11.5%						

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8	6	1	1	3	Water							
5	3	1	1	0	Wat 01 (5 credits + 1 Exemplary)	Water consumption	Outstanding: Minimum 2 credits.	To reduce the consumption of potable water for sanitary use in new buildings through the use of water efficient components and water recycling systems.	Up to 5 credits: Improvement over baseline case: 1 credit: 12.5%, 2 credits: 25%, 3 credits: 40%, 4 credits: 50%, 5 credits: 55%.	MEP Engineer to assess the number of credits that will be feasible.	Atelier Ten MEP	RIBA Stage 4
1	1		0	1	Wat 02 (1 credit)	Water monitoring	Outstanding: Minimum criterion 1	To reduce the consumption of potable water in new buildings through the effective management and monitoring of water consumption.	Specifying a water meter, with pulsed output, on the mains water supply to each building (including borehole or other source). Water-consuming plant or building areas, (with 10% or more of the total water demand) fitted with sub meters or water monitoring equipment.	MEP Engineer to include BREEAM requirements for a water meter on the mains water supply into their specification.	Atelier Ten MEP	RIBA Stage 3/4
2	1		0	1	Wat 03 (2 credits)	Water leak detection - <u>Leak detection system</u>	N/A	To reduce the consumption of potable water in new buildings through minimising wastage due to water leaks.	1 credit: A compliant leak detection system is specified or installed on the building's water supply.	MEP Engineer to include BREEAM requirements for leak detection into their specification.	Atelier Ten MEP	RIBA Stage 4
	1	0	0	1		Water leak detection - <u>Flow control devices</u>			1 credit: Flow control devices are fitted to each WC area/facility to regulate water supply according to demand.	MEP Engineer to incorporate required flow control devices into their specification.	Atelier Ten MEP	RIBA Stage 4
WAT sub totals					7.0%							

14	11	1	2	5	Materials							
7	4		2	4	Mat 01 (7 credits + 3 exemplary)	Environmental impacts from construction products - Building life cycle assessment (LCA) - <u>Superstructure</u>	N/A	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.	Up to 6 credits: Conduct and submit superstructure LCA comparison with BREEAM benchmark during Stage 2, and/or Stage 4 and compare 2 to 4 significantly different superstructure design options during Stage 2 and/or Stage 4 to identify opportunities reducing environmental impacts and justify decisions for adopted designs.	Stage 2 LCA completed	Client	Before planning
	1		0	0		Environmental impacts from construction products - Building life cycle assessment (LCA) - <u>Substructure and hard landscaping options appraisal during Concept Design</u>			1 credit: Assess option appraisal criteria for superstructure during Stage 2 and carry out building LCA options appraisal for a total of at least 6 significantly different substructure or hard landscaping design options (at least two of each category is required).	Stage 2 options appraisal completed	Client	RIBA Stage 2
1	1		0	0	Mat 02 (1 credit)	Environmental impacts from construction products - Environmental Product Declarations (EPD)	N/A	To encourage availability of robust and comparable data on the impacts of construction products through the provision of EPD.	1 credit: Achieve total EPD points score of at least 20 according to the methodology described in the credit by selecting materials with EPDs.	Architect to identify and specify materials with compliant EPDs.	Design Architects	RIBA Stage 4
4	-	-	-	0	Mat 03 (4 credits + 1 Exemplary)	Responsible sourcing of construction products - <u>Prerequisite</u>	Outstanding: Minimum Criterion 1	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.	Pre-requisite: All timber used on the project is sourced in accordance with the UK Government's Timber Procurement Policy.	Compliant timber products must be specified throughout the project.	Client	RIBA Stage 4
	1		0	1		Responsible sourcing of construction products - <u>Enabling Sustainable procurement</u>			1 credit: Materials must be procured in accordance with a documented sustainable procurement plan put in place before Concept Design.	A sustainable procurement plan must be adopted before Concept Design.	Client	RIBA Stage 1
	2	1	0	0		Responsible sourcing of construction products - <u>Measuring responsible sourcing</u>			Based on the achieved Responsible Sourcing of Materials (RSM) points: 1 credit: RSM point => 10% (superstructure only) 2 credits: RSM point >= 20% (superstructure, internal finishes and substructure + hardscaping.) 3 credits: RSM point >= 30% (superstructure, internal finishes and substructure + hardscaping.)	Responsibly sourced materials to be specified as per the credit requirements (BES6001, FSC, CARES, ISO 14001).	Client	RIBA Stage 4
1	1		0	0	Mat 05 (1 credit)	Designing for durability and resilience	N/A	To reduce the need to repair and replace materials resulting from damage to exposed elements of the building and landscape.	1 credit: Protect vulnerable parts of the building from damage and exposed parts of the building from material degradation.	Architect to consider appropriate robustness measures and cost consultant to allow for their additional cost.	Design Architects / Cost consultant	RIBA Stage 2
1	1		0	0	Mat 06 (1 credit)	Material efficiency	N/A	To avoid unnecessary materials use arising from over specification without compromising structural stability, durability or the service life of the building.	1 credit: Set targets, implement and record measures at each RIBA stage to optimise the use of materials in building design, procurement, construction, maintenance and end of life.	Stage 1, 2 and 3 reports received	Design Architects / Atelier Ten Env / Structural Engineer	RIBA Stage 1
MAT sub totals					17.5%							

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10	7	2	1	3	Waste								
5	0	0	1	0	Wst 01 (5 credits + 1 Exemplary)	Construction waste management - <u>Pre-demolition audit</u>	Outstanding: Minimum 1 credit	To reduce construction waste by encouraging reuse, recovery and best practice waste management practices to minimise waste going to landfill.	1 credit: Complete a pre-demolition audit during Stage 2 for opportunities to reuse and minimise waste, and reference it in the RMP. Up to 3 credits: RMP + the amount of non-hazardous on-site/off-site construction waste (m³/100m² or tonnes/100m²) generated: 1 credit: 13.3 / 11.1, 2 credits: 7.5 / 6.5, 3 credits: 3.4 / 3.2.	Pre-demolition audit to be conducted during Stage 2 and findings to be incorporated into the resource management plan.	Client	RIBA Stage 2	
	2	1	0	0		Construction waste management - <u>Construction resource efficiency</u>			1 credit: 13.3 / 11.1, 2 credits: 7.5 / 6.5, 3 credits: 3.4 / 3.2.	Client to set targets at Stages 2&3 and include in Contractor tender.	Client	RIBA Stage 2	
	1		0	0		Construction waste management - <u>Diversion of resources from landfill</u>			1 credit: Divert from landfill (volume or tonnage) Demolition = 80%/90% Non-demolition = 70%/ 80%.	Client to set targets at Stages 2&3 and include in Contractor tender.	Client	RIBA Stage 4	
1		1	0	0	Wst 02 (1 credit + 1 Exemplary)	Use of recycled and sustainably sourced aggregates	N/A	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.	Prerequisite: Achieve Wst-01-1 by completing pre-demolition audit. 1 credit: Identify all aggregate uses, types and quantities and regionally source sustainable aggregates to calculate Sustainable Aggregate Points.	Architect/Structural engineer to confirm whether recycled aggregates can be sourced locally. Client to include targets in contractor tender	Structural Engineer	RIBA Stage 2	
1	1		0	1	Wst 03 (1 credit)	Operational waste	Outstanding: Minimum 1 credit	To encourage the recycling of operational waste through the provision of dedicated storage facilities and space.	Clearly labelled, accessible, dedicated space for segregation and storage of operational recyclable waste and static waste compactor(s) or baler(s), composting (if applicable).	Confirm the size of waste management areas and potential need for static waste compactor and composter with specialist, dedicate space in plans.	Design Architects	RIBA Stage 2	
1	1		0	1	Wst 05 (1 credit + 1 exemplary)	Adaptation to climate change	N/A	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.	1 credit: Climate change adaptation strategy appraisal including risk assessment for resiliency of structural, fabric, building services and renewables installations <u>RIBA Stage 2</u> .	Design team led by the architect to produce climate change adaptation strategy appraisal for building services, renewables, structural and fabric resiliency at RIBA Stage 2.	Design Architects	RIBA Stage 2	
2	1		0	1	Wst 06 (2 credits)	Design for disassembly and adaptability - <u>Recommendations</u>	N/A	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.	1 credit: Conduct a study to explore the ease of disassembly and functional adaptation potential of different design scenarios by <u>RIBA Stage 2</u> and develop recommendations.	Design team led by Architect to develop building adaptation options at RIBA Stage 2.	Design Architects	RIBA Stage 2	
	1		0	0		Design for disassembly and adaptability - <u>Implementation</u>			1 credit: Achieve 'Design for disassembly and adaptability - Recommendations,' update the study during <u>RIBA Stage 4</u> to include revised and adopted recommendations and produce a guide for tenants.	Design team led by Architect to update the building adaptation study and develop guide for tenants.	Design Architects	RIBA Stage 4	
					WST sub totals	7.0%							

13	11	2	0	7	Land Use & Ecology							
2	1		0	0	LE 01 (2 credits)	Site selection - <u>Previously occupied land</u>	N/A	To encourage the use of previously occupied or contaminated land and avoid land which has not been previously disturbed.	1 credit: 75% footprint on previously developed land.	Client to commission site contamination surveys. If already undertaken then to forward site survey to MEP/Civil/Structural engineer to confirm whether the land is contaminated from previous reports.	Client	RIBA Stage 1
		1	0	0		Site selection - <u>Contaminated land</u>			1 credit: Contaminated land investigation by a contaminated land specialist and remediation.	Client to commission site contamination surveys. If already undertaken then to forward site survey to MEP/Civil/Structural engineer to confirm whether the land is contaminated from previous reports.	Client	RIBA Stage 1
2	-	-	-	0	LE 02 (Up to 2 credits + 1 Exemplary)	Ecological risks and opportunities - Statutory obligations - <u>Prerequisite</u>	N/A	To determine the ecological baseline and zone of influence of the site and identify risks and opportunities for achieving optimum outcomes.	Prerequisite: Identify assessment methodology using GN34 and commit to monitor compliance against all relevant legislation relating to ecology.	Client to appoint Suitably Qualified Ecologist at RIBA stage 1 and carry out a Preliminary Ecological Assessment (PEA).	Client	RIBA Stage 1
	1		0	1		Ecological risks and opportunities - <u>Survey and evaluation</u>			1 credit: Establish ecological baseline and capacity and feasibility for enhancement of the ecological value for the project.	Client to appoint Suitably Qualified Ecologist at RIBA stage 1 and carry out a Preliminary Ecological Assessment (PEA).	Client	RIBA Stage 1
	1		0	1		Ecological risks and opportunities - <u>Determining the ecological outcomes</u>			1 credit: Achieve Survey and evaluation requirements, and select optimal ecological outcome for the site after liaising with representative stakeholders and the project team.	Client to appoint Suitably Qualified Ecologist at RIBA stage 1 and carry out a Preliminary Ecological Assessment (PEA).	Client	RIBA Stage 1
3	-	-	-	0	LE 03 (Up to 3 credits)	Managing impacts on ecology - Ecological risks and opportunities - <u>Prerequisite</u>	N/A	To avoid, or limit as far as possible, negative impacts on the ecology of the site and its zone of influence arising as a result of the project.	Prerequisite: Achieve L02 'Survey and evaluation and Determining ecological outcomes' criteria	Client to appoint Suitably Qualified Ecologist at RIBA stage 1 to guide through the design team on how to minimise impact on the ecological value on site.	Client	RIBA Stage 1
	1		0	1		Managing impacts on ecology - <u>Planning and measures on-site</u>			1 credit: Roles and responsibilities are clearly defined during Stage 2 through liaison with representative stakeholders and works on site have been developed accordingly.	Client to appoint Suitably Qualified Ecologist at RIBA stage 1 to guide through the design team on how to minimise impact on the ecological value on site.	Client	RIBA Stage 1
	2		0	2		Managing impacts on ecology - <u>Managing negative impacts</u>			1 credit: Change in site ecological value is minimised to the extent possible. 2 credits: No overall loss of ecological value.	Client to appoint Suitably Qualified Ecologist at RIBA stage 1.	Client	RIBA Stage 1
4	-	-	-	0	LE 04 (Up to 4 credits + 1 Exemplary)	Ecological change and enhancement - managing negative impacts on ecology - <u>Prerequisite</u>	N/A	To enhance the ecological value of the site and areas within its zone of influence in support of local, regional and national priorities.	Prerequisite: Achieve L03 for managing negative impacts on ecology and commit to monitor compliance against all relevant ecology legislations.	Client to appoint Suitably Qualified Ecologist at RIBA stage 1 to guide through the design team on how to maximise the ecological value of the site.	Client	RIBA Stage 1
	1		0	1		Ecological change and enhancement - <u>Ecological enhancement</u>			1 credit (available only if an SQE has been appointed): Coordination with representative stakeholders and available data.	Client to appoint Suitably Qualified Ecologist at RIBA stage 1.	Client	RIBA Stage 1
	2	1	0	1		Ecological change and enhancement - <u>Change and enhancement of ecology</u>			Up to 3 credits: Credits are awarded based on change of ecological value.	Client to appoint Suitably Qualified Ecologist at RIBA stage 1.	Client	RIBA Stage 1
2	-	-	-	0	LE 05 (Up to 2 credits)	Long term ecological management and maintenance - <u>Prerequisite</u>	N/A	To secure ongoing monitoring, management and maintenance of the site and, its habitats ecological features to ensure intended outcomes are realised for the long term.	Prerequisite: Monitor compliance with all relevant national and international standards related to ecology + LE 04 is achieved including role distribution and site preparation planning. If a qualified ecologist has been appointed:	A10 to include the requirement in the BREEAM Preliminaries.	Client	RIBA Stage 1
	1		0	0		Long term ecological management and maintenance - <u>Management and maintenance throughout the project</u>			1 credit: Put in place applicable review, monitoring, information sharing and maintenance measures to ensure long term success of ecological strategies.	Design team to maximise the ecological outcome within the project site. Client to include a section on Ecology and Biodiversity as part of the tenant information.	Client	RIBA Stage 1
	1		0	0		Long term ecological management and maintenance - <u>Landscape and ecology management plan</u>			1 credit: Landscape and ecology management plan in accordance with BS42020:2013 covering at least first five years after completion. If no qualified ecologist appointed, project can earn only 1 credit for meeting	Ecologist to develop a long term habitat management plan.	Client	RIBA Stage 1

Credit Information									Items complete			
					Rating	Targeted	Targeted +Potential	Achieved	In progress			
Credits Available	Credits Targeted	Potential Credit	Credits not targeted	Evidence Assessed	Percentage	EXCELLENT	OUTSTANDING	UNCLASSIFIED	Action Needed by Planning Application			
					Credit Issue	Title	Mandatory Credits	Aim	Summary of criteria	Comments and Actions	Responsible	Actions Required by
					For full details of credit compliance requirements, refer to the BREEAM 2018 Scheme Document (manual), which takes precedence to this document							
LE sub totals					15%							

Credit Information				Evidence Assessed	Rating	Targeted	Targeted +Potential	Achieved					Items complete
Credits Available	Credits Targeted	Potential Credit	Credits not targeted		Percentage	EXCELLENT	OUTSTANDING	UNCLASSIFIED					In progress
					Credit Issue	Title	Mandatory Credits	Aim	Summary of criteria	Comments and Actions	Responsible	Actions Required by	
					For full details of credit compliance requirements, refer to the BREEAM 2018 Scheme Document (manual), which takes precedence to this document								

12	10	0	2	2	Pollution							
3	-	-	-	0	Pol 01 (3 credits)	Impact of refrigerants - <u>Prerequisite</u>	N/A	To reduce the level of greenhouse gas emissions arising from the leakage of refrigerants from building systems.	Pre-requisite: All systems comply with the requirements of BS EN 378:2016 (parts 2 and 3) and if applicable, IRARSCP.		Atelier Ten MEP	RIBA Stage 4
	1		1	0		Impact of refrigerants - <u>Impact of refrigerant</u>			1 credit: Refrigerants have Direct Effect Life Cycle CO2 equivalent emissions (DELCCO2e) of ≤1000 kgCO2e/kW cooling/heating capacity.	If project uses refrigerants, MEP engineer to specify compliant refrigerants.	Atelier Ten MEP	RIBA Stage 4
	1		0	0		Impact of refrigerants - <u>Leak detection</u>			1 credit: Use hermetically sealed or environmentally benign refrigerants, OR install leak detection system & automatic response to reduce leak.	If project uses refrigerants, MEP engineer to specify robust leak detection systems and response mechanisms.	Atelier Ten MEP	RIBA Stage 4
2	2		0	0	Pol 02 (2 credits)	Local air quality	N/A	To contribute to a reduction in local air pollution through the use of low emission combustion appliances in the building.	Up to 2 credits based on project location, type of heating equipment and NO2, VOC and PM emission rates for combustion systems (if any).	MEP Engineer to explore the feasibility of this credit.	Atelier Ten MEP	RIBA Stage 4
5	-	-	-	0	Pol 03 (5 credits)	Flood and surface water management - <u>Prerequisite</u>	N/A	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.	Prerequisite: An appropriate consultant must be appointed to carry out and demonstrate compliance. 2 credits: Site specific FRA confirming low risk zone. OR 1 credit: FRA confirms medium or high risk zone yet outside of functional floodplain. Increase the resilience and resistance to flooding by raising ground floor levels or reflecting measures in BS8533:2017.	Client to appoint Civil/Structural Engineers to produce a FRA and to advise on SUDs.	Civil Engineer / Structural Engineer	RIBA Stage 1
	2		0	0		Flood and surface water management - <u>Flood resilience</u>			Pre-requisite: run-off design solutions must be bespoke and justified for the specific site. 1 credit: Peak rate of run-off is 30% less than the pre-developed site also accounting for climate change, with long term maintenance in place.	Appointed Civil/Structural Engineer to produce a FRA and to advise on SUDs.	Civil Engineer / Structural Engineer	RIBA Stage 1
	1		0	0		Surface water run-off - <u>Surface water run-off rate</u>			1 credit: Flooding will not occur if local drainage system fails AND SuDS techniques are adopted to limit run-off volume to pre-developed levels.	Appointed Civil/Structural Engineer to produce a FRA and to advise on SUDs.	Civil Engineer / Structural Engineer	RIBA Stage 1
	1		0	0		Surface water run-off - <u>Surface water run-off volume</u>			1 credit: SuDS or source control systems with no discharge from site for rainfall up to 5mm and containment of pollution sources.	Appointed Civil/Structural Engineer to produce a FRA and to advise on SUDs.	Civil Engineer / Structural Engineer	RIBA Stage 1
	0		1	0		Surface water run-off - <u>Minimising watercourse pollution</u>						
1	1		0	1	Pol 04 (1 credit)	Reduction of night time light pollution	N/A	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.	1 credit: EITHER eliminate external lighting without adversely affecting safety and security, OR design external lighting in line with ILP Guidance Notes for the reduction of obtrusive light, 2011 and include required control measures for external lighting.	Client to appoint specialist for external lighting specification.	Client	RIBA Stage 2
1	1	0	0	1	Pol 05 (1 credit)	Reduction of noise pollution	N/A	To reduce the likelihood of noise arising from fixed installations on the new development affecting nearby noise-sensitive buildings.	1 credit: EITHER there are no noise-sensitive areas or buildings within 800m radius OR noise impact assessment in compliance with BS 4142:2014 by a suitably qualified acoustician, along with necessary remediations.	Client to appoint acoustic consultant to explore the feasibility of this credit.	Client	RIBA Stage 1
					POL sub totals	9.0%						