

BREEAM v6 New Construction														
Targeted Score: 87.3% OUTSTANDING Score with potential credits: 97.9% OUTSTANDING							Minimum Standards	Credits	Exemplary	Targeted	Potential			
							18	0	18	0				
MANAGEMENT														
Man 01	Project brief and design													
		Project delivery planning					1	-	1	✓	Define roles, responsibilities and contributions of each team member before end of RIBA Stage 2. Evidence how stakeholder input influences initial project brief, project execution plan, communication strategy and concept design.	Project Manager / Client		
		Stakeholder consultation					1	-	1	✓	All third party stakeholders consulted with (e.g. local residents) / feedback given to consultees	Client / Architect		
		BREEAM AP (concept design)					1	-	1	✓	AP appointed at RIBA Stage 1/2 and BREEAM targets set	Client appointment (EA to carry out role)		
		BREEAM AP (developed design)					1	-	1		AP monitor progress throughout design & report	as above.		
Man 02	Life cycle cost and service life planning													
		Elemental LCC					2	-	2	✓	LCC RIBA Stage 2 and LCC analysis shows: a) outline LCC plan - structure and envelope b) fabric and servicing strategy - services and fit out	Eight Versa scope	Specialist consultant	
		Component level LCC options appraisal					1	-	1		Component LCC plan developed by RIBA Stage 4 including: Envelope, Services Finishes and External Spaces	Eight Versa scope	Specialist consultant	
		Capital cost reporting					1	-	1		Report the capital cost for the building in £/m2		Project Manager / Client	
Man 03	Responsible construction practices	Prerequisite - Legally harvested & traded timber				Yes	-	Yes		Pre-requisite: All timber to be legally sourced				
		Environmental management					1	-	1		Contractors (who manage site) have an ISO 14001 EMS certificate and implement best practice pollution prevention in line with PPG 6		Contractor	
		BREEAM AP (site)					1	-	1		BREEAM AP during construction - monitoring on site		Contractor appointment (EA to carry out role)	
		Responsible construction management					1	2	-	2	Responsible construction management (e.g. CCS)		Contractor	
		Monitoring of construction site impacts - Energy & water						1	-	1	Monitor energy & water data monthly and set targets for expected consumption		Contractor	
		Transport of construction materials & waste						1	-	1	Monitor transport data monthly and set targets for expected consumption		Contractor	
Man 04	Commissioning and handover	Commissioning - Testing schedule and responsibilities				-	1	-	1	Commissioning in line with regulations / programme of commissioning		M&E to Spec / Contractor to implement		
		Commissioning - Design and preparation					1	-	1		Specialist commissioning manager (who was not involved in the general installation works)		M&E to Spec / Contractor to implement	
		Testing and inspecting building fabric					1	-	1		Thermographic survey and air tightness testing	thermographic survey - tbc	Contractor	
		Handover					BUG	1	-	1	Non-technical and technical building user guides & training schedule covering BREEAM specific points		Contractor	
Man 05	Aftercare	Aftercare Support				-	-	-		Provide initial aftercare support to the building occupiers 12 months after handover		Contractor		
		Commissioning - Implementation					1	-	-		Seasonal commissioning of complex and simple Systems within first year of occupation at full load and part load		M&E to Spec / Contractor to implement	
		Post Occupancy Evaluation (POE)					-	-	-		POE one year after initial building occupation by an independent 3rd party		Client	
HEALTH AND WELLBEING							10	0	5	0				
Hea 01	Visual comfort													
		Control of glare from sunlight					-	-	-		Identify areas at risk of glare using a glare control assessment. Glare control strategy to design out potential glare in all relevant building areas where risk has been identified.		Architect / Specialist consultant	
		Daylighting					1	-	0	1	Daylighting factors of 2% are met as per BREEAM guidance AND uniformity ratio is at least 0.3; at least 80% of the room has a view of the sky from desk height	10.5 room depth - tbc	Specialist consultant	
		View out					1	-	1		View Out - all workstations are 8m from window AND window area is at least 20% of surrounding wall area, OR window to room depths comply with Table 1.0 BS 8206: Part 2 (25% where >8m, 30% where >11m and 35% where >14m)	to be verified	Architect	
		Internal and external lighting levels, zoning and control					1	-	1	Lighting guidance met - SLL Code for Lighting 2012 and CIBSE Lighting Guide 7 for Offices		M&E to Spec / Contractor to implement		
Hea 02	Indoor air quality	Prerequisite - Indoor air quality (IAQ) plan				Yes	-	Yes		HEA 02 Pre-requisite: An IAQ Plan is carried out in accordance with BREEAM requirements to achieve any of the below credits:	Eight Versa scope	Specialist consultant		
		Ventilation					1	-	0	1	Designed to provide fresh air whilst minimising air pollutants: air intakes and exhausts over 10m apart & intakes 10m horizontal distance from sources of external pollution (e.g. car parks / roads)	to be confirmed	M&E to Spec / Contractor to implement	
Hea 04	Thermal comfort	Thermal Modelling CIBSE AM11					1	-	1	Thermal Modelling (in accordance with CIBSE AM11), to comply with CIBSE Guide A	Eight Versa scope	M&E / Specialist consultant		
		Design for future thermal comfort					1	-	1	Thermal Modelling - As above for a projected climate change environment	Eight Versa scope	M&E / Specialist consultant		
		Thermal zoning and controls					-	-	-		Thermal Strategy produced as a result of the thermal model and installation of occupant control within 7m zones		M&E to Spec / Contractor to implement	
Hea 05	Acoustic performance	Acoustic performance					1	-	0	1	Building meets appropriate acoustic performance standards (and testing reqs) for a) sound insulation; b) indoor ambient noise level; c) room acoustics.	base spec. build - EV to review where we have targeted this elsewhere additional appointment for Acoustician	Acoustician (Architect to Spec, Contractor to appoint / implement)	
Hea 06	Security	Security of site and building					1	-	0	1	✓	Security consultant appointed at design stage (RIBA Stage 2) to carry out a Security Needs Assessment	Architect / Contractor to implement security recommendations	
Hea 07	Safe and healthy surroundings	Safe access					1	-		1		Delivery routes do not cross pedestrian or cyclist routes. Separate access routes for cyclists, pedestrians and vehicles	cycle and pedestrian routes to be reviewed	Architect
		Outside space						1	-	1		There is an outside space providing building users with an external amenity area.		Architect / Landscape Architect
ENERGY							21	0	20	0				
Ene 01	Reduction of energy use & carbon emissions	Energy Performance					4	9	-	9		Energy Performance Ratio for New Construction (SBEM modelling)	EPC A+ ASHP	M&E / Specialist consultant (Contractor to carry out at PC)
		Prediction of operational energy consumption					-	4	-	4		Prediction of operational energy consumption: - Energy design workshop to be carried out at design stage with relevant members of design team - Energy modelling & reporting to predict operational energy consumption figures by end use, design assumptions and input data - Risk assessment to highlight any significant design, technical, and process risks	Eight Versa scope	M&E / Specialist Consultant
Ene 02	Energy monitoring	Sub-metering of end-use categories					-	1	-	1		Sub-meters with pulsed output for major energy consuming systems and high energy load areas: Space heating, Domestic hot water heating, Humidification, Cooling, Ventilation, i.e. fans (major), Pumps, Lighting, Small power, Renewable or low carbon systems (separately), Controls, Other major energy consuming systems or plant		M&E to Spec / Contractor to implement
		Sub-metering of high energy load & tenancy areas						1	-	1		Accessible BEMS or accessible sub-meters for tenancy areas / relevant function areas / departments		M&E to Spec / Contractor to implement
Ene 03	External lighting	External Lighting					1	-	1			Average luminous efficacy of at least 70 luminaire lumens per circuit Watt and controls for daylighting and PIR in areas of intermittent pedestrian traffic.	additional controls p; proximity because of the ecology	M&E to Spec / Contractor to implement

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Ene 04	Low carbon design	Passive Design Analysis		1	-	1		✓	Hea 04 achieved and a Passive Design Analysis produced outlining opportunities for passive design solutions	Eight Versa scope	M&E / Specialist Consultant
		Free Cooling		1	-	0			Above achieved / free cooling strategy implemented (or building naturally ventilated)		M&E
		LZC feasibility study		1	-	1		✓	Feasibility Study + LZC technology specified	Eight Versa scope ; a lot of PV panels	M&E / Specialist Consultant
Ene 05	Energy efficient cold storage	Refrigeration energy consumption		-	-						
		Indirect greenhouse gas emissions		-	-						
Ene 06	Energy efficient transport systems	Energy consumption		1	-	1			Transport demand analysis undertaken to determine correct number and size of lifts Lift comparison between at least 2 different lift types with the most energy efficient specified		M&E to Spec / Contractor to implement
		Energy efficient features - Lifts		1	-	1			Energy efficient features installed for system - standby mode for off peak periods, lift car lighting >70lm/W and variable speed, voltage and frequency. Regenerative drives where this is shown to be energy saving		M&E to Spec / Contractor to implement
		Energy efficient features - Escalators or moving walks		-	-						
Ene 07	Energy efficient laboratory systems	Design specification		-	-						
		Best practice energy efficient measures		-	-						
Ene 08	Energy efficient equipment	Energy efficient equipment		-	-				Where installed, equipment using a significant proportion of the total annual unregulated energy consumption of the building to meet BREEAM requirements (e.g. white goods / IT equipment)		Client
TRANSPORT				12	0	9	9				
Tra 01	Transport assessment & travel plan	Travel Plan		2	-	2		✓	Develop a travel plan based on a site-specific travel assessment, including analysis of Accessibility Index		Transport consultant
Tra 02	Sustainable transport measures	Transport options implementation		10	-	7	2		Identify the sustainable transport measures (e.g. cycle storage, cyclist facilities, electric car charging points, car share schemes, travel information point, new bus service, Improved cycle / pedestrian routes)	AI >8 or >4 for prison or MOD sites, rural location sensitive buildings, and other building group 3 - 1 point AI increase via frequency increase - 2 points OR AI increase through diverted bus route or relocated bus stop - 3 points OR AI increase due to dedicated bus service - 3 points EVC of 3kW for 10% of car parking - 1 point Car sharing group and spaces - 1 point LA consultation with pedestrian or cyclist route improvement - 2 points Cycle storage - 1 point Cyclist facilities - 1 point Existing amenities - 1 point 1 new amenity - 2 points OR >1 new amenity - 3 points (2nd amenity?) Public transport info point - 1 point	Client / Architect
WATER				8	0	6	6				
Wat 01	Water consumption	Water consumption		-	5	-	3		Percentage improvement on baseline - litres / person / day 12.5% (1) / 25% (2) / 40% (3) / 50% (4) / 55% (5) / 65% (exemplar)	4 credits achievable with no rainwater / greywater harvesting. Exploring rainwater recycling option	Architect to Spec / Contractor to implement
Wat 02	Water monitoring	Water monitoring		1	1	-	1		Water meter on mains supply - pulsed output Sub-metering for areas expected to use more than 10% consumption		M&E to Spec / Contractor to implement
Wat 03	Water leak detection	Leak detection system		1	-	1			Water leak detection between boundary and building and within building - alarm must be audible and programmable		M&E to Spec / Contractor to implement
		Flow control devices		1	-	1			Cold water supply shut off valves linked to presence detectors in each WC area / facility		M&E to Spec / Contractor to implement
Wat 04	Water efficient equipment	Water efficient equipment		-					Mitigate significant unregulated water demands OR Where there is no significant water demand		Landscape architect
MATERIALS				14	0	11	11				
Mat 01	Building life cycle assessment (LCA)	Superstructure		6	-	4		✓	Life cycle assessment: - Comparison with the BREEAM benchmark (office, retail & industrial only) and options appraisal - Integrate the LCA options appraisal activity within the wider design decision-making process	LCA team confirmed likelihood of 5 credits is dependent on the level of detail that the team are able to provide. Often need to make lots of assumptions and 4 credits is most feasible	Architect / Specialist Consultant
		Substructure and hard landscaping options appraisal during Concept Design		1	-	1		✓	Early stage req: For maximum credits: LCA must be submitted to BRE prior to planning application	Eight Versa scope	as above.
Mat 02	Environmental Product Declarations (EPDs)	Specification of products with a recognised EPD		1	-	1			Specification of products with a recognised EPD within the life cycle analysis. Must be at least 14 EPDs to	Work with the Contractor to achieve this	Architect to Spec / Contractor to implement
Mat 03	Responsible sourcing construction products	Prerequisite - Legally harvested & traded timber	Yes	Yes	-	Yes			Pre-requisite : all timber to be legally sourced		Architect to Spec / Contractor to implement
		Enabling sustainable procurement		1	-	1		✓	Sustainable Procurement Plan in place - all materials for the project		Architect / Developer
		Measuring responsible sourcing		3	-	2	1		Responsible sourcing of materials (ISO / FSC etc)		Architect to Spec / Contractor to implement
Mat 04	Insulation	Not applicable in BREEAM 2018		-	-						
Mat 05	Design for durability & resilience	Design for durability and resilience		1	-	1			Protecting vulnerable parts of the building from damage / Protecting exposed parts of the building from material degradation		Architect and Contractor
Mat 06	Material efficiency	Material efficiency		1	-	1		✓	Optimise the use of materials in building design, procurement, construction, maintenance and end of life		Architect and Contractor
WASTE				10	0	10	10				
Wst 01	Construction waste management	Pre-demolition audit		-	1	-	1	✓	Determine whether refurbishment or reuse is feasible / maximise recovery of materials	PDA on file? - EV sent the scope for pre-demo audit Demo contractor on site for soft-strip	Client / Developer
		Construction resource efficiency		3	-	3			Amount of Waste per 100m2 of GIFA - SWMP		Contractor
		Diversion of resources from landfill		1	-	1			Meet with diversion from landfill benchmarks		Contractor
		RMP (Resource Management Plan) measuring and reporting		-	-						

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Wst 02	Recycled & sustainably sourced aggregates	Prerequisite - Pre demolition audit	Minimum Standards	Credits	Exemplary	Targeted Potential				
		Project sustainable aggregate points	1	-	1		✓	Identify all aggregate uses / types on the project + total amounts (weight) and distance travelled - points calculated using Wst 02 calculator	gonna be crush matrial on site	Client / Developer
Wst 03	Operational waste	Operational waste	1	1	-	1		Dedicated, recyclable waste storage area: 1. At least 2m³ per 1000m² of net floor area for buildings < 5000m² 2. A minimum of 10m² for buildings ≥ 5000m² 3. An additional 2m³ per 1000m² of net floor area where catering is provided (with an additional minimum of 10m² for buildings ≥ 5000m²).		Architect
Wst 04	Speculative finishes (offices only)	Speculative floor and ceiling finishes	-	-				Offices only: no floor or ceiling finishes are installed OR show areas are installed OR tenant confirms finishes to be installed		
Wst 05	Adaptation to climate change	Resilience of structure, fabric, building services and renewables installation	1	-	1		✓	Conduct a climate change adaptation strategy appraisal for structural and fabric resilience by the end of Concept Design - RIBA Stage 2		Specialist consultant
Wst 06	Design for disassembly & adaptability	Design for disassembly and functional adaptability - recommendations	1	-	1		✓	Recommend a building-specific functional adaptation strategy - RIBA Stage 2		Architect / Specialist consultant
		Disassembly and functional adaptability – implementation	1	-	1			Disassembly and functional adaptability strategy to be implemented – RIBA Stage 4		Architect / Contractor
ECOLOGY			13	0	9	1				
LE 01	Site selection	Previously Occupied Land	1	-	1			75% land pre-developed (building or hardstanding) in last 50 years	min 75% needs to be confirmed by calc.	Client / Architect
		Contaminated Land	1	-	0	1		Site investigation confirming contamination and remediation needed	TRC - site investigation next week - not expecting anything significant (speak to Adam)	Client / Contractor
LE 02	Ecological risks & opportunities	Prerequisite	Yes	-	Yes		✓	Assessment route selection Determine Route 1 or Route 2 - GN 34 checklist		Ecologist
		Survey and evaluation and Determining the ecological outcomes for the site (route 1)	-	-				Route 1 (one credit) - checklist must be carried out to determine 'ecological value'		Architect / Landscape architect
		Survey and evaluation and Determining the ecological outcomes for the site(route 2)	2	-	2		✓	Route 2 (two credits) - desktop study and survey by Suitably Qualified Ecologist (SQE) confirming current and potential ecological value & condition to determine baseline, risks to ecological value and feasibility for enhancement, including determining the zone of influence.		Ecologist
LE 03	Managing impacts on ecology	Prerequisite - Achieved LE 02	Yes	-	Yes			Prerequisite – ID risks and opportunities for the site LE 02 must be achieved + EU & UK legislation will be implemented		Ecologist
		Planning, liaison, implementation and data (route 1)	-	-	0			Route 1 and Route 2 (one credit) - Planning to be carried out for activities during site clearance and construction, including: - Roles and responsibilities for managing negative impacts on the ecology have been identified.		Architect / Landscape architect
		Planning, liaison, implementation and data (route 2)	1	-	1			- Determine timescales for implementing on-site measures - Ensure contract requirements focus on reducing and managing potential knock-on impacts of works (e.g. pollution and disturbance)		Ecologist
		Managing negative impacts of the project (route 1)	-	-	0			Route 1 (one credit) - negative impacts are managed in accordance with mitigation hierarchy and no overall loss of ecological value		Architect / Landscape architect
		Managing negative impacts of the project (route 2)	2	-	1			Route 2 (Up to two credits) – Managing negative impacts of the project and construction works have been managed in accordance with the mitigation hierarchy One credit - minimising loss Two credits - no loss of ecological value		Ecologist / Landscape architect
LE 04	Ecological change & enhancement	Prerequisite - Achieved LE 03	Yes	-	Yes			ID risks and opportunities for the site LE 03 must be achieved + EU & UK legislation will be implemented		Ecologist
		Ecological enhancement (route 2 only)	1	-	1			Route 2 only - Liaison, implementation and data collation: Ecological measures have been implemented that enhance the sites ecological value. Measures are based on: a) SQE recommendations b) input from the project team / relevant stakeholders and c) data collected for LE 02		Ecologist / Landscape architect
		Change and enhancement of ecology (route 1)	-	-				Route 1 only - Locally relevant ecological measures have been implemented that enhance the sites ecological value. Measures are based on: a) local expert recommendations b) input from the project team / relevant stakeholders and c) data collected for LE 02		Architect / Landscape architect
		Change and enhancement of ecology (route 2)	3	-	1			Route 1 - n/a Route 2 Enhancement of ecology based on the change in ecological value, determined by a calculation carried out by the SQE		Ecologist / Landscape architect
LE 05	Long term ecology management & maintenance	Prerequisite (route 1)	-	-				Prerequisite: Route 1 - LE03 credit 'managing negative impacts of the project' is achieved		Architect / Landscape architect
		Prerequisite (route 2)	Yes	-	Yes			Prerequisite: Route 2 - LE03 credit 'Managing negative impacts of the project' is achieved AND at least one LE 04 credit for 'Change and enhancement of ecology'		Ecologist
		Management and maintenance - Landscape and ecology management plan (or similar) development (route 1)	-	-				Route 1 - Measures are implemented to manage and maintain ecology through the project to ensure optimal ecological outcomes agreed in LE 02 are met. Information made available to future building user on ecological values.		Architect / Landscape architect
		Management and maintenance (route 2)	1	-	1			Route 2 - Measures are implemented to manage and maintain ecology through the project to ensure optimal ecological outcomes agreed in LE 02 are met. Information made available to future building user on ecological values.		Ecologist / Landscape architect
		Landscape and ecology management plan (or similar) development (route 2)	1	-	1			Landscape and ecology management plan (or similar) development		Ecologist / Landscape architect

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POLLUTION						12	0	8	4				
Pol 01	Impact of refrigerants	No Refrigerants	-	-									
		Prerequisite - BS EN 378:2016 (ammonia)	Yes	-	Yes			Pre-requisite : all systems with electric compressors comply with the requirements of BS EN 378:2016(207) (parts 2 and 3). Refrigeration systems containing ammonia comply with the Institute of Refrigeration Ammonia Refrigeration Systems code of practice (208).					
		Impact of refrigerant	2	-	1			GWP of 10 or less / DELC CO2e of 100 kgCO2/kW cooling capacity OR DELC CO2e of 1000 kgCO2/kW cooling capacity			M&E to Spec / Contractor to implement		
		Leak detection	1	-	0	1		Refrigerant leak detection system provided	cost		As above.		
Pol 02	Local air quality												
	Local air quality		2	-	2					If all heating / hot water fed by electric - 2 credits achieved by default. Where heating / hot water fed by combustion plant (i.e. boiler), minimum emission levels must be met. Gas fired boilers: 1 credit: 27 mg / kWh 2 credits: 24 mg / kWh	heating, hot water - powered by electricity only (ASHPs)		M&E to Spec / Contractor to implement
Pol 03	Flood and surface water management	Prerequisite	Yes	-	Yes			Prerequisite - an appropriate consultant must be appointed					
		Flood resilience	2	-	2			Flood risk assessment (FRA) required. 2 credits if low annual prob of flooding / 1 credit if medium/high annual prob of flooding	tbtc			Drainage engineer	
		Surface water run-off rate	1	-	1			Surface Water Run-Off - Rate - Peak run off rate shows a 30% improvement - maintenance agreements - allowance for climate change	tbtc			Drainage engineer	
		Surface water run-off volume	1	-	1			Surface Water Run-Off - Volume Where flooding will not occur in the event of local drainage failure Post-development run-off no greater than pre-development	tbtc			Drainage engineer	
		Minimum watercourse pollution	1	-		1		Minimum water course Pollution No discharge from the developed site for rainfall up to 5 mm and SUDs / oil interceptors installed				Drainage engineer	
Pol 04	Reduction of night time light pollution	Reduction of night time light pollution	1	-	1			External lighting in accordance with ILP guidance and connected to timer clock	confirmed			M&E to Spec / Contractor to implement	
Pol 05	Reduction of noise pollution	Reduction of noise pollution	1	-	0	1		External noise assessment if within 800m of a noise sensitive building	sharp acoustics carrying this out for planning			M&E to Spec / Contractor to implement	
INNOVATION						-	11	8	3				
Inn 01	Man 03 - Responsible construction management	Man 03 - Responsible construction management	-	1	1			All responsible construction management criteria are met and evidenced by the Contractor					Contractor
Inn 02	Hea 01 - Daylighting	Hea 01 - Daylighting	-	2				Daylighting levels achieved beyond standard BREEAM compliance					Specialist consultant
Inn 03	Hea 01 - Internal and external lighting levels,	Hea 01 - Internal and external lighting levels, zoning and control	-	-				Lighting in each zone can be manually dimmed by occupants down to 20% of the max. light output					M&E to Spec / Contractor to implement
Inn 04	Hea 02 - Minimising sources of air pollution - Emissions from construction products	Hea 02 - Minimising sources of air pollution - Emissions from construction products	-	-				Emission levels achieved beyond standard BREEAM compliance					Contractor
Inn 05	Hea 06 - Security of site and building	Hea 06 - Security of site and building	-	1				A compliant risk based security rating scheme (SABRE) is used and confirmed by independent assessment and verification					Architect
Inn 06	Ene 01 - Beyond zero net regulated carbon	Ene 01 - Beyond zero net regulated carbon	-	2				Energy performance beyond standard BREEAM compliance	EV'll share detailed requirements				M&E / Specialist consultant (Contractor to carry out at PC)
Inn 07	Ene 01 - Carbon negative	Ene 01 - Carbon negative	-	1				Energy performance carbon negative					as above
Inn 08	Ene 01 - Post occupancy	Ene 01 - Post occupancy stage	-	2	2			Contractual agreement to carry out DEC					Client
Inn 09	Wat 01 - Water consumption	Wat 01 - Water consumption	-	1				Water consumption performance beyond standard BREEAM compliance					M&E to Spec / Contractor to implement
Inn 10	Mat 01 - Core building services options appraisal during Concept Design	Mat 01 - Core building services options appraisal during Concept Design	-	1	1		✓	LCA including building services appraisal - must be carried out at concept design	Eight Versa scope				Architect / Specialist Consultant
Inn 11	Mat 01 - LCA and LCC alignment	Mat 01 - LCA and LCC alignment	-	1	1		✓	LCA and LCC carried out with same programme, and findings align	Eight Versa scope				Architect / Specialist Consultant
Inn 12	Mat 01 - Third party verification	Mat 01 - Third party verification	-	1	1		✓	LCA provider to provide third party verification of the LCA outputs	Eight Versa scope				Architect / Specialist Consultant
Inn 13	Mat 03 - Measuring responsible sourcing	Mat 03 - Measuring responsible sourcing	-	1				Responsible sourcing performance beyond standard BREEAM compliance					Contractor
Inn 14	Wst 01 - Construction waste management	Wst 01 - Construction waste management	-	1	1			Waste consumption performance beyond standard BREEAM compliance					Contractor
Inn 15	Wst 02 - Use of recycled and sustainably sourced	Wst 02 - Use of recycled and sustainably sourced aggregates	-	1				Waste aggregates performance beyond standard BREEAM compliance					Contractor
Inn 16	Wst 05 - Responding to climate change	Wst 05 - Responding to climate change	-	1	1			Wst 05 credit achieved, AND credits for the following met: Hea 04; Ene 01 (6 credits); Ene 04 passive design; Wat 01 (3 credits); Mat 05 (environmental degradation); and Pol 03 (1 credit for resilience, 2 credits for surface water run off)	Pol 03 tbc				Specialist consultant
Inn 18	LE 04	LE 04 - Ecological enhancement		1									
Inn 17	LE 02 - Determine the ecological outcomes for the site (sustainability-related activities)	LE 02 - Determine the ecological outcomes for the site (sustainability-related activities)	-	1				LE 02 credits achieved, AND achieve the following: Hea 07 (both credits); Pol 03 (surface water run off and minimising watercourse pollution credits); and Pol 05.					Ecologist

Targeted score: 87.3 OUTSTANDING (Excellent Rating - 70% required)

Score with additional credits: 97.9 OUTSTANDING (Excellent Rating - 70% required)

Please note that we recommend a safety margin between 3-5%