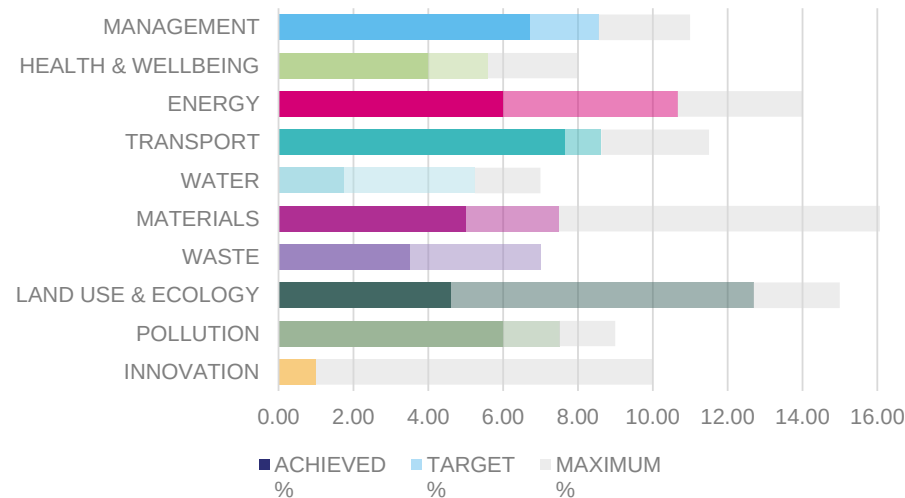
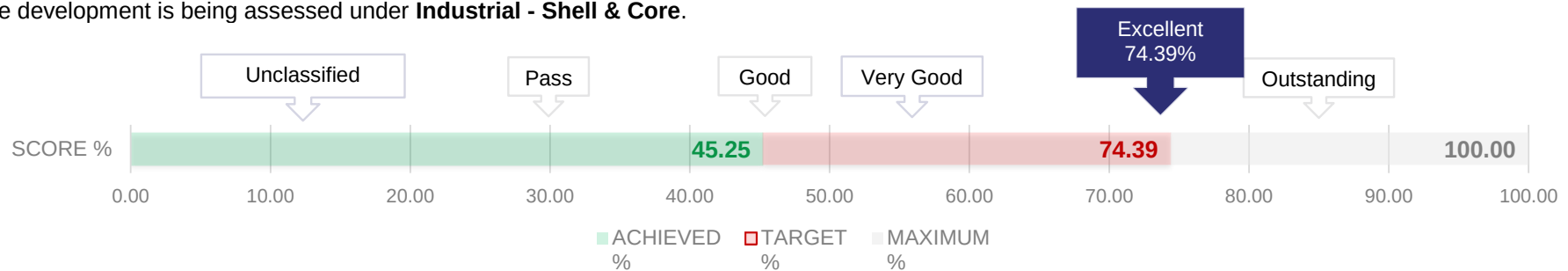


BREEAM NC 2018 ASSESSMENT TRACKER

DYSON'S ROAD, EDMONTON

FEBRUARY 2024

This report tracks the development's progress toward achieving a BREEAM 2018 New Construction rating of **Excellent**. This requires an overall score of 70% to be achieved in addition to the mandatory criteria. The development is being assessed under **Industrial - Shell & Core**.



BREEAM NC 2018 ASSESSMENT SUMMARY

Jan-24		AVAILABLE	TARGET	ACHIEVED
Man 01	Project Brief & Design	4	2	2
Man 02	Life Cycle Cost & Service Life Planning	4	2	1
Man 03	Responsible Construction Practices	6	6	6
Man 04	Commissioning & Handover	4	4	2
Section Total		18	14	11
Section Score %		11.00	8.56	6.72
Single Credit Value %		0.61		

HEALTH AND WELLBEING		AVAILABLE	TARGET	ACHIEVED
Hea 01	Visual Comfort	3	2	1
Hea 02	Indoor Air Quality	1	0	0
Hea 04	Thermal Comfort	2	2	2
Hea 05	Acoustic Performance	1	1	0
Hea 06	Security	1	1	1
Hea 07	Safe & Healthy Surroundings	2	1	1
Section Total		10	7	5
Section Score %		8.00	5.60	4.00
Single Credit Value %		0.80		

ENERGY		AVAILABLE	TARGET	ACHIEVED
Ene 01	Reduction of Energy Use & Carbon Emissions	13	10	6
Ene 02	Energy Monitoring	2	2	0
Ene 03	External Lighting	1	1	0
Ene 04	Low Carbon Design	3	1	1
Ene 06	Energy Efficient Transportation Systems	2	2	2
Section Total		21	16	9
Section Score %		14.00	10.67	6.00
Single Credit Value %		0.67		

TRANSPORT		AVAILABLE	TARGET	ACHIEVED
Tra 01	Transport Assessment & Travel Plan	2	2	2
Tra 02	Sustainable Transport Measures	10	7	6
Section Total		12	9	8
Section Score %		11.50	8.63	7.67
Single Credit Value %		0.96		

WATER		AVAILABLE	TARGET	ACHIEVED
Wat 01	Water Consumption	5	3	2
Wat 02	Water Monitoring	1	1	0
Wat 03	Water Leak Detection & Prevention	2	2	0
Wat 04	Water Efficient Equipment	0	0	0
Section Total		8	6	2
Section Score %		7.00	5.25	1.75
Single Credit Value %		0.88		

MATERIALS		AVAILABLE	TARGET	ACHIEVED
Mat 01	Building Life Cycle Assessment	7	2	2
Mat 02	Environmental Product Declarations	1	0	0
Mat 03	Responsible Sourcing of Construction Products	4	3	1
Mat 05	Designing for Durability & Resilience	1	1	1
Mat 06	Material Efficiency	1	0	0
Section Total		14	6	4
Section Score %		17.50	7.50	5.00
Single Credit Value %		1.25		

WASTE		AVAILABLE	TARGET	ACHIEVED
Wst 01	Construction Waste Management	5	5	1
Wst 02	Use of Recycled & Sustainably Sourced Aggregates	1	1	0
Wst 03	Operational Waste	1	1	1
Wst 05	Adaptation to Climate Change	1	1	1
Wst 06	Functional Adaptability	2	2	2
Section Total		10	10	5
Section Score %		7.00	7.00	3.50
Single Credit Value %		0.70		

LAND USE AND ECOLOGY		AVAILABLE	TARGET	ACHIEVED
Le 01	Site Selection	2	1	1
Le 02	Identifying & Understanding the Risks& Opportunities for the Project	2	2	2
Le 03	Managing Negative Impacts on Ecology	3	3	0
Le 04	Change & Enhancement of Ecological Value	4	3	0
Le 05	Long Term Ecology Management & Maintenance	2	2	1
Section Total		13	11	4
Section Score %		15.00	12.69	4.62
Single Credit Value %		1.15		

POLLUTION		AVAILABLE	TARGET	ACHIEVED
Pol 01	Impact of Refrigerants	3	1	0
Pol 02	Local Air Quality	2	2	2
Pol 03	Flood & Surface Water Management	5	5	5
Pol 04	Reduction of Night Time Light Pollution	1	1	0
Pol 05	Reduction of Noise Pollution	1	1	1
Section Total		12	10	8
Section Score %		9.00	7.50	6.00
Single Credit Value %		0.75		

INNOVATION		AVAILABLE	TARGET	ACHIEVED
Exemplary Performance		10	1	0
Section Total		10	1	0
Section Score %		10.00	1.00	0.00
Single Credit Value %		1.00		

TARGET SCORE %	74.39
TARGET RATING	EXCELLENT

ACHIEVED SCORE %	45.25
ACHIEVED RATING	GOOD

Jan-24

Mandatory credits required are written in red.

P indicates pre-requisite criteria, required to achieve other credits.

There are several credits which have time limitations. The optimum timeframe for each credit is demarked using the RIBA Plan of Work 2013.



MANAGEMENT				🕒	RESPONSIBILITY	AVAILABLE	TARGET	ACHIEVED	COMMENTS
Man 01	Project Brief & Design	Project Delivery Planning Define key roles, responsibilities & contributions for each key phase of the project.		Design Team	1	0	0		
		Stakeholder Consultation (Interested Parties) Consult all interested parties & demonstrate their contributions including how their feedback has influenced the design.		Design Team	1	0	0		
		Formally Agree Strategic Performance Targets		Design Team	P	P	P		
		BREEAM Advisory Professional (Concept Design) Appoint a BREEAM AP to work with the design team to establish targets, monitor progress & identify project risks.		Design Team	1	1	1	ETR to finalise	
		BREEAM Advisory Professional (Developed Design) The BREEAM AP should review progress and assist in maximising the project's overall performance.		Design Team	1	1	1	ETR to finalise	
Man 02	Life Cycle Cost & Service Life Planning	Elemental Life Cycle Cost Undertake an entire asset LCC plan.		Specialist	2	0	0		
		Component Level LCC Options Appraisal Undertake a component level LCC options appraisal.		Specialist	1	1	0	Need to ask for costs.	
		Capital Cost Reporting Report the project cost in £ per square meter of gross internal area.		Main Contractor	1	1	1		
Man 03	Responsible Construction Practices	Legally Harvested & Traded Timber All site timber & timber-based products are legally harvested & traded timber.		Main Contractor	P	P	P		
		Environmental Management All parties who manage the construction site operate an Environmental Management System.		Main Contractor	1	1	1		
		Formally Agree Strategic Performance Targets		Main Contractor	P	P	P		
		BREEAM Advisory Professional (Site) Appoint a BREEAM AP to work with the project team to establish targets, monitor progress & identify project risks.		Main Contractor	1	1	1		
		Responsible Construction Management The principal contractor evaluates the risks (on site & off site), plans & implements actions to minimise the identified risks.		Main Contractor	2	2	2	Letter collected - CCS report required for exemplary	
		Utility Consumption Set targets for site energy & water consumption, monitor & record data.		Main Contractor	1	1	1		
		Transportation of Construction Materials & Waste Set targets for transportation of materials to site & waste from site, monitor & record data.		Main Contractor	1	1	1		
Man 04	Commissioning & Handover	Commissioning - Testing Schedule & Responsibilities Commission all building services.		M&E Contractors	1	1	0		
		Commissioning - Design & Preparation Appoint a commissioning manager for building services.		Main Contractor	1	1	1		
		Testing & Inspection Building Fabric Undertake an air tightness test & thermographic survey & rectify any defects.		Main Contractor	1	1	0		
		Handover Produce a technical & a non-technical building user guide & training schedule.		Main Contractor	1	1	1	Letter collected	
Section Total					18	14	11		
Section Score %					11.00	8.56	6.72		
Single Credit Value %					0.61				

HEALTH AND WELLBEING				 RESPONSIBILITY	AVAILABLE	TARGET	ACHIEVED	COMMENTS					
Hea 01	Visual Comfort	Daylighting Undertake daylighting calculations.		Architect	1	0	0						
		View Out Maximise view out through layout and window design.		Architect	1	1	1						
		Internal & External Lighting Levels, Zoning & Controls Specify efficient lighting & design for occupant wellbeing using zones and controls.		Electrical Contractor	1	1	0						
Hea 02	Indoor Air Quality	Indoor Air Quality Plan Produce a plan to establish measures to improve indoor air quality.		Specialist	P	0	0						
		Ventilation Design the ventilation system to minimise the indoor concentration & recirculation of pollutants in the building.		Mechanical Contractor	1	0	0						
Hea 04	Thermal Comfort	Thermal Modelling Undertake a thermal comfort assessment to minimise the risk of overheating.		Mechanical Contractor	1	1	1						
		Design for Future Thermal Comfort Analyse the buildings thermal performance under a climate change scenario.		Mechanical Contractor	1	1	1						
Hea 05	Acoustic Performance	Indoor Ambient Noise Level The building meets the appropriate acoustic performance standards & testing requirements.		Acoustician	1	1	0	Letter collected					
Hea 06	Security	Security of Site & Building Appoint a specialist to undertake a Security Needs Assessment & implement the recommended security measures.		Specialist	1	1	1						
Hea 07	Safe & Healthy Surroundings	Safe Access Design the site to allow safe access for all building users.		Architect	1	0	0						
		Outdoor Space Provide a suitable outdoor space for building users.		Architect	1	1	1						
Section Total					10	7	5						
					Section Score %					8.00	5.60	4.00	
					Single Credit Value %					0.80			

ENERGY			 RESPONSIBILITY	AVAILABLE	TARGET	ACHIEVED	COMMENTS
Ene 01	Reduction of Energy Use & Carbon Emissions	Energy Performance Calculate an Energy Performance Ratio for New Construction (EPR NC).	ESC	9	6	6	Emailed Andy Clarke - 7th Oct 22 - regarding which documents to use for calculations
		Energy Modelling & Reporting Undertake an energy workshop and modelling to assess predicted energy consumption.	Design Team	4	4	0	
Ene 02	Energy Monitoring	Sub-Metering of End-Use Categories Sub-meter 90% of end energy uses & install an energy monitoring & management system.	M&E Contractors	1	1	0	
		Sub-Metering of High Energy Load & Tenancy Areas Sub-meter different function areas or tenancy areas.	M&E Contractors	1	1	0	
Ene 03	External Lighting	External Lighting Install energy efficient external light fittings & controls.	Electrical Contractor	1	1	0	
Ene 04	Low Carbon Design	Passive Design Analysis Undertake an analysis of passive design measures to reduce energy use.	Halligans	1	0	0	
		Free Cooling Undertake a free cooling analysis & implement a free cooling solution.	Mechanical Consultant	1	0	0	
		Low & Zero Carbon Technologies Undertake a review of all available LZC technologies & achieve a significant reduction in carbon emissions.	Halligans	1	1	1	ESC - to check
Ene 06	Energy Efficient Transportation Systems	Energy Consumption Analyse the transportation demand & usage patterns for the building & calculate the energy consumption.	Main Contractor	1	1	1	
		Energy Efficient Features - Lifts Specify a lift with energy efficient features.	Main Contractor	1	1	1	
Section Total				21	16	9	
Section Score %				14.00	10.67	6.00	
Single Credit Value %				0.67			

TRANSPORT				RESPONSIBILITY	AVAILABLE	TARGET	ACHIEVED	COMMENTS
Tra 01	Transport Assessment & Travel Plan	Travel Plan Undertake a site-specific travel assessment & travel plan.		Transport Consultant	2	2	2	
Tra 02	Sustainable Transport Measures	Transport Options Implementation Implement sustainable transport measures.		Design Team	10	7	6	EVC, Car Share, Cycle storage, Facilities existing/enhanced amenities
Section Total					12	9	8	
Section Score %					11.50	8.63	7.67	
Single Credit Value %					0.96			

WATER				RESPONSIBILITY	AVAILABLE	TARGET	ACHIEVED	COMMENTS
Wat 01	Water Consumption	Reduction in Potable Water Use Assess the efficiency of the domestic water-consuming components & demonstrate a reduction in potable water use.		Mechanical Contractor	5	3	2	
Wat 02	Water Monitoring	Water Monitoring Specify a pulsed output water meter on the mains water supply to each building.		Mechanical Contractor	1	1	0	
Wat 03	Water Leak Detection & Prevention	Leak Detection System Install a leak detection system capable of detecting a major water leak within the building & between the building & utilities meter.		Mechanical Contractor	1	1	0	
		Flow Control Devices Install flow control devices that regulate the water supply to each sanitary facility to reduce water wastage from leaks.		Mechanical Contractor	1	1	0	
Section Total					8	6	2	
Section Score %					7.00	5.25	1.75	
Single Credit Value %					0.88			

MATERIALS			 RESPONSIBILITY	AVAILABLE	TARGET	ACHIEVED	COMMENTS
Mat 01	Building Life Cycle Assessment	Superstructure Carry out an LCA on the building's superstructure & an options appraisal.	 Design Team	6	2	2	
		Substructure & Hard Landscaping Options Appraisal Carry out a LCA options appraisal for the substructure & hard landscaping.	 Design Team	1	0	0	
Mat 02	Environmental Product Declarations	Specification of Products with a Recognised EPD Use materials certified with an Environmental Product Declaration.	 Main Contractor	1	0	0	
Mat 03	Responsible Sourcing of Construction Products	Legally Harvested & Traded Timber All construction timber & timber-based products are legally harvested & traded timber.	 Main Contractor	P	P	P	
		Enabling Sustainable Procurement A sustainable procurement plan must be used by the design team to guide specification towards sustainable construction products.	 Design Team	1	1	1	
		Measuring Responsible Sourcing Use materials with a certified supply chain process.	 Main Contractor	3	2	0	
Mat 05	Designing for Durability & Resilience	Protect Vulnerable & Exposed Elements from Damage & Degradation Incorporate protection measures to reduce damage to the building's fabric or materials & design building elements to limit long and short term degradation due to environmental factors.	 Architect	1	1	1	
Mat 06	Material Efficiency	Minimise Environmental Impact of Materials Set targets and report on opportunities and methods to optimise the use of materials.	 Design Team	1	0	0	
Section Total				14	6	4	
Section Score %				17.50	7.50	5.00	
Single Credit Value %				1.25			

WASTE				RESPONSIBILITY	AVAILABLE	TARGET	ACHIEVED	COMMENTS
Wst 01	Construction Waste Management	Pre-Demolition Audit Produce a pre-demolition audit of any existing buildings, structures or hard surfaces being considered for demolition.		Demolition Contractor	1	1	1	
		Construction Resource Efficiency Produce a compliant Resource Management Plan & meet the waste benchmarks.		Main Contractor	3	3	0	
		Diversion of Resources from Landfill Meet the diversion from landfill benchmarks & sort waste into key waste groups.		Main Contractor	1	1	0	
Wst 02	Use of Recycled & Sustainably Sourced Aggregates	Project Sustainable Aggregate Points Identify all aggregate uses & types on the project & use sustainable aggregate.		Main Contractor	1	1	0	
Wst 03	Operational Waste	Operational Waste Provide a dedicated space for the segregation and storage of operational recyclable waste generated.		Architect	1	1	1	
Wst 05	Adaptation to Climate Change	Resilience of Structure, Fabric, Building Services & Renewables Installation Conduct a climate change adaptation strategy appraisal.		Design Team	1	1	1	Report completed Need evidence of items
Wst 06	Functional Adaptability	Design for Disassembly & Functional Adaptability - Recommendations Conduct a study to explore the ease of disassembly & the functional adaptation potential of different design scenarios.		Design Team	1	1	1	
		Design for Disassembly & Functional Adaptability - Implementation Implement solutions where practical & justify any omissions.		Design Team	1	1	1	
Section Total					10	10	5	
Section Score %					7.00	7.00	3.50	
Single Credit Value %					0.70			

LAND USE AND ECOLOGY				RESPONSIBILITY	AVAILABLE	TARGET	ACHIEVED	COMMENTS
Le 01	Site Selection	Previously Occupied Land At least 75% of the proposed development's footprint is on an area of land which has previously been occupied.		Architect	1	1	1	
		Contaminated Land Where contaminated, land is remediated.		Specialist	1	0	0	
Le 02	Identifying & Understanding the Risks & Opportunities for the Project	Assessment Route Selection Appoint an Ecologist where required & comply with all relevant UK & EU legislation.		Design Team	P	P	P	
		Survey & Evaluation An SQE undertakes a survey & evaluation to determine the ecological baseline.		Ecologist	1	1	1	
		Determining the Ecological Outcomes for the Site The optimal ecological outcome for the site is selected using the hierarchy of action.		Ecologist	1	1	1	
Le 03	Managing Negative Impacts on Ecology	Le 03 - Identification & Understanding the Risks & Opportunities of the Site		Design Team	P	P	P	
		Planning, Liaison, Implementation & Data The potential impact of site preparation & construction works on ecology are identified.		Design Team	1	1	0	
		Managing Negative Impacts of the Project Negative impacts are managed to reduce loss of ecological value.		Ecologist	2	2	0	GN40 confirms
Le 04	Change & Enhancement of Ecological Value	Le 04 - Managing Negative Impacts on Ecology		Design Team	P	P	0	
		Liaison, Implementation & Data Collection Implement ecological enhancement measures either on or off site.		Design Team	1	1	0	
		Enhancement of Ecology Calculation of the site's final ecological value.		Ecologist	3	2	0	
Le 05	Long Term Ecology Management & Maintenance	Roles & Responsibilities, Implementation, Statutory Obligations Le 03 is achieved & at least one Le 04 Enhancement of Ecology credit is achieved.		Design Team	P	P	P	
		Planning, Liaison, Data, Monitoring & Review Management & Maintenance Develop & review management & maintenance solutions, actions or measures.		Design Team	1	1	0	
		Landscape & Ecology Management Plan Development Produce a landscape & ecology management plan.		Ecologist	1	1	1	
Section Total					13	11	4	
Section Score %					15.00	12.69	4.62	
Single Credit Value %					1.15			

POLLUTION			 RESPONSIBILITY	AVAILABLE	TARGET	ACHIEVED	COMMENTS
Pol 01	Impact of Refrigerants	Pre-Requisite - BS EN 378:2018 All systems with electric compressors comply with the requirements of BS EN 378:2016.	 Mechanical Contractor	P	P	0	
		Impact of Refrigerants Specify a refrigerant-free system or calculate the direct effect life cycle CO ₂ equivalent emissions for refrigerant-using systems.	 Mechanical Contractor	2	1	0	
		Leak Detection Install a refrigerant leak detection system.	 Mechanical Contractor	1	0	0	
Pol 02	Local Air Quality	NOx, PPM, VOC Emissions All heating & hot water is supplied by non-combustion systems or low pollutant systems.	 Mechanical Contractor	2	2	2	
Pol 03	Flood & Surface Water Management	Appropriate Consultant	 Civil Engineer	P	P	P	
		Flood Resilience Produce a flood risk assessment that considers all sources of flooding.	 Civil Engineer	2	2	2	
		Bespoke Surface Water Run-Off Design Solutions	 Civil Engineer	P	P	P	
		Surface Water Run-Off - Rate Reduce the peak rate of run-off from the site.	 Civil Engineer	1	1	1	
		Surface Water Run-Off - Volume Reduce the volume of run-off from the site.	 Civil Engineer	1	1	1	
		Minimise Watercourse Pollution Prevent discharge leaving the site & minimise pollution risk using SuDS.	 Civil Engineer	1	1	1	
Pol 04	Reduction of Night Time Light Pollution	Reduction of Night Time Light Pollution Control external lighting and light spill.	 Electrical Contractor	1	1	0	
Pol 05	Reduction of Noise Pollution	Reduction of Noise Pollution Mitigate external background noise levels.	 Acoustician	1	1	1	
Section Total				12	10	8	
Section Score %				9.00	7.50	6.00	
Single Credit Value %				0.75			

INNOVATION				RESPONSIBILITY	AVAILABLE	TARGET	ACHIEVED	COMMENTS
Exemplary Performance	Man 03	Responsible Construction Practices - All Criteria		Main Con.	1	1	0	
	Hea 01	Visual Comfort - Daylighting		Mech. Con.	1	0	0	
	Hea 06	Security - SABRE		Architect	1	0	0	
	Ene 01	Reduction of Energy Use & Carbon Emissions		Mech. Con.	5	0	0	
	Wat 01	Water Consumption		Mech. Con.	1	0	0	
	Mat 01	Building Life Cycle Assessment		Design Team	3	0	0	
	Mat 03	Responsible Sourcing of Construction Products		Main Con.	1	0	0	
	Wst 01	Construction Waste Management		Main Con.	1	0	0	
	Wst 02	Use of Recycled & Sustainably Sourced Aggregate		Main Con.	1	0	0	
	Wst 05	Adaptation to Climate Change		Design Team	1	0	0	
	Le 02	Identifying & Understanding the Risks & Opportunities for the Project		Design Team	1	0	0	
	Le 04	Change & Enhancement of Ecological Value		Design Team	1	0	0	
	Inn	BRE Approved Innovations		Design Team	1	0	0	
	Section Total				10	1	0	
Section Score %				10.00	1.00	0.00		
Single Credit Value %				1.00				