



BREEAM Accredited Professional Stage 2/3 Pre-assessment Report

13th March 2026

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Mercure Hotel

BREEAM UK New Construction v7 – BREEAM AP Report

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1.0 INTRODUCTION

The predicted BREEAM ratings for the proposed development are shown in Table 1.1 below.

Table 1.1

Building Type	BREEAM Rating
Hotel	73.58% - Excellent

The above projected scoring is based upon client brief to achieve the highest level of BREEAM rating for the proposed development comprising the redevelopment of the current 2 storey car parking facility to create a new hotel offering over a ground and 5 upper floors, with the retention of the existing undercroft parking. The project will deliver 43 new hotel rooms.

The client is seeking to appoint a BREEAM Accredited Professional (AP) to receive the appropriate Stage 2/3 advice and report, as set out within the BREEAM UK New Construction v7 manual below: -

One credit – BREEAM AP – Concept design

8 A BREEAM Advisory Professional (AP) has been appointed to facilitate the setting and achievement of BREEAM performance targets for the project. Their involvement must be early in the design process (see M3.2) to:

8.a Work with the project team, including the client, to consider the links between BREEAM issues and assist them in maximising the project's overall performance against BREEAM, from their appointment and throughout Concept Design.

8.b Monitor progress against the agreed performance targets throughout all stages after their appointment where decisions critically impact BREEAM performance.

8.c Proactively identify risks and opportunities related to the achievement of the agreed targets.

8.d Provide feedback to the project team as appropriate, to support them in taking corrective actions and achieving their agreed performance targets.

8.e Monitor and, where relevant, coordinate the generation of appropriate evidence by the project team.

9 The defined BREEAM performance targets have been formally agreed between the client and design or project team no later than the concept design work stage.

10 To achieve this credit at the interim design stage assessment, the agreed BREEAM performance targets must be demonstrably achieved by the project design. This must be demonstrated via the BREEAM Assessor's design stage assessment report.

This report has been prepared by The PES Ltd, on behalf of MJP for the proposed development.

The PES Ltd has been appointed in February 2026 to assist with the BREEAM UK New Construction v6 assessment on the proposed development. PES and in particular the licensed assessors Rubina Singh & Neil Ingham have been trained by the BRE to be able to undertake BREEAM assessments as an Advisory Professional (AP).

2.0 BREEAM Overview

BREEAM schemes are an environmental assessment method for buildings. Each standard sets the best practice in environmental design and has become the de facto measure to describe a buildings environmental performance.

BREEAM has the following aims:

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

BREEAM has the following objectives:

- 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 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.

Credits are awarded over 10 categories of sustainability consisting of a number of issues, summarised in table 2.1 below.

Table 2.1: BREEAM UK New Construction v7 environmental sections and assessment issues

Management	Health & Wellbeing
• Man 01 Project brief and design • Man 02 Life cycle cost and service life planning • Man 03 Responsible construction • Man 04 Commissioning and handover • Man 05 Aftercare	• Hea 01 Natural light • Hea 02 Artificial light • Hea 03 Non-visual effects of light • Hea 04 Indoor air quality • Hea 05 Thermal comfort • Hea 06 Acoustic performance • Hea 07 Safe and accessible design • Hea 08 Security

Energy	Transport
- Ene 01 Energy and carbon performance for regulated energy uses - Ene 02 Prediction of operational energy and carbon - Ene 03 Energy monitoring up to - Ene 04 Low carbon design - Ene 05 Energy efficient equipment - Ene 06 Energy efficient systems - Ene 07 Flexible demand response - Ene 08 Installed controls	- Tra 01 Transport assessment and travel plan - Tra 02 Sustainable transport measures
Water	Materials
- Wat 01 Water consumption - Wat 02 Water monitoring - Wat 03 Water leak detection and prevention - Wat 04 Water efficient equipment and systems - Wat 05 Prediction of operational water consumption	- Mat 01 Building life cycle assessment - Mat 02 Environmental product declarations - Mat 03 Responsible sourcing of construction products - Mat 04 Durability and resilience - Mat 05 Material efficiency
Waste	Land Use & Ecology
- Wst 01 Construction waste management - Wst 02 Use of recycled and sustainably sourced aggregates - Wst 03 Operational waste - Wst 04 Speculative finishes (Offices only) - Wst 05 Adapting to climate change - Wst 06 Disassembly and adaptability	- Lue 01 Site selection - Lue 02 Ecological risks and opportunities - Lue 03 Managing impacts on ecology - Lue 04 Ecological change and enhancement - Lue 05 Long term ecological management
Pollution	Innovation
- Pol 01 Impact of refrigerants - Pol 02 Local air quality - Pol 03 Flood and surface water management - Pol 04 Reduction of nighttime light pollution - Pol 05 Reduction of noise pollution	Inn 01 Innovation

Scores and Rating

There are four main elements that determine the building rating:-

1. BREEAM rating benchmarks

Table 2.2 below summarises the overall percentage score that is required to classify within each rating.

Table 2.2

BREEAM Rating	% Score
Unclassified	< 25
Pass	≥ 25
Good	≥ 40
Very Good	≥ 55
Excellent	≥ 70
Outstanding	≥ 85

2. BREEAM environmental weightings

Table 2.3 below outlines the environmental weightings that are adopted in each section to convert the credits awarded into an overall percentage score.

Table 2.3

BREEAM Section	Weighting (%) (Fully Fitted)
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%
Innovation (additional)	10%

3. Minimum BREEAM standards

To achieve a BREEAM rating, the minimum percentage score must be achieved (table 2.2) and the minimum standards (number of credits) applicable to that rating level, table 2.4 below.

Table 2.4

Minimum Standards by BREEAM Rating Level					
BREEAM issue	Pass	Good	Very Good	Excellent	Outstanding
Man 03: Responsible construction practices	None	None	None	Basic responsible Construction practices One credit (Responsible construction management)	Advanced responsible Construction practices Two credits (Responsible construction management)
Man 04: Commissioning and handover	None	None	Commissioning of building systems One credit (Schedule and responsibilities)	Commissioning of building systems One credit (Schedule and responsibilities)	Commissioning of building systems One credit (Schedule and responsibilities)
Man 04: Commissioning and handover	None	None	Technical and non-technical building user guide written Criterion 12 (Handover)	Technical and non-technical building user guide written Criterion 12 (Handover)	Technical and non-technical building user guide written Criterion 12 (Handover)
Man 05: Aftercare	None	None	None	Commitment to 12 month in-use commissioning One credit (In-use commissioning)	Commitment to 12 month in-use commissioning One credit (In-use commissioning)
Hea 01: Natural light	None	None	None	None	Relevant areas have access to natural light Criterion 1 (Natural light)
Hea 04: Indoor air quality	None	None	Indoor air quality plan Criterion 1	Indoor air quality plan Criterion 1	Indoor air quality plan Criterion 1
Ene 01: Energy and carbon performance for regulated energy uses	None	None	None	Significant improvement over energy regulations Four credits	Best practice improvement over energy regulations Six credits AND
Ene 02: Prediction of operational energy and carbon	None	None	None	None	Predictive energy modelling Three credits
Ene 02: Prediction of operational energy and carbon	None	None	None	OR Three credits – operational energy Performance score	OR Five credits - Operational energy Performance score
Ene 02: Prediction of operational energy and carbon	None	None	None	None	No fossil fuels combusted on- site

Ene 03: Energy Monitoring	None	None	Monitoring for 90% energy consumption by end use One credit (Energy monitoring by end-use)	Monitoring for 90% energy consumption by end use One credit (Energy monitoring by end-use)	Monitoring for 90% energy consumption by end use One credit (Energy monitoring by end-use)
Wat 01: Water consumption	None	15% improvement over baseline One credit	15% improvement over baseline One credit	15% improvement over baseline One credit	30% improvement over baseline Two credits
Wat 02: Water monitoring	None	A water meter is installed Criterion 1	A water meter is installed Criterion 1	A water meter is installed Criterion 1	A water meter is installed Criterion 1
Mat 01: Building life cycle assessment	None	None	None	Any project stage LCA and embodied carbon reporting Criteria 1 to 6	All project stage LCA and embodied carbon reporting Five credits
Mat 03: Responsible sourcing of materials	Legally harvested and traded timber Criterion 1	Legally harvested and traded timber Criterion 1	Legally harvested and traded timber Criterion 1	Legally harvested and traded timber Criterion 1	Legally harvested and traded timber Criterion 1
Wst 01: Construction waste management	None	None	None	None	Pre-demolition audit OR Resource management Plan One credit
Wst 03: Operational waste	None	None	None	Recycling facilities provided One credit	Recycling facilities provided One credit
Pol 01: Impact of refrigerants	None	None	None	None	No refrigerant use OR Refrigerants have an emissions rate < 1000 kgCO ₂ e per kW One credit

4. BREEAM credits for innovation

Innovation credits provide additional recognition for a building that innovates in the field of sustainable performance, above and beyond the level that is currently recognized and rewarded within standard BREEAM issues.

Current Assessment – Design parameters

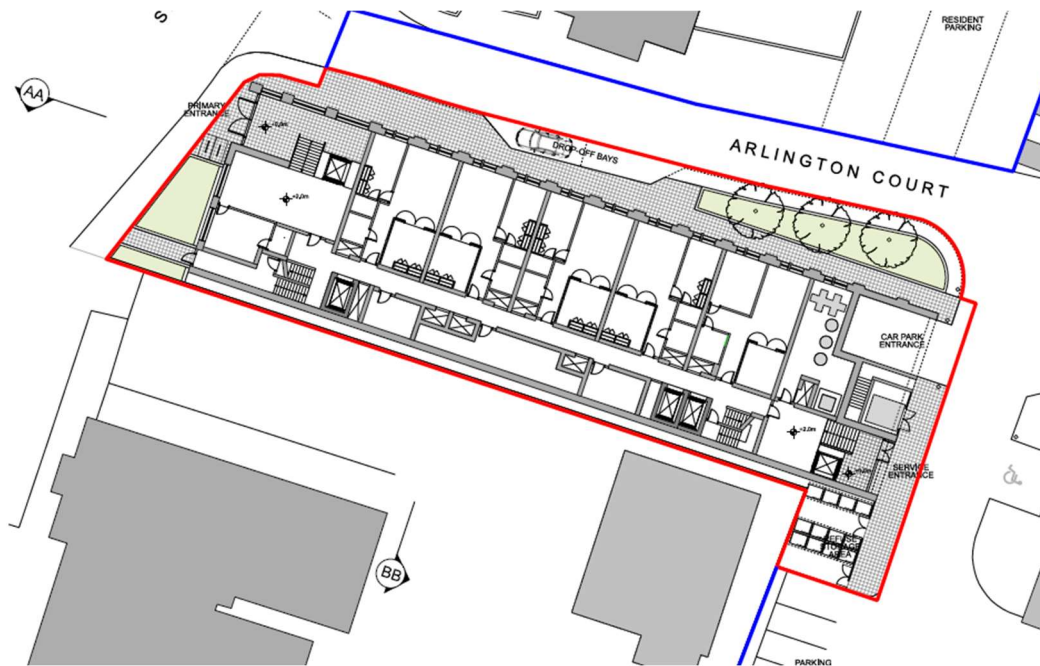
For this BREEAM NC v7 pre-assessment, the following design parameters were used within the BREEAM Calculator Tool to commence the assessments:

- Scheme - BREEAM UK New Construction v7
- Building Type – Hospitality – Hotel
- Project type – New Construction (Fully fitted)
 - Air source heat pumps to provide the heating and DHW to the development – both residential and commercial,
 - Mechanical ventilation system, with low specific fan powers and heat recovery,
 - Mechanical ventilation with low specific fan powers,

- Low energy lighting (LED lighting throughout) with occupant controlled zoning;
- Energy efficient lighting controls – photocell controls and presence detection
- Adequate cycle storage and cyclist facilities proposed

3.0 CONCEPT DESIGN STAGE 2 REPORT

3.1 Development Proposals



The proposed development is located at Mercure Hotel location, and is currently an existing carparking provision over ground and basement level within the hotel

The proposed development consists of the demolition of the upper (ground floor) of the current 2 storey car parking facility to create a new hotel offering over a ground and 5 upper floors, with the retention of the existing undercroft parking. The project will deliver 43 new hotel rooms.

3.2 Stage 2/3 Reporting

The design team sought advice upon, and discussions related to the early-stage requirements in terms of studies and reports to inform the design moving forward, summarised as below.

MAN01 –Stakeholder consultation: engagement of key stakeholders (incl. team member with significant construction experience) and their roles and responsibilities.

MAN01 - BREEAM AP to be appointed for the project; the concept stage AP to be submitted with a pre-assessment with the planning application. The stage 3/4 reporting can be undertaken at Stage 3b/4 post planning.

MAN02 -Elemental level & Component level LCC to be carried out for the development.

HEA04 – to commission an indoor air quality plan to inform other issues within the HEA section; ventilation and internal finishes.

HEA08 – Suitably Qualified Security Specialist has to be appointed.

ENE01 – Prior to completion of the concept design, relevant members of the design team hold a preliminary design workshop focusing on operational energy performance.

ENE04 – The project team carries out an analysis of the site and proposed development during the Concept Design stage to explore the effect of building form on energy demand

TRA01- Transport Assessment and Draft Travel Plan is required. It was agreed that these reports will be prepared to accompany the planning application. Section details are provided to the client gives further information on the requirements. (includes the Tra 02 requirements).

MAT01 – Carry out an early design phase LCA calculation from the materials that the project incorporates into the building.

MAT02 & MAT03– Requires a sustainable procurement plan to be in place; Contractor to have procurement policy in place, or to produce bespoke plan for the project.

MAT06 – Set targets to optimise use of materials in a written statement to be provided by the architects.

WST01 – Pre-demolition audit of existing building, structures, hard standing needs to be carried out. This is to task the form of an Architectural appraisal – see section details provided.

WST05 – The Architects to conduct a climate change adaptation strategy appraisal; section details provided as well of a sample of a façade analysis

WST06 – The Architects to consider and complete a study of design for disassembly and functional adaptability; section details provided.

LE02 & LE05 – a suitably qualified Ecologist will need to be appointed for these credits; please ensure that report is fully BREEAM UK NC v7 compliant and they will also need to provide PC sign off.

3.3 Local Plan

The site sits within the London Borough of Hillingdon.

The Local Plan: Part 1 - Strategic Policies was adopted November 2012 and London Plan

Policy SI5 Water infrastructure

2) achieve at least the BREEAM excellent standard (commercial development).

3.4 BREEAM Strategy

A BREEAM pre-assessment tracker is attached at Section 7.0.

The above **Stage 2/3 issues** have been discussed with the client and reported in the attached BREEAM tracker.

The report takes the form of a tracker document and details:-

- Target scoring as per the agreed strategy from the initial design team meeting
- Summary details of the design stage requirements
- Specific advice for project team and any required actions
- A section to identify the individual responsibility for meeting the required actions within the project team members

Where felt appropriate, and if any sections require specific reference to the compliance requirements contained within the BREEAM technical manual, then the Section Details are reproduced under 4.0 (below), for the guidance of the project team.

4.0 SECTION DETAILS

It is considered that the below detailed BREEAM matters should be taken on board at this early stage of design development

Man 02 - Elemental LCC Option Appraisal

1.A competent person carries out an outline, entire asset elemental life cycle cost (LCC) options appraisal (at least two) at the Concept Design stage in line with ISO 15686-5:2017.(2)

The elemental LCC plan:

2.a Provides an indication of future replacement costs over a period of analysis as required by the client (e.g. 20, 30, 50 or 60 years);

2.b Includes service life, maintenance and operation cost estimates.

3.Demonstrate, using appropriate examples provided by the design team, how the elemental LCC plan has been used to influence building and systems design and specification to minimise life cycle costs and maximise critical value.

Man 02 – Component level LCC Options Appraisal

4.A competent person develops a component level LCC options appraisal (at least two) by the end of Technical Design stage in line with ISO 15686-5:2017, and includes the following component types (where present)

4.a. Envelope, e.g. cladding, windows, or roofing

4.b. Services, e.g. heat source, cooling source, or controls, also intelligent lighting controls against standard controls.

4.c Finishes, e.g. walls, floors or ceilings

4.d External spaces, e.g. alternative hard landscaping, boundary protection.

5.Demonstrate, using appropriate examples provided by the design team, how the component level LCC options appraisal has been used to influence building and systems design and specification to minimise life cycle costs and maximise critical value.

Hea 05 – Thermal Comfort

Thermal Modelling – Current Climate

1.Thermal modelling has been carried out using software in accordance with CIBSE AM11(64) Building Energy and Performance Modelling (see M1.2).

2.The software used to carry out the simulation at the detailed design stage provides full dynamic thermal analysis.

The modelling demonstrates that:

3.a. For air-conditioned buildings, summer and winter operative temperature ranges in occupied spaces are in accordance with the criteria set out in CIBSE Guide A Environmental design(65), Table 1.5; or other appropriate industry standard (where this sets a higher or more appropriate requirement or level for the building type; or the thermal environment

in occupied spaces meet the Category B requirements for PPD, PMV and local discomfort set out in Table A.1 of Annex A of ISO 7730:2005.

3.b. For naturally ventilated buildings and mechanically ventilated buildings with limited comfort cooling:

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

3.b.ii. The building is designed to limit the risk of overheating, in accordance with the adaptive comfort methodology outlined in either of the following standards as appropriate; CIBSE TM52: The limits of thermal comfort: avoiding overheating in European buildings(66) or CIBSE TM59: Design methodology for the assessment of overheating risk in homes(67).

4.For air-conditioned buildings, when generated, report the PMV and PPD indices based on the above modelling via the BREEAM Platform (see CN1.3 and CN1.4).

Design for future thermal comfort

5.Criteria 1 to 4 are achieved.

6.The thermal modelling demonstrates that the relevant requirements set out in criterion 3 on the previous page are achieved for a projected climate change environment (see M1.3).

7.Where criterion 6 above is not met, the project team demonstrates how the building has been adapted, or designed to be easily adapted in future using passive design solutions to meet the requirements under criterion 6 above.

8.For air-conditioned buildings, when generated, report the PMV and PPD indices based on the above modelling via the BREEAM Platform (see CN1.3 and CN1.4).

Hea 08 – Security

1.A suitably qualified security specialist (SQSS) must conduct an evidence-based security needs assessment (SNA) during or before Concept Design (RIBA Stage 2). The purpose of the SNA is to identify any security-relevant attributes of the proposed development, site context, and surrounding environment that may influence the security strategy.

2.Based on the SNA findings, the SQSS must develop a set of security controls and design recommendations. These must directly address the specific threats and assets identified in the SNA.

3.The agreed security controls and recommendations shall be incorporated into proposals and implemented in the as-built development. Any deviation from those controls and recommendations shall be justified and agreed with the SQSS.

Ene 04 – Low Carbon Design

Building form optimisation

1. The project team carries out an analysis of the site and proposed development during the Concept Design stage to explore the effect of building form on energy demand (see M1).
2. Demonstrate that the analysis has informed the building design and will lead to a reduction in building energy consumption in use.

Tra 01 Transport assessment and travel plan

Two credits – Travel plan

1. Conduct a site-specific transport assessment by the end of the Concept Design stage; see M1.
2. Develop a site-specific travel plan following the transport assessment recommendations by the end of the Concept Design stage; see M3.
3. Demonstrate that the travel plan can guide the appropriate implementation of sustainable transport measures during the design, construction, and occupancy stages and be supported by the building's management during operation.

Ref	Terms	Description
CN1	Transport assessment included in the travel plan	The transport assessment can be incorporated into the travel plan instead of a separate report. Relevant information must be distinctly identified between the transport assessment and the travel plan document. The travel plan must effectively showcase how the transport/travel assessment has informed the strategic elements of the plan.
CN2	Travel plan – Existing travel plan	An up-to-date organisational travel plan for a site on which an assessed building is located can be used to meet the relevant criteria. The existing plan must comply with the requirements in M3. All building users (in existing and new buildings) and additional travel resulting from users of the new building must be considered.
CN3	Accessible amenities and PTAL – Main building entrance to consider for campus-style developments	When 80% or more of the buildings are within 1 km of the campus main entrance; the campus main entrance can be used to determine the distance to an accessible amenity or compliant node. When less than 80% of the buildings are within 1 km of the campus's main entrance, the assessed building's main entrance must be used as the reference point to determine the distance to an accessible amenity or compliant node. This rule implies that for large campus developments, where distances are too great to be comfortably covered on foot, the needs of building users are better served by locating public transport nodes within or on the periphery of the campus. When the site has multiple main entrances, the most convenient main entrance can be used for the calculation. For buildings that are not part of a centralized campus, the building's main entrance must be used as the reference point for this assessment.
CN4	PTAL – Government Planning Information Database	Approved Government Public Transport Accessibility Level (PTAL) can be used as alternative evidence for compliance with the BREEAM PTAL. For approved PTAL, see the BREEAM Knowledge Base. When a local government creates a detailed and accurate Planning Information Database to provide a PTAL, it can be submitted to BRE Global for review. The PTAL must be derived from the (PTAL) method used by Transport for London.
CN5	PTAL – Community transport schemes in rural areas	In rural areas, where scheduled public services may be limited, community transport schemes, including 'on-demand services', should be noted in the 'Transport assessment and travel plan'; however, unscheduled services cannot be accounted for when calculating the PTAL.
CN6	PTAL – Future transport nodes	Where a transport node is currently inactive but will become active soon after project completion, it can be included when calculating the existing PTAL. To demonstrate this, the appropriate public transport authority or company must confirm the start of service date and frequency.
CN7	PTAL – Park and Ride services	Park-and-ride bus services run from one or more car parks to a city centre or other destination. They allow travellers to park their cars at a convenient location and complete their journey by bus. These generally stop at transport nodes en route to allow passengers to board or alight. In such cases, where appropriate, this can be considered as contributing to the PTAL.

Calculation of the public transport Accessibility Index (AI)

1. Collate the following information to determine the public transport Accessibility Index (AI) of the assessed building:
 - a. Distance (m) from the main building entrance to each compliant public transport node
 - b. Public transport types serving the compliant node, e.g. bus or rail
 - c. Average number of services stopping per hour at each compliant node during the operating hours of the building for a typical day (see Table 7.2 on the previous page).
2. Use the BREEAM Accessibility Index tool to calculate the AI.

Calculating the average number of services

For the AI calculation, the frequency of public transport is the average number of services per hour. This average is calculated by determining the number of services stopping at the node (during the peak arrival and departure times for the building or the building's typical day's operating hours, see definition of 'operating hours') divided by the number of hours within that period. For example, the average number of services for a building that operates between 08:00–19:00 hrs (11 hours) within proximity of a bus stop with 35 stopping services during this period is 3.2.

Multiple services

Services that operate from more than one node within proximity of the building, the same bus serving two separate bus stops, must be considered only once, at the node in closest proximity to the building. Different services at the same node count as separate services.

Tra 02 – Sustainable transport measures**Prerequisite – Transport assessment and travel plan**

4. Complete a transport assessment and travel plan in line with Tra 01. If these documents are completed after Concept Design, they can still be used to meet this prerequisite.

Up to 10 credits – Transport options implementation

5. Calculate the credits as follows:
 - 2.a. Refer to the score given in the Public Transport Accessibility Index (PTAI) as calculated in Tra 01. This score will be used to weight the points awarded in Tra 02.
 - 2.b. Award points for the sustainable transport measures implemented in Tra 02, as per Table 7.3 below.
 - 2.c. Use Table 7.4 on the next page to convert the number of points achieved for sustainable transport measures into credits, as weighted by the PTAI score.

Table 7.3: Summary of sustainable transport measures and points

Option	Sustainable transport measures	Points
Public transport measures		
1	The existing PTAI calculated as per Tra 01 is worth one point if it is: a. ≥ 4 for prison or military sites, rural location buildings, and further and higher education buildings. b. ≥ 8 for all other building types.	1
2	Improve the existing PTAI by at least 1.00 – any successful intervention receives the full three points.	3

Option	Sustainable transport measures	Points
	<i>For example:</i> – Negotiating with local public transport companies to increase service provision for the development. – Providing a diverted bus route, a new bus stop, or similar. – Providing a dedicated transport service, such as a bus route.	
3	Provide up-to-date local public transport information in a convenient, accessible area to help building users plan journeys by public transport.	1
Private transport measures		
4	Provide electric vehicle charging infrastructure, ≥ 7 kW EV charging points and associated cable routes, see M1.	1 or 2
5	a. Set up a car sharing group or facility to promote car sharing among building users. b. Actively market the car sharing scheme and provide communication channels that make it easy to join and use. c. Provide priority spaces for car sharers, allocating $\geq 5\%$ of the total staff car parking capacity. d. Ensure that car share spaces are placed near the building entrance as the requirements of other types of priority parking (disabled, etc.) allow.	1
Active travel measures		
6	a. Engage with the local authority at the earliest (brief) stage to review public cycle and pedestrian routes. b. Agree on possible improvements to the local active travel network that supplement existing plans and are relevant to the site/project. c. Select at least one such improvement and carry it out.	2
7	Install at least the minimum number of cycle storage spaces as set out in Table 7.8 (see M2).	1
8	Having supplied cycle storage space as per Option 7 above, provide building users with at least two of the following facilities: – Showers – Changing facilities – Lockers – Drying spaces. <i>Where facilities are combined – e.g. showers and changing facilities – it must be possible for different people to use them at the same time if they are to count as more than one facility.</i>	1
9	Existing amenities: Ensure at least three relevant amenity types within less than or equal to 500 m of proximity (see M4).	1
10	New or enhanced amenities: Provide relevant and accessible new amenities within less than or equal to 500 m of the building entrance. These can be an enhanced existing amenity, or a new type of amenity (see M4).	2 or 3
Alternative transport measures		
11	Carry out one site-specific improvement measure in line with the travel plan not listed as an option in Tra 02. Submit this for BRE review.	1 to 3

Mat 04-Durability and Resilience

Protecting vulnerable parts of the building from damage

1. Protection measures are incorporated into the building's design and construction to reduce damage to the building's fabric or materials in case of accidental or malicious damage occurring. These measures must provide protection against:

- 1.a. Negative impacts of high user numbers in relevant areas of the building (e.g. corridors, lifts, stairs, doors etc.).
- 1.b. Damage from any vehicle or trolley movements within 1 metre of the internal building fabric in storage, delivery, corridor and kitchen areas.
- 1.c. External building fabric damage by a vehicle. Protection where parking or manoeuvring areas are within 1 metre of the building façade and where delivery areas or routes are within 2 metres of the façade, i.e. specifying bollards or protection rails.
- 1.d. Potential malicious damage to building materials and finishes, in public and common areas where appropriate.

Protecting exposed parts of the building from material degradation

2. Key exposed building elements have been designed and specified to limit long and short-term degradation due to environmental factors. This can be demonstrated through one of the following:

- 2.a. The element or product achieving an appropriate quality or durability standard or design guide, see Table 9.13 on the next page for examples. If no relevant standards or guides are listed in Table 9.13 on the next page, either use BS 7543:2015(93) as the default appropriate standard or use relevant equivalent standards.

OR

- 2.b. A detailed assessment of the element's resilience when exposed to the applicable material degradation and environmental factors.

3. Produce an access to the roof and façade strategy for cost-effective cleaning, replacement and repair in the building's design.

4. Design the roof and façade to prevent water damage, ingress and detrimental ponding.

Mat 05 - Material efficiency

1. At the Preparation and Brief and Concept Design stages, set targets and report on opportunities and methods to optimise the use of materials. This must be done for each of the following stages:

- 1.a. Preparation and Brief
- 1.b. Concept Design

- 1.c. Developed Design
 - 1.d. Technical Design
 - 1.e. Construction.
2. Develop and record the implementation of material efficiency, see Table 9.14 on the next page, during:
- 2.a. Developed Design
 - 2.b. Technical Design
 - 2.c. Construction.
3. Report the targets and actual material efficiencies achieved.

Wst 01 – Pre-demolition Audit

1. Complete a pre-demolition audit of any existing buildings, structures or hard surfaces being considered for demolition. This must be used to determine whether refurbishment or reuse is feasible and, in the case of demolition, to maximise the recovery of material for subsequent high grade or value applications. The audit must cover the content of M1: Pre-demolition audit scope on the next page and:

- 1.a. Be carried out at Concept Design stage by a competent person prior to strip-out or demolition works
- 1.b. Guide the design, consider materials for reuse and set targets for waste management
- 1.c. Engage all contractors in the process of maximising high-grade reuse and recycling opportunities
- 2. Make reference to the audit in the resource management plan (RMP).
- 3. Compare actual waste arisings and waste management routes used with those forecast and investigate significant deviations from planned targets.

Wst 05 – Adaptation to Climate Change

One credit – Resilience of structure, fabric, building services and renewables installation

1. Conduct a climate change adaptation strategy appraisal using:
- 1.a. A systematic risk assessment to identify the impact of expected extreme weather conditions arising from physical climate risks and climate change on the building and vulnerabilities over its projected life cycle. The assessment covers the installation of building services and renewable systems, as well as structural and fabric resilience aspects and includes (see M1):
 - 1.a.i. Hazard identification
 - 1.a.ii. Hazard assessment
 - 1.a.iii. Risk estimation
 - 1.a.iv. Risk evaluation
 - 1.a.v. Risk management.

2. Develop recommendations or solutions based on the climate change adaptation strategy appraisal, before or during Concept Design, that aim to mitigate the identified impact.

3. Provide an update during Technical Design demonstrating how the recommendations or solutions proposed at Concept Design have been implemented where practical and cost effective. Omissions have been justified in writing by the assessor.

Wst 06 – Design for disassembly and adaptability

One credit – Design for disassembly and adaptability – Recommendations

1. By the end of Concept Design, conduct a study to explore the disassembly and adaptation potential of different design scenarios (see M1).

2. By the end of Concept Design, develop solutions based on the study (criterion 1) that allow disassembly and adaptability (see M1).

One credit – Design for disassembly and adaptability – Implementation

3. Achieve criteria 1 and 2.

4. During Technical Design, provide an update on the following (see M2):

4.a. How the solutions proposed by Concept Design have been implemented where practical and cost effective. Omissions must be clearly justified.

4.b. Changes to the recommendations and solutions during the development of the Technical Design.

5. Produce a building design for disassembly and adaptability manual (see Definitions and M2) to communicate the disassembly and adaptability principles and characteristics to prospective owners or building operators.

Functional adaptation strategy study

The study must consider the following as a minimum:

- Feasibility: The likelihood to contain multiple or alternative building uses, area functions and different tenancies over the expected life cycle, e.g. related to the structural design of the building.

- Accessibility: Design aspects that facilitate the replacement of all major plant within the life of the building, e.g. panels in floors and walls that can be removed without affecting the structure, providing lifting beams and hoists. Accessibility also involves access to local services, such as local power, data infrastructure etc.

- Versatility: The degree of adaptability of the internal environment to accommodate changes in working practices.

- Adaptability: The potential of the building ventilation strategy to adapt to future building occupant needs and climatic scenarios.

- Convertibility: The degree of adaptability of the internal physical space and external shell to accommodate changes of in-use.
- Expandability: The potential for the building to be extended, horizontally or vertically.
- 'Refurbishment potential': The potential for major refurbishment, including replacing the façade.

Functional adaptation implementation

The implementation will be specific to the building and scope of the project, but information should be made available to the assessor covering:

- Options for multiple building uses and area functions based on design details, e.g. modularity.
- Routes and methods for major plant replacement, e.g. networks and connections have flexibility and capacity for expansion.

Accessibility for local plant and service distribution routes, e.g. detailed information on building conduits and connections infrastructure.

- The potential for the building to be extended, horizontally or vertically.

5.0 BREEAM ASSESSMENT

The subsequent attachment highlights the BREEAM credits that have been targeted for the Mercure Hotel development and provides the corresponding BREEAM percentage scores.

This concept stage assessment and report at Section 7.0 represents the performance of the building at the early design stage of the assessment, prior to detailed design/planning and before the beginning of operations on site. Certification at this stage does not, therefore, represent the buildings final 'as built' BREEAM performance.

6.0 CONCLUSIONS

Taking on the guidance for the advisory professional, the Developer and Principle Contractor will commit to achieving the required score with the above recommendations incorporated into the specification. As a result, Mercure Hotel will enjoy reduced operating and life cycle costs due to the enhancement over and above current Building Regulations and built-in features designed to reduce environmental impact and greenhouse gases.

Overall, the carbon footprint of the scheme will be minimised along with its Ecological impact. All stakeholders involved stand to benefit as a result of the assessment and recommendations.

The PES Ltd
The Mille
1000 GWR
TW8 9DW

Prepared



Date 13th March 2026

Checked



Date 13th March 2026

7.0 BREEAM TRACKER AND REPORT

BREEAM UK NEW CONSTRUCTION v7

Mercure Hotel		BREEAM New Construction UK v7		TARGET Outstanding (85%)					BREEAM[®] The NC v7 Manual Click to View		
Hospitality		Hotel		Definite: 73.58% EXCELLENT + Possible: 13.86% OUTSTANDING Evidenced: 0.00% UNCLASSIFIED							
BREEAM NEW CONSTRUCTION v7											
Fully fitted out											
Category	Issue	Assessment Issues	Compliance Requirements	Issue Details	Definite	Possible	Not Targeting	Max Credits Available	Design Stage	Post Construction Stage	Action/Responsible person
	Man 01 - Project Brief and Design	Project planning (1 credit)	STAGE 2 1. A clear brief is developed prior to completion of the concept design 2. Prior to completion of the concept design, the project team (Client, Design Team and Principal Contractor) meet specifically to discuss, identify and define the roles, responsibilities and contributions for each key phase of the project. 3. The project team demonstrate how the project delivery stakeholders' contributions and their input in the design process have influenced design and delivery.	Man01	1			1	- Clear Brief - Responsibility matrix. - Minutes with responsibilities allocation. - Stakeholders influence report/summary document	- Updated responsibility matrix. - Site inspection photos.	
		Stakeholder Consultation (Interested Parties) (1 credit)	STAGE 2 4. Prior to completion of the Concept Design , the design team consult with all interested parties on matters that covers the minimum consultation content 5. The project must demonstrate concisely how the interested party contributions and outcomes of the consultation exercise have influenced or changed the initial project brief and concept design. 6. Prior to completion of the detailed design (Technical Design or equivalent), consultation feedback has been given to, and received by, all relevant parties. Additionally, for Education, Healthcare, Courts, and Major transportation hub (Refer to Manual)		1			1	- Stakeholder list. - Consultation records. - Stakeholders interest and influence summary. - Independent verification. (DQI or AEDET if used.)	- PCR photos with consultations outcomes.	
		BREEAM AP (Concept Design) (1 credit)	STAGE 2 8. A BREEAM Advisory Professional (AP) has been appointed early in the design process to facilitate the setting and achievement of BREEAM performance targets for the project. 9.The defined BREEAM performance targets have been formally agreed between the client and design or project team no later than the concept design work stage . 10. To achieve this credit at the interim design stage assessment, the agreed BREEAM performance targets must be demonstrably achieved by the project design.		1			1	- AP status appointment letter. - BREEAM performance target. - Key design stages dates - Performance targets discussions and AP involvement and involvement. - AP progress reports (for each stage from Concept to Technical Design).	- No further actions required postconstruction. - Interim design stage certificate with achieved performance targets.	
		BREEAM AP (Monitoring Progress) (1 credit)	11. Achieve criteria 8 to 10 12. A BREEAM Advisory Professional (AP) has been appointed to monitor progress against the agreed BREEAM performance targets throughout the design process and formally report progress to the client and design team. (Refer to manual for criteria 12.a to 12.e) 13. The BREEAM AP – Design must attend key project and design team meetings during the concept design, developed design and technical design work stages. Reporting must be carried out during and prior to completion of each stage, as a minimum.		1			1	- AP status appointment letter. - BREEAM performance target. - Key design stages dates - Performance targets discussions and AP involvement and involvement. - AP progress reports (for each stage from Concept to Technical Design).	- No further actions required postconstruction. - Interim design stage certificate with achieved performance targets.	
	Man 02 - Life cycle cost and service life planning	Elemental Life Cycle Costing (2 credits)	STAGE 2 1. A competent person carries out an outline, entire asset elemental life cycle cost (LCC) options appraisal (at least two) at the Concept Design stage in line with ISO 15686-5:2017. 2. The elemental LCC plan. 3. Demonstrate, using appropriate examples provided by the design team, how the elemental LCC plan has been used to influence building and systems design and specification to minimise life cycle costs and maximise critical value.	Man02	2			2	- Elemental LCC plan. - LCC influence confirmation.	- LCC outcomes photos.	
		Component level LCC plan (1 credit)	STAGE 4 4. A competent person develops a component level LCC options appraisal (at least two) by the end of Technical Design stage in line with ISO 15686-5:2017. 5. Demonstrate, using appropriate examples provided by the design team, how the component level LCC options appraisal has been used to influence building and systems design and specification to minimise life cycle costs and maximise critical value.		1			1	- Component level LCC options appraisal. - LCC design influence.	- LCC options appraisal outcomes photos.	
		Capital cost reporting (1 credit)	6. Report the capital cost for the building in pounds per square metre (£/m²) of gross internal area (GIA).		1			1	- Predicted capital cost.	- Final capital cost.	

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Category	Issue	Assessment Issues	Compliance Requirements	Issue Details	Definite	Possible	Not Targeting	Max Credits Available	Design Stage	Post Construction Stage	Action/Responsible person
Management	Man 03 - Responsible Construction Practices	Prerequisite	1. All temporary site timber and timber-based products (excluding reused timber) used during the construction process of the project must be legal and sustainable timber. Prerequisite – For Healthcare NHS buildings only (Refer to manual)	Man03	Y			Y	- Commitment to all timber and timber-based products are legal and sustainable timber in letter ir building spec/contract.	- Confirmation of timber use. - Timber certifications if used. - Robust proof of purchase.	
		Environmental management - EMS System (1 credit)	3. All parties who manage the construction site at any stage must operate an EMS covering their main operations. The EMS must be third-party certified to ISO 14001, EMAS (EU Eco-Management and Audit Scheme), or an equivalent standard. 4. All parties who manage the construction site at any stage must implement best practice pollution prevention policies and procedures on site.		1			1	- Contractor's EMS/EMAS certificate. - Checklist (table 4.2) and confirmation of proposed measures and procedures OR building spec/contract OR commitment letter	- EMS/EMAS certificate. - Table 4.2. checklist - Pollution prevention management procedures and policies implementation (construction environmental management plans, site procedures, site plans, site records and site photographs.).	
		BREEAM AP (Site) (1 credit)	5. The client must formally agree with the contractor the performance targets relating to the BREEAM certification that have been set for the project. 6. A BREEAM AP must be involved in the project at an appropriate time and level to ensure that the agreed performance targets are met. 7. The submitted assessor's report must show that a BREEAM AP was appointed and that the agreed performance targets have been demonstrably achieved by the project.		1			1	- Required BREEAM performance rating. - Relevant section or clauses of the building specification/contract OR signed and dated commitment letter to meet the 6 criteria.	- BREEAM AP status confirmation and appointment. - BREEAM AP involvement (reports, minutes).	
		Responsible construction management (up to 2 credits)	Minimum Standard - Excellent & above For small-scale projects: 8.a The contractor must achieve items listed f, h, i, j and m (as listed within Table 4.1) to achieve one credit. 8.b Where the contractor achieves those items checked as 'required for one credit (for standard projects)' in Table 4.1 , the small-scale project may achieve two credits. For standard projects: 9.a All items checked as 'required for one credit (for standard projects)' in Table 4.1 must be achieved for one credit to be awarded. 9.b Projects achieving criterion 9.a plus six additional items in Table 4.1 may be awarded a second credit.		1	1		2	- Clearly identified targeted items in Table 4.1. (relevant section or clauses of the building specification/contract OR signed and dated commitment letter)	- Table 4.1 delivery of each point or CCS cert and monitor's final report. (site plans, procedures or policies, site inspection reports or photographs, site records or letters).	
		Site Monitoring (up to 2 credits)	10. Assign responsibility for site monitoring to a named individual. The responsible individual must have the appropriate authority and experience to access the data required. They may be the BREEAM AP, where one has been appointed. They will be required to monitor, record and report energy use, water consumption and transportation data (where measured) resulting from all on-site construction processes. One credit – Monitoring utility consumption Energy consumption 11. to 13 (Refer to manual for criteria 11 to 13) Water consumption 14. to 16 (Refer to manual for criteria 14 to 16) One credit – Monitoring transport of construction materials and waste 17. to 18 (Refer to manual for criteria 17,18)		2			2	- Set target confirmation - Details of the predicted project value. - Relevant section or clauses of the building specification or contract OR signed and dated letter of commitment to meet the criteria 10-18.	- Individual appointment for monitoring, recording and reporting site data. - Confirmation of the final project value. - Site logs for energy, water, transport plus distance travelled and fuel consumption.	
		Schedule and Responsibilities (1 credit)	1. Prepare a schedule of commissioning and testing. The schedule identifies and includes a suitable timescale for commissioning and re-commissioning of all complex and non-complex building services and control systems and for testing and inspecting building fabric. 2. The schedule identifies the appropriate standards for all commissioning activities to be conducted, where applicable, in accordance with relevant standards. 3 Where a building management system (BMS) is specified (Refer to manual for criteria 3a to 3e) 4. Appoint an appropriate project team member to monitor and programme pre-commissioning, commissioning and testing. 5. The principal contractor accounts for the commissioning and testing programme, responsibilities and criteria within their budget and the main programme of works. Allow the required time to complete all commissioning and testing activities prior to handover.		1			1	- Clauses of the building specification/contract OR Client commitment letter. - ND Commissioning schedule (where available) - Commissioning programme and project budget. - R if contractor not appointed: clauses of the building specification/contract. - R client commitment letter	- Commissioning schedule. - BMS commissioning records or procedures. - Project team member appointment. - Programme and project budget.	

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Fully fitted out												
Category	Issue	Assessment Issues	Compliance Requirements	Issue Details	Definite	Possible	Not Targeting	Max Credits Available	Design Stage	Post Construction Stage	Action/Responsible person	
	Man 04 - Commissioning and Handover	Commissioning role (1 credit)	Minimum Standard - Very Good or above 6. Achieve the schedule and responsibilities credit (criteria 1 to 5). 7. During the design stage, the client or the principal contractor appoints an appropriate project team member (see criterion 4), provided they are not involved in the general installation works for the building services systems, with responsibility for (Refer to manual for criteria 7a to 7c) For buildings with complex building services and systems, this role needs to be carried out by a specialist commissioning manager.	Man04	1			1	- Commissioning manager(s) appointment letter. - Design reviews (if available), - Manager qualifications (if applicable)	- Design reviews and commissioning records and reports. - Specialist commissioning manager qualifications (if applicable).		
		Envelope Testing (1 credit)	8. Achieve the schedule and responsibilities credit (criteria 1 to 5). 9. Complete post-construction testing and inspection to quality-assure the integrity of the building fabric, including continuity of insulation, avoidance of thermal bridging and air leakage paths (this is through airtightness testing and a thermographic survey) (see M1). A suitably qualified professional undertakes the survey and testing in accordance with the appropriate standard (see M1.5). For EU taxonomy alignment, please see M1.6. 10. Rectify any defects identified during post-construction testing and inspection prior to building handover and close out. Any remedial work must meet the required performance characteristics for the building or element as defined at the design stage.			1		1	- Building specification/contract or client letter.	- Thermographic survey and air leakage report. - Qualifications/certificates for qualified professionals. - Completed remedial verification (if required).		
		Handover (1 credit)	Minimum Standard - Very Good or above 11. Prior to handover, develop two building user guides (see M2) for the following users: 11.a A non-technical user guide for distribution to the building occupiers. 11.b A technical user guide for the premises facilities managers. A draft copy is developed and discussed with users first (where the building occupants are known) to ensure the guide is most appropriate and useful to potential users. 12. Prepare two training schedules (see M3) timed appropriately around handover and proposed occupation plans for the following users: 12.a A non-technical training schedule for the building occupiers. 12.b A technical training schedule for the premises facilities managers.		1			1	- Specification/contract or client commitment letter OR - client's letter of commitment which is specific for the project being assessed. OR - Draft building user guides and training schedule (if relevant).	- Final building user guide - Confirmation that the guide has been, or will be, distributed to the building's owner, tenants or fitout contractor (for completion). - Training schedules with confirmation that it was issued to the relevant people.		
	Man 05 - Aftercare	Aftercare support (1 credit)	1. Provide aftercare support to the building occupiers through having in place operational infrastructure and resources. This includes as a minimum (Refer to manual for criteria 1a to 1d) 2. Establish operational infrastructure and resources to coordinate the collection and monitoring of energy and water consumption data for a minimum of 12 months, once the building is substantially occupied.	Man05	1			1	- Compliant aftercare support and training commitment.	- Initial aftercare record and long-term aftercare support. - If 13 months since occupation, aftercare data records should be available for submission.		
		In-use Commissioning (1 credit)	Minimum Standard - Excellent or above 3. Complete the following commissioning activities over a minimum 12-month period, once the building becomes substantially occupied: 3.a Complex systems: The specialist commissioning manager will: (Refer to manual for criteria 3.a.i to 3.a.vii) 3.b Simple systems: The external consultant, aftercare team, or facilities manager will:(Refer to manual for criteria 3.b.i to 3.a.iii)		1			1	- Contract clauses/client letter OR commissioning appointment	- In-use commissioning records/reports and occupant interviews. - specialist commissioning manager qualification, if relevant. - if15 month period since occupation: – Commissioning manager appointment – Commissioning responsibilities schedule – Proposed commissioning dates – Where some commissioning has taken place, but not all, these reports must be submitted.		
		Post-occupancy evaluation (1 credit)	4. The client or building occupier commits to carry out a post-occupancy evaluation (POE) exercise one year after the building is substantially occupied. 5. An independent party carries out the POE covering: (Refer to manual for criteria 5a to 5b) 6. The independent party provides a report with lessons learned to the client and building occupiers. 7. The client or building occupier commits funds to pay for the POE in advance. This requires an independent party to be appointed to carry out the POE as described in criterion 5.		1			1	- Signed and dated commitment by the client or developer or future building occupier.	- Third-party appointment and BREEAM criteria met responsibilities schedule. - POE report must be provided if 15 months since occupation.		
	SECTION CREDIT SCORE					9.952	1.048	0.000	21.000			

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Category	Issue	Assessment Issues	Compliance Requirements	Issue Details	Definite	Possible	Not Targeting	Max Credits Available	Design Stage	Post Construction Stage	Action/Responsible person								
	Hea 01 - Natural Light	Natural Light (Minimum Standard)	Minimum Standard - Outstanding This whole issue requires computer modelling and relevant specialists to do the work. 1 Achieve one of the following: 1.a At least 95% of all relevant building areas for daylight, have vertical and/or inclined windows with a glazed area ≥ 20% of the surrounding wall area (see Definitions and M1). OR 1.b At least 80% of relevant building areas for daylight have a glazed area as a percentage of floor area ≥ 7% (see Definitions and M1).	Hea01	0			0	- Design drawings and calculations.	- PCR and photos OR As-built drawings. - Updated calculations where required.									
		Glare Control (1 credit)	2 A glare risk assessment is carried out. Areas not at risk are justified. Where risk exists, a glare control strategy is implemented that does not increase lighting energy use. 3 Where risk has been identified within a relevant building area, a glare control strategy is used to design out the potential for glare (see M2). 4 The glare control strategy does not increase energy consumption used for lighting. This is achieved by: 4.a Maximising daylight levels in all weather (cloudy or sunny). AND 4.b Ensuring the use or location of shading does not conflict with the operation of lighting control systems.		1			1	- Design drawings - Relevant section/clauses of the building specification or contract. - Glare control assessment, where required.	- PCR with photos - Final construction drawings or equivalent. - Manufacturer's literature (where required). - Glare control assessment, where required.									
		Daylighting (up to 2 credits - building type dependent)	5 Daylighting criteria have been met using one of the options outlined in Table 5.2 (see M3.2): 5.a The relevant building areas meet good practice average and minimum point daylight illuminance criteria as outlined in Table 5.2. OR 5.b The relevant building areas meet any level of recommendation using the daylight illuminance criteria in EN 17037:2018+A1:2021. OR 5.c The relevant building areas achieve at least 'nominally accepted' daylight sufficiency as per IES LM-83-23			2		2	- Design drawings and daylight calculations. OR National best practice daylighting guidelines or BREEAM requirements in relevant section or clauses of the building specification or contract	- Site photos or final construction or equivalent drawings. - updated Daylighting calculations. - Design team confirms that daylighting is follows national best practice daylighting guidelines or BREEAM requirements.									
		View out (1 credit)	8. ≥95% of floor area in 95% of spaces has adequate view out within required window/opening distance (Table 5.1, M5). 9. ≥75% of floor area in 95% of spaces meets both below: 9.a Horizontal sight angle ≥28". 9.b View includes landscape + ≥1 layer (sky/ground) (M5.4)			1		1	- Design drawings, windows schedule and calculations.	- Site inspection photos. OR Final construction or equivalent drawings. - Updateed calculations if required.									
	Hea 02 - Artificial Light	Prerequisite - Flicker	1. All lighting types should be designed to avoid flicker and stroboscopic effects (see M1), including across their full dimming and colour tuning range if applicable. This is applicable to all internal and external lighting.	Hea02	Y			Y	- Design drawings/lighting schedules. OR Relevant section or clauses of the building specification or contract. OR A letter of formal confirmation of compliance from the building services engineer or lighting designer. - Where luminaire specifications are known, manufacturer's product data sheets.	- For dimmable / colour tuneable lights (see M1.1): PCR and photos. - Final construction or equivalent lighting schedules and lighting layout plans. - Manufacturer's product data sheets.									
		Internal and external lighting levels (1 credit)	Minimum Standard - Very Good & above 2. Internal lighting designed per SLL Code 2022 (and relevant standards), appropriate to tasks, user comfort, and concentration. Must address: 2.a Illuminance & uniformity 2.b Glare limits 2.c Colour appearance (where applicable) 2.d Colour rendering For computer-use areas, comply with CIBSE LG7: 3.a Luminaire luminance limits (to avoid screen reflections) 3.b Ceiling luminance for uplighting (design calc if required) 3.c Direct lighting, ceiling & wall illuminance External lighting 4. External lighting per BS 5489-1:2020 & BS EN 12464-2:2024, ensuring safe/effective outdoor visibility. Must address: 4.a Illuminance/luminance & uniformity 4.b Glare limits		1			1	- Design drawings, lighting schedules and lighting control strategy. OR Relevant section or clauses of the building specification or contract. OR A letter of formal confirmation of compliance from the building services engineer or lighting designer.	-PCR with photos. - Compliance confirmation such as final construction or equivalent lighting schedules, lighting layout plans, lighting control strategy, lighting calculations or light testing results. - Formal confirmation of compliance from the building services engineer or lighting designer.									
		Zoning and Occupant Controls (1 credit)	5. Internal lighting zoned for occupant control, as applicable: (Refer to manual for criteria 5.a to 5.i) 6. Teaching/seminar/lecture areas comply with CIBSE LG5. 7. Auto lighting controls must have manual override. 8. Apply building-type criteria in Table 5.4 where relevant		1			1	- Design drawings, lighting schedules and lighting control strategy. OR Relevant section or clauses of the building specification or contract. OR A letter of formal confirmation of compliance from the building services engineer or lighting designer.	-PCR with photos. - Compliance confirmation such as final construction or equivalent lighting schedules, lighting layout plans, lighting control strategy, lighting calculations or light testing results. - Formal confirmation of compliance from the building services engineer or lighting designer.									

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Category	Issue	Assessment Issues	Compliance Requirements	Issue Details	Definite	Possible	Not Targeting	Max Credits Available	Design Stage	Post Construction Stage	Action/Responsible person				
Health & Wellbeing		Lighting Controls (1 credit)	9. Each control zone’s lighting can be manually dimmed to ≤20% via accessible controls. 10. Each control zone’s lighting can be colour tuned (≤2700K–≥4000K), with auto controls limiting afternoon/evening to ≤2700K.		1			1	- Design drawings, lighting schedules and lighting control strategy. OR Relevant section or clauses of the building specification or contract. OR A letter of formal confirmation of compliance from the building services engineer or lighting designer.	-PCR with photos. - Compliance confirmation such as final construction or equivalent lighting schedules, lighting layout plans, lighting control strategy, lighting calculations or light testing results. - Formal confirmation of compliance from the building services engineer or lighting designer.					
	Hea 03 - Non-Visual effects of Light	Non-visual effects of lights (1 credit)	One credit – Non-visual effects of light 1. Achieve ≥1 credit for Daylighting in Hea 01 Natural light. 2. All relevant areas meet one of 2.a Fixed positions: ≥250 lux melanopic EDI at eye level for ≥4 hrs (by noon) in all relevant areas (M1.1). 2.b Variable positions: ≥250 lux melanopic EDI cylindrical illuminance at eye height for ≥4 hrs (by noon) (M1.2). 3. Electric lighting allows flux/spectral adjustment (colour tuning) to reduce melanopic EDI in afternoon/evening.	Hea03	1			1	- Letter confirming compliance from a relevant design team member. - Lighting product datasheets and schedules. - MEDI calculations.	-PCR with photos - As built drawings, lighting product sheets and schedule - Updated MEDI calculations or measurements inputs. - Formal confirmation of compliance from contractor or design team.					
	Hea 04 - Indoor Air Quality	Indoor air quality plan (1 credit)	Minimum Standard - Very Good & above 1. A site-specific IAQ plan (per GN06) is produced to guide design, specification, and installation for improved IAQ, covering: 1.a Removal of high-contamination sources 1.b Dilution/control of other sources, incl. specialist areas (e.g. labs) 1.c Pre-occupancy flush-out/purge ventilation 1.d Third-party testing/analysis 1.e Maintaining IAQ in-use 1.f Alignment with local/national authority air quality plans/policies.	Hea 04	1			1	- Indoor air quality(IAQ) plan	- IAQ plan influence on the design, specification and installation.					
		Ventilation (1 credit)	2. Provide fresh air per best practice ventilation standard (see M1.1). 3. Design ventilation pathways to minimise ingress/build-up of pollutants (see M1.2). 4. HVAC systems (where present) use filters per BS EN 16798-3:2025 (≥SUP 2), based on outdoor air quality. 5. Occupied spaces include calibrated CO ₂ /air quality sensors (ADF2): 5.a Mechanical: sensors linked to demand-controlled ventilation. 5.b Natural: sensors alert/adjust fresh air (e.g. auto windows/vents). 5.c Number and area coverage reported via BREEAM Platform. 6. Ventilation strategy ensures year-round adequate airflow, incl. summer: 6.a CIBSE AM10 (natural) 6.b CIBSE AM13 (mixed-mode)			1	- Design Drawings - Building specification or contract.	- Final Drawings or PCR with photos, - Calibrated and mounted sensors confirmation. - Naturally ventilated building: confirm that building is built following BREEAM-compliant design. - Mechanically ventilated building: testing report confirming achieving required fresh air rates (commissioning manager's performance)							
		Emissions from construction products (up to 2 credits)	7. One credit: 3 of 5 product types meet Table 5.6 & M2 limits/requirements. If wood not included, all wood products must be ≥E1 class. 8. Two credits: All product types meet Table 5.6 & M2.		1	1		2	- Building specification documents. - Compliant materials confirmation. - Manufacturer’s data confirming testing standards and emissions achieved. (were product specification is known).	- Product installation confirmation. (Project Team) - Testing standards and emissions achieved confirmation. - Mould prevention for paints and varnishes (if relevant).					
		Post-construction indoor air quality measurement (1 credit)	9. Criterion 1 achieved. 10. Formaldehyde ≤100 µg/m³ (30-min average), post-construction/pre-occupancy. 11. Formaldehyde testing per ISO 16000-2, -3 & M3. 12. TVOC ≤300 µg/m³ (8-hr TWA), post-construction/pre-occupancy. 13. TVOC testing per ISO 16000-5, -6 or 16017-1 & M3. 14. If limits exceeded, measures per IAQ plan undertaken to reduce levels. 15. Report formaldehyde & TVOC results (µg/m³) via BREEAM Platform.			1	- Testing post-construction commitment	- Formaldehyde and TVOC indoor testing results. - Sampling strategy details, if relevant - Remedial measures, if relevant.							
		Thermal Modelling - Current Climate (1 credit)	1. Thermal modelling carried out per CIBSE AM11 (M1.2). 2. Detailed design uses full dynamic thermal analysis. 3. Modelling shows: 3.a Air-conditioned: temps meet CIBSE Guide A Table 1.5 or ISO 7730:2005 Cat B (PPD, PMV, discomfort). 3.b.i Naturally/mechanically ventilated: winter temps meet CIBSE Guide A Table 1.5 or equivalent standard. 3.b.ii The building is designed to limit the risk of overheating, in accordance with the adaptive comfort methodology outlined in either of the following standards as appropriate; CIBSE TM52: 4. For air-conditioned buildings, when generated, report the PMV and PPD indices based on the above modelling via the BREEAM Platform (see CN1.3 and CN1.4).		1			1	- Compliant thermal modelling report, measurements and evaluation results with modelling commitment and evaluation results reflecting any changes to the design and resultant PMV/PPD data (if relevant) with met required limits confirmation OR Building physics engineer confirmation about no changes required to the thermal modelling provided at design stage.						

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Category	Issue	Assessment Issues	Compliance Requirements	Issue Details	Definite	Possible	Not Targeting	Max Credits Available	Design Stage	Post Construction Stage	Action/Responsible person	
	Hea 05 - Thermal Comfort	Thermal Modelling - Future Climate (1 credit)	5. Criteria 1 to 4 are achieved. 6. Thermal modelling shows compliance with criterion 3 under projected climate change (see M1.3). 7. If not, demonstrate current/future passive design adaptations to meet criterion 6. 8. For air-conditioned buildings, report PMV & PPD indices via BREEAM Platform (CN1.3, CN1.4).	Hea 05	1			1	- Compliant thermal modelling report - Confirmation of BREEAM compliant modelling software. - PMV/PPD data, if relevant. - Where projected climate change environment requirement not met: drawings or specifications to demonstrate how passive design solutions were adapted or designed to be easily adapted	- Thermal modelling, measurement and evaluation results reflecting any changes to the design and resultant PMV/PPD data (if relevant) with met required limits confirmation OR Physics engineer confirmation about no changes required to the thermal modelling provided at design stage. - Final drawing/ building specification/PCR with photos confirming implementation of any required design adaptations or passive measures		
		Thermal Zoning & Control (1 credit)	9. Criteria 1 to 4 are achieved. 10. The thermal modelling analysis (criteria 1 to 4) has informed the temperature control strategy for the building and its users. 11. The strategy for proposed heating or cooling shows that it has addressed: (Refer to manual for criteria 11.a to 11.d)		1			1	- Thermal comfort strategy highlighting the points that have been considered and decisions taken accordingly. - Design drawings and relevant sections of the building specification which show the proposed HVAC systems, zoning and controls that have been specified.	- Final construction drawings or equivalent to confirm the thermal comfort strategy has been implemented and confirming zoning and controls provided. - PCR photos to verify specified systems and controls are installed.		
	Hea 06 - Acoustic performance	Acoustic performance (up to 3 credits)	1. For all building types (except residential institutions and hospitality), meet acoustic standards for: 1.a Sound insulation 1.b Indoor ambient noise 1.c Room acoustics 2. Or appoint a qualified acoustician to define bespoke performance requirements for all areas, covering the three acoustic principles and testing regime.	Hea 06	4			4	- Relevant acoustic performance standards commitment, carry out all pre-completion testing using a compliant test body and complete remedial work where necessary. - SQA report if available	- Acoustic field test results showing achieved acoustic performance standards and evidence completed by a compliant test body.		
		Acoustic performance for residential institutions (short term and long term stay) and hospitality (up to 4 credits)	3. The building meets the appropriate acoustic performance standards and testing requirements defined in the relevant table below. These tables define criteria for the acoustic principles of: 3.a Sound insulation 3.b Indoor ambient noise level 3.c Room acoustics.									
	Hea 07 - Safe and Accessible Design	Safe access (1 credit)	Where external site areas form part of the assessed development (see M1.1) the following apply: 1. Safe cycle paths from site entrance to storage, connecting to off-site paths where applicable. 2. Safe footpaths linking: 2.a Site to building entrance 2.b Car parks to building entrance 2.c Building to outdoor space 2.d Connections to off-site paths 3. Pedestrian drop-off areas provide direct access to footpaths. 4. Delivery areas separate from parking and do not cross pedestrian/cycle paths or public amenity areas: 4.a Pedestrian/cycle paths 4.b Outside amenity areas 5. Dedicated goods vehicle parking/waiting, separated from manoeuvring and staff/visitor parking. 6. Parking/turning designed for easy manoeuvring, avoiding repeated shunting.	Hea07	1			1	- Scaled site layout plan highlighting safe pedestrian and cycle routes and other compliant features and dimensions. - Relevant building specification sections, if relevant.	- Final construction site layout plan or equivalent - PCR with photos to confirm provision of compliant safe cycle and pedestrian access.		
		Outside space (1 credit)	7 There is an outside space providing building users with an external amenity area.		1			1	- Scaled layout plan showing provision of an adequate external space. - Building specification section or commitment letter confirming the outside space will be in line with the Definition, if relevant.	- Final construction site layout plan or equivalent - PCR with photos to confirm compliant outside space - Not fully-fitted/speculative: drawings show sufficient space for seating arrangements in future		
	Hea 08 - Security	Security of site and building (1 credit)	STAGE 2 1. SQSS conducts evidence-based Security Needs Assessment (SNA) during/before Concept Design (RIBA Stage 2) to identify security-relevant site and development attributes. 2. SQSS develops security controls and design recommendations addressing threats and assets from the SNA. 3. Agreed controls/recommendations are incorporated into proposals and as-built; deviations must be justified and approved by SQSS.	Hea 08	1			1	- Compliant security needs assessment and SQSS recommendations. - Suitably qualified SQSS confirmation. - SQSS recommendations implementation confirmation (Design drawings, relevant section of the building specification, contract clause or letter of commitment)	- Final drawings/building spec with security measures implementation OR if not met, SQSS justification and agreement. - PCR with photos AND/OR SQSS report with photos		

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SECTION CREDIT SCORE					11.087	3.913	0.000	23			
Energy	Ene 01 - Energy and carbon performance for regulated energy uses	Calculated Energy Performance (up to 9 credits)	Minimum Standard - Very Good & above 1. Calculate the overall Energy Performance Ratio (EPRNC). The number of BREEAM credits awarded is given in Table 6.1. (See M1)	Ene 01	6		3	9	*Design BRUKL.inp file *SBEM or DSM report *CV/Certificates/Qualifications of Energy Modeller * BREEAM Scoring Tool to calculate EPR rating *Desing Drawings	* As-Built BRUKL.inp *SBEM or DSM report *BREEAM Scoring Tool to calculate final EPR rating * As-Built Drawings	
	Ene 02 - Prediction of operational energy and carbon	Predictive Energy Modelling Process (up to 5 credits)	Minimum Standard - Outstanding STAGE 2 One credit – Energy strategy 1. Define an energy strategy for the building at the concept design stage that describes qualitatively how the operational energy and carbon performance of the building will be minimised (see M1.1). Three credits – Predictive energy modelling 2. Estimate unregulated energy uses and occupancy patterns for the building (see M1.2.1). 3. Construct a detailed energy model during the technical design stage and undertake sensitivity analysis and scenario modelling to explore the impact of key parameters and assumptions on energy consumption (see M1.2.2). 4. Predict annual operational energy consumption in use by fuel type for the building based on the scenario modelling. The modelling must be updated atat the post-construction stage to account for any changes to the building specification (see M1.2.3 and M1.2.4). One credit – Risk assessment and mitigation 5. Achieve the predictive energy modelling credits. 6. Highlight any significant design, technical, and process risks that might prevent the buildings achieving energy performance target and indicate how these risks will be mitigated throughout the construction and commissioning process (see M1.3).	Ene 02	3		2	5	*Energy Strategy Statement (see M1.1) *Energy Modelling Report *Energy modelling report (or other document) including risk assessment + proposed mitigation measures (M1.3) *CV/Certificates/Qualifications of Energy Modeller	*Updated modelling report reflecting as-built specification. *Confirmation of implemented measures of energy modelling report (or other document) including risk assessment + proposed mitigation measures (M1.3)	
		Predicted operational energy performance score (up to 7 credits)	Minimum Standard - Excellent & above 7. Achieve the predictive energy modelling credits. 8. Credits are awarded based on the Operational Energy Performance score for New Construction (OEPNC) as shown in Table 6.3 below (see M2) .		3		4	7	*Results of modelling showing predicted operational energy consumption for all uses	*Updated modelling report including any changes to spec. *Updated carbon factor calculations for district heating/cooling (if applicable)	
	Ene 03 - Energy Monitoring	Energy Monitoring by End Use (1 credit)	Minimum Standard - Very Good & above 1. Identify the energy sources that will be used by the building and estimate the annual energy consumption for the following(see M1) (Refer to manual for criteria 1a to 1e) 2. Energy monitoring is installed that allows ≥ 90% of the estimated annual energy consumption for each energy source to be assigned to an end-use category (see M2). 3. Renewable electricity generated on-site and exported from the building must be separately monitored. 4. There is an energy metering system appropriate for the size of the building: (Refer to manual for criteria 4.a to 4.b.ii) 5. Those responsible for monitoring the building’s energy consumption can clearly identify the end-use category covered by each meter.	Ene 03	1			1	*Energy consumption estimates by energy source and end use. *Documents or correspondence showing how the estimates were calculated. The metering schedule or metering strategy document. Floor plans showing functional or tenanted areas, where applicable.	*As-built specification of the energy monitoring system or meters. *As-built sub-metering strategy. *Evidence that meters are labelled and clearly identify each end-use. *Assessor site inspection report and photo evidence.	
		Energy monitoring for different occupiers and functional areas (1 credit)	6. Energy monitoring is installed that allows energy consumption to be assigned to separately tenanted or occupied areas and to relevant functional areas within the building (see M3). 7. There is an energy metering system appropriate for the size of the building: (Refer to manual for criteria 7.a to 7.b.ii) 8 Those responsible for monitoring the building’s energy consumption can clearly identify the functional or occupier area covered by each meter.		1			1	*Specification for the energy monitoring system or meters. *Documents or design drawings showing the sub-metering strategy.		
		Building form optimisation (1 credit)	STAGE 2 1. The project team carries out an analysis of the site and proposed development during the Concept Design stage to explore the effect of building form on energy demand (see M1). 2. Demonstrate that the analysis has informed the building design and will lead to a reduction in building energy consumption in use.		1			1	*Compliant building form analysis (per M1). *Design drawings and specifications showing design influenced by analysis.	*As-Built drawings shows specs on the design stage are implemented. *Final specs shows implemented building form analysis * Assessor site inspection report and photo evidence	

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	Ene 04 - Low Carbon Design	Fabric performance optimisation (up to 2 credits)	Analysis of alternative fabric specifications 3. The project team carries out an analysis of the proposed development to explore the impact of alternative fabric specifications on the building's demand for heating and cooling. One credit – 5% reduction in building energy demand 4. Achieve criterion 3. 5. Implement fabric performance measures which reduce the overall building heating and cooling energy demand by ≥ 5% compared to minimum values set by building regulations. OR Two credits – 10% reduction in building energy demand 6. Achieve criterion 3. 7. Implement fabric performance measures which reduce the overall building heating and cooling energy demand by ≥ 10% compared to minimum values set by building regulations. OR Two credits – Fabric performance has been optimised 8 Demonstrate that the fabric specification has minimised the demand for heating and cooling. See M2.	Ene 04	1	1		2	*Fabric performance analysis (per M2.1). *Modelling results showing demand reduction &/or optimisation .	*Final construction drawings *Air test results * Assessor site inspection report and photo evidence	
		Low and zero carbon energy generation technologies (up to 2 credits)	One credit – Installation of LZC energy generation technologies 9. One or more eligible LZC energy generation technologies have been installed by competent installers. One credit – Meeting LZC energy generation targets 10 Achieve the 'Installation of LZC energy generation technologies' credit (criterion 9). 11 The energy generated by the installed LZC energy generation technologies meet the following targets: (Refer to Manual for criteria 11.a to 11.c)		1	1		2	*Technical specification for LZC technology. *Confirm installers' competency. *Technical specifications of LZCs, plan drawings of the building with the LZCs, and calculate their predicted impact. *Tech specs and drawings of PV/LZCs *Calculations showing predicted energy generation/carbon reduction meets targets	*Final construction drawings *Confirmation of the competency of the installers or certification of the installation. *Final specs & drawings. *Assessor site inspection report and photo evidence *Updated calculations confirming installed system meets targets .	
	Ene 05 - Energy efficient equipment	Energy efficient equipment (up to 5 credits)	1 Identify items of equipment in the project specification (in-scope equipment) that are users of unregulated energy (see M1). 2 Estimate the expected annual energy consumption by the in-scope equipment identified in criterion 1 (see M2). 3 Determine the ratio of in-scope unregulated energy use by equipment to regulated energy use to determine the number of credits available (see Table 6.5 and M3).	Ene 05	2		3	5	- Design drawings, relevant sections of the building specification, equipment schedules. - Calculations to show the estimated energy consumption for all in-scope equipment. - Specific clauses from reports or manufacturer's literature. - Calculations showing that the actual product is more energy efficient than the standard product.	- Final construction drawings or equivalent, assessor site inspection report and photographic evidence - Updated calculations to account for any changes to the building specification. - Manufacturer' literature relating to the energy efficiency of the actual installed equipment. - Final construction drawings/equipment schedules or equivalent, assessor site inspection report. - Calculations showing that the actual product is more energy efficiency than the standard product.	
	Ene 06 - Energy Efficient Systems	Energy Efficient System (up to 9 credits)	Identify systems in the project specification (in-scope systems) that are users of unregulated energy (see M1). 2 Estimate the expected annual energy consumption by in-scope systems identified in criterion 1 (see M2). 3 Determine the ratio of in-scope unregulated energy used by systems to regulated energy use to determine the number of credits available (see Table 6.7 and M3).	Ene 06	4		5	9	*Design drawings of the unregulated energy used equipment/systems *Relevant sections of the building specification, equipment/system schedules *Confirmation letter for the low annual energy consumption items/systems have been excluded from the scope due to the cost of replacement *Calculations of the estimated energy consumption for all in scope equipments/systems *Where not automatically calculated from Ene 02, supporting data to confirm regulated energy consumption values.	*As-Built drawings *Manufacturer's literature on actual installed equipment/system. *Updated calculations for the energy consumption *Assessors site inspection and photo evidence	
	Ene 07 - Flexible demand response	Ene 07 - Flexible demand side response (up to 2 credits)	1. Identify installed systems present on-site and their flexible demand response capability. 2. The number of credits awarded is based on the number of credits available and the percentage of flexible demand response points awarded (see Table 6.14 and M1)	Ene07		2		2	*Design drawings, relevant specification sections, or contract clauses. *Manufacturer's product details schedule confirming the flexible demand capability of the proposed systems.	*As- Built' drawings of the systems *Manufacturer's technical data confirming the flexible demand capability of the installed systems *Assessors site inspection and photo evidence	
	Ene 08 - Installed Controls	Installed Controls (up to 2 credits)	1. Determine the number of installed controls points available based on the installed HVAC services and relevant system details. 2. Determine the number of installed controls points achieved based on the functionality of the controls. 3. The number of credits awarded is determined by the proportion of available installed controls points that are achieved (see Table 6.17 below and M1).	Ene 08	2			2	*Design drawings of the HVAC systems specified, and the installed controls proposed *Evidence must support the answers entered into the BREEAM Platform	*As-Built drawings *Technical data sheets, invoices, or other robust documentation confirming: Installed HVAC systems, and installed control functionality to support the answers entered within the BREEAM Platform. *Assessors site inspection and photo evidence	
SECTION CREDIT SCORE					8.967	1.435	6.098	46			
t	Tra 01 - Transport assessment and Travel plan	Transport assessment and Travel plan (2 credits)	STAGE 2 1. Conduct a site-specific transport assessment by the end of the Concept Design stage ; see M1. 2. Develop a site-specific travel plan following the transport assessment recommendations by the end of the Concept Design stage ; see M3. 3. Demonstrate that the travel plan can guide the appropriate implementation of sustainable transport measures during the design, construction, and occupancy stages and be supported by the building's management during operation.	Tra 01	2			2	- Transport Assessment /Statement (if latter justification) - Travel Plan - PTAL to BREEAM Platform with supporting evidence of all information used for calculations - Occupiers involvement in Travel Plan/will be handed to the end users	- Travel Plan implementantion in transport strategy (Building Owner) - Travel Plan's future implementation in Handover documentation. - If outdated web maps: PCR with photos of Location of public transport nodes, Key local amenities, Key areas of safe pedestrian route.	

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Transport	Tra 02 - Sustainable Transport Measures	Transport options implementation (up to 10 credits)	Prerequisite – Transport assessment and travel plan 1. Complete a transport assessment and travel plan in line with Tra 01. If these documents are completed after Concept Design, they can still be used to meet this prerequisite. 2. Calculate the credits as follows: 2.a Refer to the score given in the Public Transport Accessibility Index (PTAI) as calculated in Tra 01. This score will be used to weight the points awarded in Tra 02. 2.b Award points for the sustainable transport measures implemented in Tra 02, as per Table 7.3 2.c Use Table 7.4) to convert the number of points achieved for sustainable transport measures into credits, as weighted by the PTAI score.	Tra 02	7		3	10	- Transport Assessment /Statement - Documentary supporting evidence to verify how the assessment options have been or will be achieved. Evidence may incl. Design drawings, Clauses of building specifications,Contracts, Commitment letters See individual options for more details. [? - link to 11 Options]	- Robust post-construction evidence to verify implemented measures - Calculation used to determine number of points scored for provision of transport measures, plus specific supplementary evidence depending on which transport options are chosen.	
SECTION CREDIT SCORE					6.375	0.000	2.125	12			
Water	Wat 01 - Water Consumption	Water Consumption (5 credits)	Minimum Standard - Good & above 1. Determine the water efficiency of all in-scope water-consuming components. 2 Determine the amount of recycled water expected from approved blackwater, greywater, and rainwater systems. 3 The number of credits awarded is determined by the percentage improvement in potable water use in litres per person per day for the actual building compared to that of a baseline building are shown in Table 8.1	Wat 01	2		3	5	- Sanitary Water Components Types Schedule - Technical details for blackwater, greywater, or rainwater collection systems (if specified). - Design Drawing - Completed Wat 01 Calculator - Manufacturer's literature/Data Sheets, EU Energy Label or European Unified Water Label information must be provided to support the water consumption values used. - Relevant green lease agreement clauses (if applicable)	- Final construction drawings - Assessor's site reports with photographic evidence - As-built drawings - Final sanitary schedule - Final manufacturer's product literature - Technical details of any installed recycling systems.	
	Wat 02 - Water Monitoring	Water Monitoring (1 credit)	Minimum Standard - Good & above 1. A water meter with a pulsed or other open protocol output is installed on all potable water supplies entering the building. 2. Water-consuming plant or building areas with significant water demand must be fitted with easily accessible sub-meters orhave water monitoring equipment that is integral to the plant or area. 3. There is a water monitoring system that is appropriate for the size of the building. (Refer to manual for criteria 3.a to 3.b.ii)	Wat 02	1			1	*Calculations and justification showing identification of significant water demands. *Relevant sections or clauses of the building specification or contract. *Design drawings or metering schematics showing the location of water meters, sub-meters, and monitoring systems.	*Calculations and justification confirming identification of significant water demands. *Assessor's site inspection report with photographic evidence OR *Final construction drawings (or equivalent). *Manufacturer's product details to confirm pulsed output (where applicable).	
	Wat 03 - Water Leak Detection and Prevention	Leak Detection System (1 credit)	Install a leak detection system capable of detecting a major water leak: 1.a On the utilities' water supply within the building, to detect any major leaks within the building. AND Between the building and the utilities' water supply, to detect any major leaks between the utilities' supply and the building under assessment.	Wat 03			1	1	*Building specification/contract clauses confirming system. *Drawings or metering schematics showing system. *Manufacturer's product details (if available).	*Assessors site inspection report with photographic evidence *As-Built drawings. *Manufacturer's product details of installed system.	
		Flow Control Devices (1 credit)	2. Flow control devices that regulate the supply of water to each WC area or facility according to demand are installed.		1			1	*Specifications for flow controls devices *Design drawings/schematics showing control devices. *Manufacturer's product details.	*As-built drawings confirming installation. *PCR with photos *Manufacturer's product details of installed controls.	
	Wat 04 - Water Efficient Equipments and Systems	Water efficient equipment and systems (up to 3 credits)	1. Identify systems and equipment that use significant amounts of water for non-sanitary uses that are included in the project specification (see M1). 2. Determine the ratio of in-scope non-sanitary water consumption to sanitary water consumption to determine the number of credits available, see Table 8.4	Wat 04	1	2		3	*Design drawings of non sanitary components *Specification extracts, or schedules identifying non-sanitary water demands. * Calculations and data sources. *Manufacturer's/product literature *Calculations showing reduction in water consumption	*Manufacturer's product details of installed system *Final drawings/equipment schedules *PCR photos or proof of purchase *Final calculations showing reduction vs. standard product *Manufacturer's product details confirming compliance with Table 8.6	
	Wat 05 - Prediction of operational water consumption	Predict operational water consumption (1 credit)	1. Estimate the annual operational water consumption for the building.	Wat 05		1		1	*Documentation listing all water-using components and equipment (as per M1) *Design Drawings * Sanitary and non sanitary water component schedule *Estimated annual operational water consumption * Manufacturer's Product Details	* As- Built Drawings * Final installed water components schedule *Final calculation of operational water consumption *Manufacturer's product details for installed items	
SECTION CREDIT SCORE					3.125	2.500	1.875	12			

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Materials	Mat 01 - Building life cycle assessment	Early design LCA and embodied carbon reporting (2 credits)	Minimum Standard - Excellent & above STAGE 1 & 2 Carry out an early design phase LCA calculation from the materials that the project incorporates into the building. The LCA must: 1.a Meet the requirements for tools and scope given in M1. Include relevant options appraisals, including a baseline assessment. There are no requirements to carry out a specific number of options appraisals for the project. 1.c Be used as a basis for choosing design solutions and materials with the aim of achieving a low environmental impact. If an alternative solution with a lower environmental impact has not been chosen, then this must be justified. 2. From the early design LCA results (criterion 1), report the embodied carbon emissions from materials used in the building. Results must be reported using the BREEAM Platform. To ensure consistency follow the requirements in M2.	Mat 01	2			2	- LCA results for each project stage (early design / technical design). - Embodied carbon for relevant project stages in the BREEAM Platform - Employer’s Requirements/commitment letter from the client or developer to complete a LCA on the as-built specification and report the embodied carbon at post-construction.	- LCA results or output report from the tool including all the requirements specified (M1) - Report and submit the embodied carbon data for the post-construction in BREAM platform	
		Technical design LCA and embodied carbon reporting (1 credit)	STAGE 4 3. Carry out a technical design phase LCA calculation from the materials that the project incorporates into the building. The LCA must: 3.a Meet the requirements for tools and scope given in M1. 3.b Include at least one assessment showing the evolving design and specification at technical design. 4 From the technical design LCA results (criterion 3), report the embodied carbon emissions from materials used in the building. Results must be reported using the BREEAM Platform. To ensure consistency follow the requirements in M2.		1			1	- LCA results for each project stage (early design / technical design). -Employer’s Requirements/commitment letter from the client or developer to complete a benchmark comparison of the embodied carbon at post-construction.	- N/A	
		Post-construction LCA and embodied carbon reporting (2 credits)	5. Carry out a post-construction phase LCA calculation from the materials that the project incorporates into the building. The LCA must: 5.a Meet the requirements for tools and scope given in M1. 5.b Include as-built specification at post-construction. 6. From the post-construction LCA results (criterion 5), report the embodied carbon emissions from materials used in the building. Results must be reported using the BREEAM Platform. To ensure consistency follow the requirements in M2.		2			2	- Commitment to complete an LCA on the as-built specification at post-construction and report the results in the BREEAM Platform.	-LCA results. - Report and submit the embodied carbon in the BREEAM Platform.	
		Embodied carbon benchmark comparison (up to 2 credits)	7. For relevant assessment and building types, compare the calculated embodied carbon emissions (modules A1-A5, B1-B5 C1-C4) against the benchmark (see Table 9.1). The comparison against the benchmark must use the latest embodied carbon calculation available: 7.a For interim design stage assessment: 7.a.i Technical design LCA 7.b For final post-construction stage assessment: 7.b.i Post-construction LCA		2			2	-[The BREEAM Platform will calculate this automatically based on evidence provided.] - Commitment to complete benchmark comparison of embodied carbon at post-construction.	[The BREEAM Platform will calculate this automatically based on evidence provided.]	
	Mat 02 - Environmental product declarations	Product specification (1 credit)	1. Specify construction products with EPDs that achieve a total EPD points score of at least 20, according to M1. 2. Enter the details of each EPD in the BREEAM Platform, including the material category classification. The EPD points score and the number of credits achieved will be calculated automatically.	Mat 02	1			1	- Relevant section of the building specification or schedule confirming products with EPDs - EPD certificates (if products specified)	- Updated EPD products schedule - EPD certificates with robust PC installation evidence and material proof of purchase (invoices, orders, delivery tickets, or site photos)	
	Mat 03 - Responsible sourcing of construction products	Prerequisite	100% of timber and timber-based products used on the project are 'Legal' and 'Sustainable' as per the UK Government's Timber Procurement Policy (TPP) (see Definitions).	Mat 03	Y			Y	all relevant evidence to verify legal and sustainable source of timber.	Robust post-construction evidence to verify proof of purchase such as delivery tickets, invoices, purchase orders, confirmation from suppliers or site photographs.	
		Enabling sustainable procurement (1 credit)	STAGE 2 2. A sustainable procurement plan must be used by the design team to guide specification towards sustainable construction products. The plan must include (Refer to manual for criteria 2.a to 2.f)		1			1	-By end of Concept Design the client or developer has a sustainable procurement plan in place. This must be given to all relevant internal and external parties and included in the construction contract.	- Evidence that the plan has been implemented.	
		Measuring responsible sourcing (up to 3 credits)	The project is assessed using the Mat 03 calculator 3. In the BREEAM Platform, use the Mat 03 calculator and follow M1 to determine the number of credits achieved for the construction products. Credits are awarded in proportion to the scope of the assessment (see M2) and the number of points achieved		2		1	3	- Completed copy of Mat 03 calculator. - All supporting evidence for the entered data, including any responsible sourcing certification. [? - link to Mat 03 schedule template]	- As DS, updated for as-built construction. - Evidence showing proof of purchase for all responsibly sourced materials.	
	Mat 04 - Durability and resilience	Protecting vulnerable parts of the building from damage	Protection measures are incorporated into the building's design and construction to reduce damage to the building's fabric or materials in case of accidental or malicious damage occurring. These measures must provide protection against (Refer to manual for criteria 1a to 1d)	Mat04	1			1	- Design drawings with vulnerable areas or parts of the building and confirming the durability of the measures specified.	- PCr with photos confirming compliance. OR Final construction drawings/equivalent.	
		Protecting exposed parts of the building from material degradation (1 credit)	2 Exposed elements must resist degradation via 2.a durability standard (Table 9.13 / BS 7543:2015 / equivalent) OR 2.b resilience assessment. 3 Provide roof/façade access strategy for cleaning, repair, replacement. 4 Design roof/façade to prevent water damage, ingress, ponding.						- Design drawings confirming the applicable elements. - Documentary of the environmental factors and material degradation effects considered relevant to the building. - Design and specification. - Manufacturer's technical details. - Roof and façade access strategy.	- Final construction drawings/equivalent or PCR photos to confirm implemented protection within the final build. - Manufacturer’s product literature to confirm material (where required) - Roof and façade access strategy, updated as required. - Final construction or equivalent drawings showing measures implemented to prevent water damage, ingress and ponding.	

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	Mat 05 - Material Efficiency	Material Efficiency (1 credit)	STAGE 1&2 1. At the Preparation and Brief and Concept Design stages, set targets and report on opportunities and methods to optimise see Table 9.14 , the use of materials. 1.a Preparation & Brief, 1.b Concept Design, 1.c Developed Design, 1.d Technical Design, 1.e Construction. 2. Develop and record the implementation of material efficiency, see Table 9.14 , during: 2.a Developed Design, 2.b Technical Design, 2.c Construction. 3. Report targets and actual material efficiencies achieved.	Mat 05	1			1	For design stage: - Evidence varies by stage per Table 9.14 For post-construction: - Specification/contract/commitment letter to report efficiencies	- Examples of efficiencies implemented per Table 9.14	
SECTION CREDIT SCORE					14.857	0.000	1.143	14			
Waste	Wst 01 - Construction waste management	Pre-demolition audit (1 credit)	Minimum Standard - Outstanding STAGE 2 1. Carry out a compliant pre-demolition audit: 1.a Conduct at Concept Design stage by a competent person before strip-out/demolition. 1.b Guide design, consider materials for reuse, and set waste management targets. 1.c Engage all contractors to maximise high-grade reuse and recycling. 2. Reference the audit in the Resource Management Plan. 3. Compare actual waste and management routes with forecasts and investigate deviations.	Wst 01	1			1	- Pre-demolition audit	- Updated audit and RMP incl. actual data (quantities, destinations, reuse/recycle)	
		Construction resource efficiency (up to 3 credits)	Prepare a Resource Management Plan covering 4.a non-hazardous waste (on-site construction, off-site manufacture, demolition, excavation), 4.b accurate records of waste arisings and management routes, and 5. meet or exceed Table 10.1 benchmarks for non-hazardous construction waste.		2		1	3	- Resource Management Plan (RMP) with waste targets	- Actual Waste records	
		Diversion from landfill (1 credit)	6. Meet, where applicable, the diversion from landfill benchmarks in Table 10.2 for non-hazardous construction waste and demolition and excavation waste generated. 7. Sort waste materials into separate key waste groups as per Table 10.3 on page 291, either on-site or through a licensed contractor for recovery.		1			1	- Relevant commitments/targets and procedures. - Sorting procedures confirmation.	- Actual waste records arising from site, amount diverted from landfill and how processed i.e. recycled, reused, etc. - Separate data for demolition and construction	
	Wst 02 - Use of recycled and sustainably sourced aggregates	Pre-requisite	1. If demolition occurs on site, to encourage the reuse of site-won material on site, complete a pre-demolition audit of any existing buildings, structures or hard surfaces in accordance with Wst 01 Construction waste management - Criterion 1 and Wst 01 Construction waste management - Criterion 2	Wst 02				Y	- Pre-demolition audit for reusable aggregates	- Post-demolition waste records confirming amunt.	
		Project Sustainable Aggregate Points (1 credit)	2. Identify all aggregate uses and types on the project (see Table 10.5 and Table 10.6). 3. Determine the quantity in tonnes for each identified use and aggregate type. 4. Identify the region in which the aggregate source is located. 5. Calculate the distance in kilometres travelled by all aggregates by transport type. 6. Enter the information into the BREEAM Platform to calculate the Project Sustainable Aggregate Points.			1		1	- Commitment or schedule for sustainable aggregates - Aggregate quantities and specifications : types (table 10.5 & .6) source, distance and routes likely to travel - For recycled on-site aggregates: re-use suitability, amount available.	- Records of confirmed aggregate types, quantities, routes, if recycled, sources and invoices - For recycled on-site aggregates: re-used amount confirmation, amount available.	
	Wst 03 - Operational Waste	Operational Waste (1 credit)	Minimum Standard - Excellent & above 1. Dedicated, clearly signed space for operational recyclables (M1–M3): 1.a Durable labelling for segregation, storage, and collection. 1.b Accessible to occupants and waste contractors. 1.c Sized for building type, occupancy, and waste volumes. 2. For large/consistent waste: 2.a Static compactors or balers in a dedicated area. 2.b Composting vessels or storage for segregated organic waste. 2.c Water outlet for cleaning/hygiene of organic waste.	Wst 03	1			1	- Design drawings/specs showing allocated space for storage, segregation of general and recycle waste - Predicted waste streams and volume estimates OR calculations for the min. space required. - Provision for compactors, balers, etc.	- Final drawings showing installed facilities indicating and size of the waste storage areas - PCR photos of installation of compliant waste storage facilities which are clearly labelled and compactors, balers or organic waste storage facilities if required.	

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Category	Issue	Assessment Issues	Compliance Requirements	Issue Details	Definite	Possible	Not Targeting	Max Credits Available	Design Stage	Post Construction Stage	Action/Responsible person				
	Wst 04 - Speculative finishes (offices only)	Speculative Floor and Ceiling finishes (1 credit)	1. In tenanted areas with unknown future occupants, carpets or floor/ceiling finishes are limited to show areas. 2. Install finishes selected by the known occupant; if unknown, ensure first tenants cannot substantially alter ceiling finishes (no carpets installed).	Wst 04				-	- Design drawings or finishes schedule - Confirmation from client: no finishes, or finishes limited to show area - Where finishes included: tenant selection confirmation and not able to make alterations	- Final construction drawings and PCR photos - Tenancy agreement banning substantial alterations (if ceilings installed and tenant unknown)					
	Wst 05 - Adapting to climate change	Resilience of structure, fabric, building services and renewables installation (1 credit)	STAGE 2 1. Conduct a climate change adaptation appraisal using a systematic risk assessment covering building services, renewables, and structural/fabric resilience (M1): 1.a.i-v Hazard identification, assessment, risk estimation, evaluation, and management. 2. Develop recommendations/solutions during or before Concept Design to mitigate identified impacts. 3. Update during Technical Design showing implementation of recommendations; justify any omissions in writing.	Wst 05	1			1	- Climate change adaptation strategy appraisal - Hazard identification, risk assessment, and mitigation strategy adopted within the final design - Omissions must be justified in writing	- Implementation confirmation of specified mitigation measures (final construction drawings/equivalent and PCR with photos)					
	Wst 06 - Disassembling and adaptability	Design for disassembly and functional adaptability - recommendations (1 credit)	STAGE 2 1. By the end of Concept Design, conduct a study to explore the disassembly and adaptation potential of different design scenarios (see M1). 2. By the end of Concept Design, develop solutions based on the study (criterion 1) that allow disassembly and adaptability (see M1).	Wst 06	1			1	- Study on disassembly/adaptability completed at Concept Design - Design for disassembly and adaptability implementation plan report completed at Technical Design. - Recommendations documented	- No additional evidence required.					
		Disassembly and functional adaptability – implementation (1 credit)	STAGE 4 3. Achieve criteria 1 and 2. 4. During Technical Design, update on (M2): 4.a Implementation of Concept Design solutions; justify any omissions. 4.b Changes to recommendations/solutions during Technical Design. 5. Produce a building design for disassembly and adaptability manual (Definitions, M2) for prospective owners/operators.		1			1	- Building adaptability and disassembly guide. - Implementation Technical Design update - Adaptability and disassembly guide.						
SECTION CREDIT SCORE					5.600	0.700	0.700	10							
	Lue 01 - Site Selection	Previously Occupied Land (1 credit)	At least 75% of the proposed development is on previously occupied land.	Lue 01	1			1	*Design drawings (existing and proposed site plans) *Site photographs or report confirming the previous land use. *Clear identification of the % of site previously developed .	*As-built evidence such as: Assessor’s site inspection report and photographic evidence. Final construction site plan (or equivalent).					
		Contaminated Land (1 credit)	2. A contaminated land professional conducts investigation, risk assessment & appraisal (ISO 18400 or equivalent) confirming contamination and identifying: 2.a Degree of contamination 2.b Sources/types 2.c Remediation options for unacceptable risks 3. Client/principal contractor confirms remediation strategy will be implemented per report.			1		1	*Contaminated land professional’s report *Evidence that the author meets the definition of a contaminated land professional. *Existing site plans showing contaminated areas to be remediated.	*Letter from principal contractor/remediation contractor confirming: *If no contractor yet: letter from client confirming works will be undertaken. *Verification report, records, or other evidence demonstrating remediation was implemented .					
	Lue 02 - Ecological	Survey and Evaluation (1 credit)	STAGE 2 Foundation route 1. Site evaluated using BREEAM Ecological Risk Evaluation Checklist (GN34) confirming foundation route (M1). Comprehensive route 2. SQE conducts survey/evaluation (M3.1) early enough to influence site prep, layout, and planning. 3. SQE survey establishes ecological baseline: 3.a Current/potential ecological value & condition (site + zone of influence) 3.b Direct/indirect risks from project 3.c Capacity/feasibility for ecological enhancement (site + zone of influence)		1			1	*Completed BREEAM Ecology Risk Evaluation Checklist (GN34) *Supporting evidence or documentation (e.g. site photos, maps, desktop studies).	* No additional evidence required.					

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Category	Issue	Assessment Issues	Compliance Requirements	Issue Details	Definite	Possible	Not Targeting	Max Credits Available	Design Stage	Post Construction Stage	Action/Responsible person				
Land Use and Ecology	risks and opportunities	Determining Ecological Outcomes (1 credit)	Foundation route 4. Achieve criterion 1. 5. Project team liaises (with stakeholders where relevant) early to: (Refer to manual for criteria 5.a to 5.b.ii) Comprehensive route 6. Achieve criteria 2 and 3. 7. Ecologist collaborates with project team, sharing survey/evaluation to shape design, site prep, and construction (M3.2). 8. Ecologist collaborates with stakeholders early to influence key planning decisions. 9. Ecologist defines optimal outcomes and measures, aligned with: (Refer to manual for criteria 9.a to 9.b.v)	Lue 02	1			1	* Foundation Route: Statement from the project manager confirming collaboration with project team and stakeholders to set ecological outcomes. * Comprehensive Route: Confirmation that the SQE collaborated with design team and stakeholders, and identified optimal ecological outcomes.	* No additional evidence required.					
	Lue 03 - Managing impacts on ecology	Prerequisite – Ecological risks and opportunities	To achieve any credits, whether using the foundation or comprehensive route, the criteria in Lue 02 for Survey and evaluation and Determining ecological outcomes must be met.	Lue 03	Y			Y	To achieve any credits, whether using the foundation or comprehensive route, the criteria in Lue 02 for Survey and evaluation and Determining ecological outcomes must be met.	To achieve any credits, whether using the foundation or comprehensive route, the criteria in Lue 02 for Survey and evaluation and Determining ecological outcomes must be met.					
		Implementation of measures on-site (2 credits)	2. Handover between design and construction teams must be structured to ensure ecological measures are understood and followed. 2.a Comprehensive route only: An ecologist must be in place through planning/design. If an ECoW is appointed for construction/hand-over (RIBA 5–6), a handover between ecologists is required. 3. Ecological measures must be integrated into site prep and construction, monitored through RIBA 5–6. 3.a Foundation route: Contractor nominates a biodiversity champion with authority to enforce measures. 3.b Comprehensive route: Contractor appoints an ECoW to monitor/protect ecology. Additional specialists must be provided if required.		1	1		2	*Evidence that optimal ecological outcomes and measures have been handed over appropriately, *Statement from the ecologist (or biodiversity champion if foundation route). * Opt: Copy of the Environmental Impact Assessment (covers criteria 1 to 3).	*Assessors site inspection showing measures have been carried out. * Tool-box talks, site programmes, environmental plans.					
		No Net Loss (1 credit)	Comprehensive Route Only: Achieve Implementation of measures on site. The SQE confirms no net loss of ecological value from construction and handover.		1			1	*SQE confirmation there will be no net loss of ecological value on-site from the project construction and handover. *Statutory Biodiversity Metric (SBM) can be used to support the statement.	*Ecologist's confirmation at project completion that no net loss occurred during construction & handover. *As-built SBM calculation can be used as supporting evidence .					
	Lue 04 - Ecological change and enhancement	Prerequisite – Managing negative impacts on ecology	1. Achieve criteria 2 and 3 in Lue 03.	Lue 04	Y			Y							
		Ecological enhancement (1 credit)	Foundation route 2.. Implement locally relevant ecological measures to enhance site value (M2.1), based on: 2.a Recommendations from local ecological experts. 2.b Project team input, stakeholder collaboration, and Lue 02 Determining ecological outcomes data. Comprehensive route 3. Implement measures enhancing ecological value, based on project team & SQE input, stakeholder collaboration, and Lue 02 data, applied in order: 3.a On-site 3.b Off-site within zone of influence 4. Collated data are analysed and, if valuable, shared with relevant local environmental records centres.		1			1	*Reports/letters from SQE or project team on enhancement measures. *Drawings/specifications (showing enhancement in design).	*Assessors site inspection report and photos confirming implementation.					
		Quantifying change in ecological value (up to 3 credits)	Comprehensive route Site baseline > 0.1 BU 5. Up to three credits are available based on the scale in Table 11.4 below. The enhancement measures that contribute to the score for biodiversity net gain should be implemented in the following order: (Refer to manual for criteria 5.a to 5.c) OR Comprehensive route Site baseline ≤ 0.1 BU 6. Up to three credits are available based on biodiversity units (BUs) per site area (ha) or per 10 m of hedgerow post development as shown in Table 11.5 .		2	1		3	*SBM/SSM tool (baseline + projected). *Survey reports, existing & proposed landscape plans. *Evidence of data submitted to local environmental records centre. * Opt: Copy of the Environmental Impact Assessment (covers criteria 1 to 3).	*As-built SBM/SSM tool. *As-built landscape and planting plans.					
		Prerequisite – Ecological change and enhancement	Achieve at least one credit in Lue 04.		Y			Y	Achieve at least one credit in Lue 04.	Achieve at least one credit in Lue 04.					

Category	Issue	Assessment Issues	Compliance Requirements	Issue Details	Definite	Possible	Not Targeting	Max Credits Available	Design Stage	Post Construction Stage	Action/Responsible person
	Lue 05 - Long term ecological management	Handover to building owner or tenant (1 credit)	2. Include a separate ecology/biodiversity document for tenant or building owner, covering: 2.a Local ecological features and biodiversity, incl. 'as-built' biodiversity metric (M1). 2.b Detailed management/maintenance plans and handover information to minimise planting loss during establishment (M1).	Lue 05	1			1	*Draft copy of ecology & biodiversity handover information	*Final handover document, updated to reflect the completed scheme (as-built biodiversity calc, site photos, final management notes)	
		Landscape and ecology management plan (1 credit)	3. Develop a landscape and ecology management plan (BS 42020:2013- section 11.1 -132) covering 30 years (5-year initial establishment + 25-year management), including broader site habitats/ecology, with: (Refer to manual for criteria 3.a to 3.g)		1			1	*Draft landscape & ecology management plan (with responsibilities, risk register, work schedule).	*Final, signed-off management plan + evidence of incorporation into operational/tenant handover (may include client confirmation, contractor's final version, or legal/contractual documentation showing responsibility for 30-year management)	

SECTION CREDIT SCORE			8.077	2.423	0.000	13	
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	Pol 01: Impact of Refrigerants	Systems with refrigerants (up to 2 credits)	Minimum Standard - Outstanding Pre-requisite - Systems with refrigerants 2. All systems with electric compressors must comply with relevant safety standards for installing refrigerant systems (see M2.1). 3. The refrigerants used must have an ozone depletion potential of zero (see M2.2). 1 credit 4. Systems using refrigerants (see M3) must have an average direct effect life cycle (DELCC) carbon dioxide equivalent (CO ₂ e) emission rate of < 1000 kgCO ₂ e per kW of cooling or heating capacity. 2 credits 5. Systems using refrigerants (see M3) must either: 5.a Have an average direct effect life cycle (DELCC) carbon dioxide equivalent (CO ₂ e) emission rate of < 100 kgCO ₂ e per kW cooling or heating capacity. OR 5.b Use a refrigerant with a global warming potential (GWP) of < 10 kgCO ₂ e/kg.	Pol 01	1			2	- Relevant building specification or contract section/clauses or letter of confirmation from the M&E engineer AND Refrigeration type and system information in manufacturer's data (if specified) .	- PCR with photos. - Manufacturer's data of installed systems and installation in line with safety standards. - Final drawings or equivalent. - Documents confirming systems are installed in line with the relevant safety standards.	
		Leak detection (1 credit)	6 Systems using refrigerants are either: 6.a Hermetically sealed. OR 6.b The refrigerant charge volume is < 500 tonnes of carbon dioxide equivalent (CO ₂ e). OR 6.c Use environmentally benign refrigerants (see M4.1). OR 7 There must be either: 7.a A permanent automated refrigerant leak detection system that is capable of continuously monitoring for leaks. OR 7.b An inbuilt automated diagnostic procedure for detecting leakage capable of continuously monitoring for leaks. 8 The leak detection system facilitates the isolation and containment of the remaining refrigerant charge in response to a leak detection incident.			1		1			
	Pol 02: Local Air Quality	No or low emission combustion plant (up to 3 credits)	Three credits – No installed combustion plant 1 . Non-combustion systems supply all space heating and domestic hot water generation on-site.	Pol 02	3			3	- Design drawings, relevant sections of the building specifications or contract clauses.	- Final drawings or equivalent or equipment schedules OR PCR with photos showing the installed equipment.	
			Up to two credits – Low-emission combustion plant 2. Emissions from all installed combustion plant that provide space heating or domestic hot water do not exceed the levels set in Table 12.2 .						- Design drawings, relevant section of the building specification or contract clauses confirming either: Commitment to meet maximum NO _x ratings for heat generators. OR Where known, details of specified plant and supporting manufacturer's product data sheets. - For low population areas, evidence to support population density. - Qualified consultant appointment confirmation.	- Final Drawings or equivalent or equipment schedules. - Installed system's manufacturer's product data. - Commissioning or performance data for installed systems. - Site inspection photos OR purchase orders, invoices for the specified equipment. - Appropriate consultant appointment	
		Prerequisite - Appropriate consultant	1 . An appropriate consultant is appointed to carry out and demonstrate the development's compliance with all criteria.		Y			Y			

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Pollution	Pol 03: Flood and Surface Water Management	Flood resilience (1 to 2 credits)	2 credits 2. A site-specific flood risk assessment (FRA) confirms the development is in a flood zone that is defined as having a low annual probability of flooding. The FRA takes all current and future sources of flooding into consideration (see M4: Sources of flooding). One credit – Medium or high flood risk 3. A site-specific FRA, developed by an appropriate consultant, confirms the development is in a flood zone that is defined as having a medium or high annual probability of flooding and is not in a functional floodplain. The FRA must take all current and future sources of flooding into consideration 4. To increase the resilience and resistance of the development to flooding, one of the following must be achieved: (Refer to manual for criteria 4.a to 4.b)	Pol 03	2			2	- Flood risk assessment (FRA) - Evidence to show measures to increase resilience and resistance of the development to flooding.	- Updated FRA, if relevant. OR If over 5 years since the flood risk assessment, confirmation that the basis is unchanged. - Flooding resilience and resistance increase measures.					
		Surface water run-off (2 credits)	Prerequisite for surface water run-off 5. Surface water run-off design solutions must be bespoke, i.e. they must take account of the specific site requirements and natural or man-made environment of and surrounding the site. One credit – Surface water run-off – Rate 6. For brownfield sites, drainage measures are specified so that the peak rate of run-off from the site to the watercourses (natural or municipal) shows a 30% improvement for the developed site compared with the pre-developed site. This should comply at the 1-year and 100-year return period events. 7. For greenfield sites, drainage measures are specified so that the peak rate of run-off from the site to the watercourses (natural or municipal) is no greater for the developed site than it was for the pre-development site. This should comply at the 1-year and 100-year return period events. 8. Relevant maintenance agreements for the ownership, long term operation and maintenance of all specified Sustainable Drainage Systems (SuDS) are in place. 9. Calculations include an allowance for climate change. This should be made in accordance with current best practice planning guidance.		1			1	- Consultant’s report. - Calculation results - Surface water drainage report, statement or design drawings to confirm the proposed drainage design. - Where credits awarded based on the impermeable area being reduced: drawings showing the impermeable areas pre- and post-development, including areas. - Details of any opportunities identified to reduce surface water-run-off. - Relevant section or clauses of the building specification or contract OR Letter of commitment. - Information showing the proposed drainage solution.	- As-built drawings with installed drainage solutions. - Final drainage layout - Information showing the proposed drainage solution, system failure flood flow routes, potential flood ponding levels and ground floor levels. - Evidence to confirm that maintenance responsibilities have been defined for any SuDS solutions installed. - Drawings to show the predevelopment and final construction drawings showing the post-development impermeable areas for the site and calculations for the change in impermeable area, updated where required.					
			One credit – Surface water run-off – Volume 10. Flooding of assessed buildings will not occur in the event of local drainage system failure (caused either by extreme rainfall or a lack of maintenance); AND EITHER 11. Specify drainage design measures that ensure post-development surface water run-off volume is no greater than the predevelopment run-off volume. 12 Any additional predicted volume of run-off for this event is prevented from leaving the site by using infiltration or other SuDS techniques. OR (only where criteria 11 and 12 cannot be achieved): 13. Justification from the appropriate consultant indicating why the above criteria cannot be achieved, i.e. where infiltration or other SuDS techniques are not technically viable options. 14 Drainage design measures are specified so that the post-development peak rate of run-off is reduced to the limiting discharge. The limiting discharge is defined as the highest flow rate from the following options: 15. Relevant maintenance agreements for the ownership, long term operation and maintenance of all specified SuDS are in place. 16. For either option, above calculations must include an allowance for climate change; this should be made in accordance with current best practice planning guidance.			1		1							

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		Minimising water course pollution (1 credit)	17. There is no discharge from the developed site for rainfall up to 5 mm (confirmed by the appropriate consultant). 18. Areas with a low risk source of watercourse pollution, have an appropriate level of pollution prevention treatment provided using appropriate SuDS techniques. 19. Areas with a high risk of contamination or spillage of substances, such as petrol and oil, have separators (or an equivalent system) installed in surface water drainage systems. 20. Chemical or liquid gas storage areas have a means of containment fitted to the site drainage system (i.e. shut-off valves). 21. All water pollution prevention systems have been designed and installed in accordance with the recommendations of documents such as the SuDS manual(136) and other relevant industry best practice. 22. A comprehensive and up to date drainage plan of the site will be made available for the building or site occupiers. 23. Relevant maintenance agreements for the ownership, long term operation and maintenance of all specified SuDS must be in place. 24. All external storage and delivery areas are designed and detailed in accordance with the current best practice planning guidance.			1		1	- Calculations and confirmation from the appropriate consultant to demonstrate that there will be no discharge from the site for rainfall up to 5 mm. - Design drawings or relevant section or clauses of the building specification or contract or confirmation from the appropriate consultant	- As-built SuDS installation documentation. - PCR with photos (SuDS features, high-risk area infrastructure, shut-off valves, containment systems. etc.) AND EITHER Written implementation confirmation of asessed solutions (developer / suitably qualified consultant) OR If changed design, the evidence identified for the design stage assessment is provided for post-construction or final construction details.	
	Pol 04 - Reduction of Night Time Light Pollution	Reduction in Night Time Light Pollution (1 credit)	1. Light pollution has been eliminated through effective design that removes the need for artificial lighting at night. OR alternatively, where the building does use artificial lighting at night, one credit can be awarded as follows: 2 The lighting strategy has been designed to reduce obtrusive light. This includes both external lighting and internal lighting in spaces with glazed apertures. 3. A curfew is established for all external lighting (except for safety and security lighting), which is automatically switched off between 23:00 and 07:00. 4. Illuminated advertisements are designed to control brightness and minimise visual disturbance during nighttime hours. 5. Lighting is designed to minimise impacts on nocturnal wildlife.	Pol 04	1			1	- External lighting layout and lux levels - Lighting specification documents (cut-off angles, timers, etc.) - Zoning to reduce overspill	- PCR with photos - Confirmation of installed lighting spec with manufacturer details - Indicative examples, to demonstrate met-criteria lighting Example: - Final construction or equivalent lighting layout drawings. - Lighting calculations. - Statement from the M&E engineer or lighting designer. - Manufacturer’s literature for the installed luminaires.	
	Pol 05 - Reduction of Noise Pollution	Reduction in Noise Pollution (1 credit)	1. There are no noise-sensitive areas within the assessed building or within 800 m radius of the assessed site. OR 2. Where there are noise-sensitive areas within the assessed building or noise-sensitive areas within 800 m radius of the assessed site, a noise impact assessment compliant with BS 4142:2014(145) is commissioned. Noise levels must be measured or determined for: (Refer to manual for criteria 2.a to 2.b) 3. The noise impact assessment must be carried out by a suitably qualified acoustic consultant. 4. The noise level from the assessed building, as measured in the locality of the nearest or most exposed noise-sensitive development, must be at least 5 dB lower than the background noise throughout the day and night. 5. If the noise sources from the assessed building are greater than the levels described in criterion 4, measures have been installed to attenuate the noise at its source to a level where it will comply with criterion 4.	Pol 05	1			1	- Design drawings highlighting: OR Relevant section of the building specification, contract clauses or letter of commitment - Acoustician’s report with recommendations for noise attenuation measures. AND EITHER -A marked-up design plan highlighting the specification of the acoustician’s attenuation measures. OR -A formal letter from the client or design team.	- Acoustic testing and post-completion measurements by SQA - Report demonstrating compliance with criteria	
SECTION CREDIT SCORE					5.538	1.846	0.000	13			
	Man 03 - Responsible Construction	Responsible construction management (1 exemplary credit)	Achieve all items in Table 4.1 under the Man_ 03 Responsible Construction Management issue.					1	- Achieve all items in Table 4.1. (relevant section or clauses of the building specification/contract OR signed and dated commitment letter)	- Table 4.1 delivery of each point or CCS cert and monitor’s final report. (site plans, procedures or policies, site inspection reports or photographs, site records or letters).	
	Man 05 - Aftercare	Zero Carbon transition Planning (1 exemplary credit)	8 Where net zero carbon benchmarks are not met for operational performance and/ or fossil fuels are being used on-site, a competent person develops a Zero Carbon Transition Plan demonstrating how the asset will achieve net zero carbon in operation by 2050 at the latest (see M2).					1	- Relevant building spec/contract Or letter of commitment	-Compliant zero carbon transition plan.	

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Category	Issue	Assessment Issues	Compliance Requirements	Issue Details	Definite	Possible	Not Targeting	Max Credits Available	Design Stage	Post Construction Stage	Action/Responsible person			
Innovation	Hea 01 - Natural light	Evaluating glare from daylight (1 exemplary credit)	10. Achieve Glare Control credit (criteria 2–4). 11. Evaluation shows compliance with M6 via either: 11.a Daylight Glare Probability (DGP) ≤ 0.40 for >5% of annual hours at all workstations. OR 11.b Annual Sunlight Exposure (ASE)1000,250 ≤ 10% of occupied OR 11.b Annual Sunlight Exposure ASE1000, 250 ≤ 10% of an occupied space. This means no more than 10% of the occupied space in all relevant building areas can receive a daylight illuminance of ≥ 1000 lux for ≥ 250 hours per year.					1	- Design drawings, window schedule and calculations	- PCR with photos OR Final construction or equivalent drawings - Updated calculations if required.				
		Daylighting (1 exemplary credit)	12. Daylighting criteria have been met using one of the following options: 12.a Relevant building areas meet exemplary criteria for average and minimum point daylight illuminance as outlined in Table 5.3 (Pg 85). OR 12.b Relevant building areas meet the highest rating in EN 17037:2018+A1:2021 OR IES LM-83-23 and the relevant criteria in Table 5.3 (Pg. 85).					1	- Design drawings and daylight calculations OR National best practice daylighting guidelines or BREEAMrequirements confirmation in building spec/contract	- Site inspection photos. OR Final construction or equivalent drawings. - Updated calculations if required.				
	Hea 01 - Artificial light	Lighting control (1 exemplary credit)	9 Lighting in each control zone with an occupied space can be manually dimmed by occupants down to no more than 20% of the maximum light output using lighting control interfaces positioned in accessible locations. 10 Lighting in each control zone within an occupied space can be colour tuned over a correlated colour temperature range from 2700K or less to 4000K or more, with automatic controls set to limit the correlated colour temperature in the afternoon and evening to 2700K or less.					1	- Design drawings, lighting schedules and lighting control strategy. OR Relevant section or clauses of the building specification or contract. OR A letter of formal confirmation of compliance from the building services engineer or lighting designer.	-PCR with photos. - Compliance confirmation such as final construction or equivalent lighting schedules, lighting layout plans, lighting control strategy, lighting calculations or light testing results. - Formal confirmation of compliance from the building services engineer or lighting designer.				
	Hea 04 - Indoor Air Quality	Emissions from construction products (upto 2 exemplary credits)	7. One credit: 3 of 5 product types meet Table 5.6 & M2 limits/requirements. If wood not included, all wood products must be ≥E1 class. 8. Two credits: All product types meet Table 5.6 & M2 .					2	- Building specification documents. - Compliant materials confirmation. - Manufacturer’s data confirming testing standards and emissions achieved. (were product specification is known).	- Product installation confirmation. (Project Team) - Testing standards and emissions achieved confirmation. - Mould prevention for paints and varnishes (if relevant).				
	Hea 08 - Security	Security Rating Scheme (1 exemplary credit)	4. A compliant risk-based security rating scheme has been used. The performance against the scheme has been confirmed by independent assessment and verification.					1	- Design Stage Security rating scheme certificate	- Post-construction stage Security rating scheme certificate				
	Ene 01 - Energy and carbon performance for regulated energy uses	Beyond zero net regulated carbon (upto 3 exemplary credits)	2 The building regulation modelling results demonstrate that at least 100% of the building's service energy requirements are met by eligible low and zero carbon (LZC) technologies (see M3). 3 The number of BREEAM credits awarded is based on the percentage of operational energy use that is met by LZC sources (see Table 6.2).					3	A copy of documents and calculations that demonstrate the proportion of the building’s regulated energy consumption that is generated by low and zero carbon generation technologies.	A copy of the updated calculations which reflect the as-built specification.				
	Ene 02 - Prediction of operational energy and carbon	Disclosing an in-use energy performance target (1 exemplary credit)	9. An in-use energy performance target has been disclosed to stakeholders and been made publicly available prior to practical completion (see M3).					1	*Client/developer letter of commitment confirming disclosure of the in-use energy target to stakeholders, and that it will be publicly available before PC *Breeam Ene 02 Calculator for OEPR	*Weblink or documentation showing target is accessible to stakeholders & public				
		Third-party validation of predictive modelling (1 exemplary credit)	10. The predicted energy consumption modelling results have undergone third-party validation (see M4).					1	*Energy model validation report by a suitably qualified independent party	*Documentation showing improvements made to model post-construction following validation				
		Preparing for in-use measurement of energy consumption (1 exemplary credit)	11. Achieve maximum available credits in Ene 03 Energy monitoring. 12. The energy modelling outputs include a breakdown of the energy use by sub-meter that aligns with the energy monitoring strategy for the building.					1	*Modelling outputs with breakdown of energy use by sub-meter, aligned with Ene 03 monitoring strategy	*Updated modelling report with sub-meter breakdown, accounting for as-built spec				
		Commitment to measure energy consumption in-use (1 exemplary credit)	13. The client or building occupier commits funds to pay for the in-use energy consumption to be measured by a suitably qualified energy assessor once the building reaches the occupancy threshold (see M5).					1	*Client commitment (funds available) for in-use energy measurement by a suitably qualified assessor	*Confirmation that funds are committed + signed contract with assessor/organisation. *Evidence assessor meets BREEAM definition of suitably qualified. *Green lease clauses (if applicable) guaranteeing data access				
Wat 01 - Water Consumption	Water Consumption (1 exemplary credit)	1. Determine the water efficiency of all in-scope water-consuming components. 2 Determine the amount of recycled water expected from approved blackwater, greywater, and rainwater systems. 3 The number of credits awarded is determined by the percentage improvement in potable water use in litres per person per day for the actual building compared to that of a baseline building are shown in Table 8.1					1	- Sanitary Water Components Types Schedule - Technical details for blackwater, greywater, or rainwater collection systems (if specified). - Design Drawing - Completed Wat 01 Calculator - Manufacturer’s literature/Data Sheets,	- Final construction drawings - Assessor's site reports with photographic evidence - As-built drawings - Final sanitary schedule - Final manufacturer's product literature - Technical details of any installed recycling systems.					

BREEAM NEW CONSTRUCTION v7				Definite: 73.58% EXCELLENT + Possible: 13.86% OUTSTANDING Evidenced: 0.00% UNCLASSIFIED				BREEAM The NC v7 Manual Click to View			
Fully fitted out											
Category	Issue	Assessment Issues	Compliance Requirements	Issue Details	Definite	Possible	Not Targeting	Max Credits Available	Design Stage	Post Construction Stage	Action/Responsible person
	Wat 05 - Prediction of operational water consumption	Disclosing an in-use water performance target and commitment to measure water consumption in-use (1 exemplary credit)	Disclose target - Achieve predict operational water consumption credit. - Before practical completion disclose an in-use water performance target to stakeholders and the public. Measure - Achieve maximum credits in Wat 02. - The client or occupier commits funds for in-use water consumption measurement and reporting once the building is occupied.					1	*Client’s written commitment to disclose an in-use water performance target to stakeholders and the public. *Client confirmation that funds are committed for measuring and reporting in-use water consumption.	*Confirmation of the final in-use water performance target (updated as needed). *Evidence of disclosure (e.g. web links, public documents, or other accessible formats). *Confirmation of appointment of a suitably qualified individual/organisation (or BREEAM Assessor if using BREEAM In-Use Part 2) to measure/report in-use water consumption.	
	Mat 01 - Building life cycle assessment	Embodied carbon benchmark comparison (1 exemplary credit)	7. For relevant assessment and building types, compare the calculated embodied carbon emissions (modules A1-A5, B1-B5 C1-C4) against the benchmark (see Table 9.1). The comparison against the benchmark must use the latest embodied carbon calculation available: 7.a For interim design stage assessment: 7.a.i Technical design LCA 7.b For final post-construction stage assessment: 7.b.i Post-construction LCA					1	-[The BREEAM Platform will calculate this automatically based on evidence provided.] - Commitment to complete benchmark comparison of embodied carbon at post-construction.	[The BREEAM Platform will calculate this automatically based on evidence provided.]	
		Third party verification (1 exemplary credit)	A suitably qualified third party verifies the LCAs work and confirms it accurately represents the designs under consideration.					1	- The third party's LCA verification report and evidence that was completed by a suitable third party.	- The third party's LCA verification report and evidence that was completed by a suitable third party.(M3)	
		Embodied carbon public data disclosure (1 exemplary credit)	Submit the embodied carbon results for the targeted project stages to a public database.					1	- Registration and data submission to database for the relevant project stage(s). - Employer’s Requirements/commitment letter from the client or developer to register and submit data for the PC phase	- Registration and data submission to database for the relevant project stage(s).	
	Mat 03 - Responsible sourcing of construction products	Measuring responsible sourcing (1 exemplary credit)	The project is assessed using the Mat 03 calculator 3. In the BREEAM Platform, use the Mat 03 calculator and follow M1 to determine the number of credits achieved for the construction products. Credits are awarded in proportion to the scope of the assessment (see M2) and the number of points achieved					1	- Completed copy of Mat 03 calculator. - All supporting evidence for the entered data, including any responsible sourcing certification. [? - link to Mat 03 schedule template]	- As DS, updated for as-built construction. - Evidence showing proof of purchase for all responsibly sourced materials.	
	Wst 01 - Construction waste management	Construction Waste Management (1 exemplary credit)	8. Non-hazardous construction waste (excl. demolition/excavation) meets Table 10.1 benchmarks. 9. Diversion of relevant waste from landfill meets/exceeds Table 10.2 benchmarks. 10. RMP covers all key waste groups for landfill diversion (Table 10.3). 11. Waste data from licensed contractors is reliable and verifiable (EA/SEPA/EA Wales/NIEA Waste Returns or PAS 402:2013).					1	- Relevant spec/contract clause OR letter commitment OR RMP which includes relevant commitments/targets for waste generated and diverted from landfill. - RMP incl. confirmation all key waste groups which will be diverted from landfill. - Relevant spec/contract clause OR commitment letter OR RMP which includes relevant commitments to ensure waste data provided is reliable and verifiable.	- Actual waste records arisings from site, amount diverted from landfill and how processed i.e. recycled, reused, etc. - Evidence of waste transfer station recycling rates, where applicable. - Separate data for demolition and construction - Data obtained from licensed external waste contractors	
	Wst 02 - Use of recycled and sustainably sourced aggregates	Project sustainable aggregate points (1 exemplary credit)	7. The Project Sustainable Aggregate Points score meets or exceeds the exemplary level performance benchmark in Table 10.4.					1	- Commitment or schedule for sustainable aggregates - Aggregate quantities and specifications : types (table 10.5 & .6) source, distance and routes likely to travel - For recycled on-site aggregates: re-use suitability, amount available.	- Records of confirmed aggregate types, quantities, routes, if recycled, sources and invoices - For recycled on-site aggregates: re-used amount confirmation, amount available.	
	Wst 05 - Adapting to climate change	Responding to climate change (1 exemplary credit)	4. Achieve criteria 1 to 3 above. 5. Achieve the criteria or credits given in Table 10.11					1	- Climate change adaptation strategy appraisal - Hazard identification, risk assessment, and mitigation strategy adopted within the final design - Omissions must be justified in writing	- Implementation confirmation of specified mitigation measures (final contruction drawings/equivalent and PCR with photos)	
	Lue 02 - Ecological risks and opportunities	Wider Site Sustainability (1 exemplary credit)	10. Achieve criteria 4–5 (foundation route) or 6–9 (comprehensive route). 11. Optimal ecological outcomes must consider wider site sustainability activities and potential ecosystem service benefits (see M4 for minimum considerations). 12. Incorporate at least one design measure demonstrating an ecosystem service-related benefit.					1	*Report or statement from SQE (or project team if foundation route) showing how wider sustainability aspects were considered. *Meeting minutes of collaboration meetings with stakeholders. *Drawings/specs highlighting at least one incorporated ecosystem service measure.	*As-built drawings that the ecosystem service-related measure was implemented OR * Assessor’s site inspection report and photographic evidence.	
	Lue 04 - Ecological change and enhancement	Quantifying change in ecological value (1 exemplary credit)	Comprehensive route Site baseline > 0.1 BU (see table 11.4) Comprehensive route Site baseline ≤ 0.1 BU (see table 11.5)					1	*SBM/SSM tool (baseline + projected). *Survey reports, existing & proposed landscape plans. *Evidence of data submitted to local environmental records centre. *Opt: Copy of the Environmental Impact Assessment (covers criteria 1 to 3).	*As-built SBM/SSM tool. *As-built landscape and planting plans.	
SECTION CREDIT SCORE (MAX 10)					0	0	0	10			

Category	Issue	Assessment Issues	Compliance Requirements	Issue Details	Definite	Possible	Not Targeting	Max Credits Available	Design Stage	Post Construction Stage	Action/Responsible person
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Summary				Weighted	Weighted	Weighted	Values	Weighting already applied
				Definite incl Innov	Possible incl Innov	Not Available excl Innov	Max Credits Available excl Innov	
Management				10	1	0	21	11.0%
Health and Wellbeing				11	4	0	23	14.0%
Energy				9	1	6	46	16.0%
Transport				6	0	2	12	10.0%
Water				3	3	2	12	7.0%
Materials				15	0	1	14	15.0%
Waste				6	1	1	10	6.0%
Land Use and Ecology				8	2	0	13	13.0%
Pollution				6	2	0	13	8.0%
Innovation (values are added to individual topics) extra				0%	0%	0%	10%	
Weighted % Total				73.579	13.865	11.941	164.000	
Weighted % Total + Innovation %				74%	14%	12%	110%	