Credit ID	Credit Name	Criteria	RIBA Stage timing required by BREEAM	Available Credits	Achievable Credits	Achievable + Potential Credits	Comments/Actions	Responsibility
Management								
Man 1	Commissioning	One credit where evidence provided demonstrates that an appropriate project team member has been appointed to monitor commissioning on behalf of the client to ensure commissioning will be carried out in line with current best practice. This will also be carried out for a BMS where specified - **Confirmed via a letter, commissioning schedule, specification stating standards.** Two credits where, in addition to the above, evidence provided demonstrates that seasonal commissioning will be carried out during the first year of occupation, post construction (or post fit-out) - **Evidence confirming scope of seasonal commissioning responsibilities.**		2	2	2	This is a minimum standard requirement for all BREEAM certification ratings. The project must incorporate the necessary measures to achieve at least one point under this credit for Excellent rating. MEP team agreed this is a common practice. Assumed achievable.	Client
Man 2	Considerate Constructors	One credit where evidence provided demonstrates that there is a commitment to comply with best practice site management principles - **Letter to confirm CCS Certification, CCS Certificate can be provided (see checklists A1 and A2)** Two credits where evidence provided demonstrates that there is a commitment to go beyond best practice site management principles - **Letter to confirm CCS Certification, CCS Certificate can be provided (see checklists A1 and A2)**		2	2	2	It is a minimum standard requirement for projects aiming for Excellent/ Outstanding BREEAM ratings. This is standard practice. It will need to be included within the Contractor's preliminaries.	Client/ Contractor
Man 3	Construction Site Impacts	One credit where evidence provided demonstrates that 2 or more of items a-g (listed below) are achieved (detailed in checklist A3) - **Specification/letter confirming items are will be met.** Two credits where evidence provided demonstrates that 4 or more of items a-g (listed below) are achieved (detailed in checklist A3) - **Specification/letter confirming items are will be met.** Three credits where evidence provided demonstrates that 6 or more of items a-g are achieved: a. Monitor, report and set targets for CO2 or energy arising from site activities b. Monitor, report and set targets for CO2 or energy arising from transport to and from site c. Monitor, report and set targets for water consumption arising from site activities d. Implement best practice policies in respect of air (dust) pollution arising from the site e. Implement best practice policies in respect of water (ground and surface) pollution occurring on the site f. Main contractor has an environmental materials policy, used for sourcing of construction materials to be utilised on site g. Main contractor operates an Environmental Management System. One additional credit where evidence provided demonstrates that at least 80% of site timber is responsibly sourced and 100% is legally sourced.		4	4	4	This is standard practice. It will need to be included within the Contractor's preliminaries.	Client/ Contractor
Man 4	Building user guide	One credit where evidence provided demonstrates the provision of a simple guide that covers information relevant to the tenant/occupants and non-technical building manager on the operation and environmental performance of the building - **Letter to confirm a BUG will be provided, and confirm its contents.**		1	1	1	This credit is a minimum standard requirement for projects aiming for an Excellent/ Outstanding ratings. This is standard practice. It will need to be included within the Contractor's preliminaries.	Contractor

Man 8	Security	One credit where evidence provided demonstrates that an Architectural Liaison Officer (ALO) or Crime Prevention Design Advisor (CPDA) from the local police force has been consulted at the design stage and their recommendations incorporated into the design of the building and its parking facilities (if relevant) - **Correspondence would be required and design plans showing recommendations being implemented.**	**2**	1	0	1	This credit requires Stage 2 involvement of an appropriate security professional. A risk assessment has been completed as part of the planning submission; however, this alone does not satisfy the relevant BREEAM criteria. The credit has therefore been identified as a potential credit, subject to the completion of a compliant Security Needs Assessment before Stage 3 commences.	Client/ Security Consultant (requires appointment)
Man 12	Life Cycle Costing	One credit where evidence provided demonstrates that a Life Cycle Cost (LCC) analysis based on the feasibility study proposals has been undertaken on the building design at a strategic and system level - **Copy of the LCC analysis, letter confirming preferred option, updated copy of the LCC/letter stating that the updated version will be provided in due course and any anticipated changes since the early stages.** Two credits where, in addition to the above, evidence provided demonstrates that the results of the feasibility study and consideration of LCC have been implemented - **Letter to confirm the chosen option with the lowest life cycle costs have been/will be implemented.**	**2 or 3**	2	0	2	LCC analysis was not confirmed as part of Stage 2 scope. Hence, this credit is marked as potential. If the analysis is completed during Stage 3, the credit can be achieved.	Client/ Cost consultant (requires appointment)
Weight	12%			12	9	12		
Health & Wellbeing								
Hea 1	Daylighting	One credit where evidence provided demonstrates that at least 80% of the net lettable office floor area is adequately daylit - **Design plans and daylight calculations required** Daylight calculations to confirm: • Building areas assessed • The daylighting variables/criterion measured • Average daylight factor for each area • Compliance with room depth criterion, uniformity ratio, view of sky (if required) • The daylight provision is in compliance with the relevant standards.		1	0	0	The offices areas are extensively glazed through the use of curtain walling; however, the façade facing the equipment yard incorporates brickwork rather than full-height glazing. Daylight calculations will be required at the next design stage to verify compliance with the relevant criteria. Hence, this credit is not expected to be met.	Daylight consultant (requires appointment)
Hea 2	View Out	One credit where evidence provided demonstrates that all relevant building areas have an adequate view out (7m distance from a wall with a window/permanent opening) - **Site plan required showing building location in proximity to external obstructions, and design plans showing:** **• All relevant building areas and room depths** **• Actual or notional workstations/desk layout** **• Window/open areas**		1	0	1	As parts of the office areas are located more than 7 m deep from the glazed façade, compliance with the View Out criteria cannot be confirmed at this stage. The credit will require verification against the proposed workstation layout during the next design stage and has therefore been marked as a potential credit.	Architect
Hea 3	Glare Control	One credit where evidence provided demonstrates that an occupant-controlled shading system (e.g. internal or external blinds) is fitted in relevant building areas - **Mark up design plan showing locations of shading systems installed, window schedule/design plan showing types of shading and control to be installed.**		1	1	1	At this stage, the architectural design has only addressed external solar shading through the provision of fixed external fins. Internal shading with occupant control is anticipated to be incorporated at the next design stage. Confirmation will be required once the detailed shading strategy has been developed. This is considered standard practice for office environments and is therefore assumed to be incorporated within the final design. Consequently, the credit is currently considered achievable.	Architect
Hea 4	High Frequency Lighting	One credit where evidence provided demonstrates that high frequency ballasts are installed on all fluorescent and compact fluorescent lamps - **Specification/datasheets confirming compliant lighting strategy**		1	1	1	This credit is a minimum standard requirement for projects targeting an Excellent or Outstanding BREEAM rating. The proposed lighting strategy comprises LED luminaires throughout the development, with no fluorescent lighting currently specified. Compliance is anticipated, and the credit is therefore considered achievable.	Lighting designer

Hea 5	Internal and External Lighting Levels	One credit where evidence provided demonstrates that all internal and external lighting, where relevant, is specified in accordance with the appropriate maintained illuminance levels (in lux) recommended by CIBSE - **Letter confirming the maintained illuminance levels for each internal and external space are in compliance with the relevant standards; OR** **Specification/room schedules confirming internal and external illuminance levels and standards illuminance levels are specified.**		1	1	1	The proposed office areas are expected to achieve compliance with the internal lighting requirements, while the external lighting strategy is also anticipated to meet the relevant criteria. Subject to the detailed lighting design confirming compliance, this credit is currently considered achievable.	Lighting designer
Hea 6	Lighting Zones & Controls	One credit where evidence provided demonstrates that, in all relevant building areas, lighting is appropriately zoned and occupant controllable - **Design plans for each floor of the building highlighting space arrangement and room type, specification/design plans confirming lighting zones and scope of user-controls.**		1	0	1	The proposed lighting controls are based on the client's Basis of Design (BoD), which is expected to incorporate PIR occupancy sensors for lighting control. This will require verification at the next design stage once the detailed lighting controls strategy has been developed. On this basis, the credit is currently considered achievable, subject to confirmation.	Lighting designer
Hea 7	Potential for Natural Ventilation	One credit where evidence provided demonstrates that fresh air is capable of being delivered to the occupied spaces of the building via a natural ventilation strategy, and there is sufficient user-control of the supply of fresh air - **Design plans/elevations/calculations confirming:** **• Ventilation strategy in each occupied space** **• The depth of the room** **• Gross internal floor area of each occupied space** **• The type of window/ventilator and total openable area (Manufacturer's literature may also be used as evidence)** **• The location of openings** **• The type and degree of user-control.** **AND (where relevant): a copy of the results from the appropriate software modelling tool demonstrating compliance.**		1	0	0	This credit is unachievable.	Mechanical designer
Hea 8	Indoor Air Quality	One credit where air intakes serving occupied areas avoid major sources of external pollution and recirculation of exhaust air - **Mark up site plan showing proposed site plan highlighting locations of intakes, extracts, openable windows, ventilators, any existing/proposed sources of external pollution. Design team calculations are also required to confirm:** **• The fresh air rate set for each space** **• That the fresh air rate can be met using the chosen strategy** **• The relevant standard(s) to which the design is in accordance with.** Requirements: - Air-conditioned building: Where the building's air intakes and exhausts are over 10m apart to minimise recirculation AND intakes are over 20m from sources of external pollution. - Naturally ventilated buildings: Where openable windows/ventilators are over 10m from sources of external pollution. - In addition to the specific BREEAM criteria above, the building has been designed to provide fresh air rates to dilute pollutants in accordance with good practice recommended by 'British Council for Offices Guide to Best Practice' in the Specification of Offices i.e. 12 litres per second per person.		1	1	1	The motorway is located more than 20 m from the building. Although perimeter service roads are within 20 m, traffic levels are expected to be low and associated with normal employee, visitor, and delivery vehicle movements. No ground-floor plant rooms are proposed, and emergency generators have been excluded from the assessment. The mechanical engineer has confirmed that the required 10 m separation between air intakes and sources of pollution is expected to be achieved. Therefore, this credit is currently considered achievable, subject to detailed design confirmation.	Mechanical designer
Hea 9	Volatile Organic Compounds	One credit where evidence provided demonstrates that the emissions of VOCs and other substances from key internal finishes and fittings comply with best practice levels - **Specification confirming VOC content of the relevant product types in compliance with the standards specified**		1	1	1	Low-VOC paints, coatings and sealants are to be specified in accordance with the relevant BREEAM requirements. Compliance is to be demonstrated through the project specifications. This credit is considered achievable.	Architect / Contractor
Hea 10	Thermal Comfort	One credit where evidence provided demonstrates that thermal comfort levels in occupied spaces of the building are assessed at the design stage to evaluate appropriate servicing options, ensuring appropriate thermal comfort levels are achieved - **Correspondence from the design team to confirm the name of the thermal modelling software used and that the software has been selected and applied in accordance with CIBSE AM11, thermal modelling report demonstrating compliant results**.		1	0	1	Achieving this credit will require a separate appointment for the Building Physics consultant, as it is not included within the current scope of works. Consequently, the credit has been marked as potential, pending the necessary appointment and subsequent assessment.	Building Physics consultant (requires appointment)

Hea 11	Thermal Zoning	One credit where evidence provided demonstrates that local occupant control is available for temperature adjustment in each occupied space to reflect differing user demands (within 7m distance of each external wall) - **Specification/mark up drawings showing scope of heating and cooling system, the type of user controls used, scope of the controls i.e. control zone**		1	1	1	Separate perimeter and internal zoning is considered standard practice and is expected to be included within the design. As the HVAC design is not yet sufficiently developed to confirm compliance, this credit is currently considered achievable, subject to detailed design verification.	Mechanical designer
Hea 12	Microbial Contamination	One credit where evidence provided demonstrates that the risk of waterborne and airborne legionella contamination has been minimised - **Specification confirming types of water systems in the building and standards they are being designed to comply with.**		1	1	1	This is a minimum standards requirement for projects targeting Excellent or Outstanding BREEAM ratings (1 credit required). Therefore, this credit is targeted. Compliance with legionella control requirements is mandated by UK legislation. No cooling towers are proposed, and domestic hot water will be provided via instantaneous water heaters; however, humidification systems are included and will require assessment. Compliance with the HSE Approved Code of Practice and Guidance for legionella control is therefore required.	Mechanical designer
Hea 13	Acoustic Performance	One credit where evidence provided demonstrates that the building achieves appropriate indoor ambient noise levels in offices areas - **Design plan, specification/acoustician calculations confirming indoor ambient noise levels of each relevant room, standards they are to comply with, (if relevant, sound insulation levels between each acoustically sensitive room and adjacent occupied areas), letter confirming a programme of pre-completion acoustic testing by a suitably qualified acoustician will be commissioned and that remedial works will be actioned for any areas not complying with the required acoustic levels.** In addition, for fully fitted buildings only: Appropriate airborne sound insulation levels are achieved between acoustically sensitive spaces and occupied spaces, sufficient to ensure adequate privacy.		1	0	1	Indoor acoustic analysis is not currently within scope and will be reviewed at the next design stage. Therefore, this credit has been marked as potential.	Acoustician (requires appointment)
Weight	10%			13	7	11		
Energy								
Ene 1	Reduction of CO2 Emissions	Up to fifteen credits where evidence provided demonstrates an improvement in the energy efficiency of the building's fabric, services, IT Equipment and therefore achieves lower building operational related CO2 emissions - **Copy of EPC output (inc. name and accreditation number of accredited energy assessor), mark up drawings showing the power delivery components and cooling system components specified, design calculations confirming predicted Power Usage Effectiveness (PUE) rating based on the predicted IT equipment power and total facility power.**		15	15	15	This credit is a minimum standard requirement for projects aiming for an Excellent/ Outstanding ratings: - Excellent: 6 credits minimum - Outstanding: 12 credits minimum The current EPC is estimated at 21, based on several assumptions and subject to refinement as the design develops. The annual average PUE has not yet been calculated, although a target of approximately 1.2 is anticipated. Based on an EPC of 21 and a PUE of 1.2, the project is expected to achieve 15 credits, including 1 exemplary performance credit. Therefore, these points are currently considered achievable, subject to confirmation at the next design stage.	Electrical designer / Building Physics consultant
Ene 2	Sub-metering of Substantial Energy Uses	One credit where evidence provided demonstrates the provision of direct submetering of energy uses within the building. Two credits where, in addition to the above, evidence provided demonstrates that sub meters are connected to a BMS or other type of automated control device - **Technical drawings/specification confirming energy consuming systems and their rated outputs, metering arrangements, metering types, locations of meters specified, and if BMS is specified, the scope of the BMS and its energy monitoring capability.**		2	2	2	This credit is a minimum standard requirement for projects aiming for an Excellent/ Outstanding ratings. Energy metering will be provided throughout the development. All major energy-consuming systems representing more than 10% of the total energy demand will be sub-metered, with all meters integrated into the Building Management System (BMS). Therefore, this credit is considered achievable.	Electrical designer / Mechanical designer

Ene 4	External Lighting	One credit where energy-efficient external lighting is specified and all light fittings are controlled for the presence of daylight - **Mark up site plan showing the location of external fittings, lighting schedule/specification showing lamp lumens and circuit watt for each of the fittings and external lighting control strategies where present.** Specific Requirements: 1. All external light fittings for the building, access ways and pathways have a luminous efficacy of at least 50 lamp lumens/circuit Watt when the lamp has a colour rendering index (Ra) greater than or equal to 60. OR 60 lamp Lumens / circuit Watt when the lamp has a colour rendering index (Ra) less than 60. 2. All external light fittings to car parking areas, associated roads and floodlighting has a luminous efficacy of at least 70 lamp lumens/circuit Watt when the lamp has a colour rendering index (Ra) greater than or equal to 60. OR 80 lamp Lumens / circuit Watts when the lamp has a colour rendering index (Ra) less than 60. 3. All external light fittings for signs and uplighting have a luminous efficacy of at least 60 lamp lumens/circuit Watt when the lamp wattage is greater than or equal to 25W. OR 50 lamp lumens/circuit Watt when the lamp wattage is less than 25W. 4. External light fittings are controlled through a time switch, or daylight sensor, to prevent operation during daylight hours. Daylight sensor override on a manually switched lighting circuit is acceptable.		1	1	1	The lighting designer has confirmed that the proposed lighting design is expected to meet the relevant criteria. Therefore, this credit is currently considered achievable.	Lighting designer
Ene 5	Low Zero Carbon Technologies	One credit where evidence provided demonstrates that a feasibility study considering local (on-site and/or near site) low or zero carbon (LZC) technologies has been carried out and the results implemented - **Feasibility report required confirming the name of the software, confirmation of the expertise of the individual carrying out the modelling, and the total CO2 emissions without the LZC technology incorporated. Letter from energy specialist confirming their meet the definition and the timing of the feasibility report is within the plan of works. Mark up drawing confirming the proposed installation of LZC technology.** Two credits where evidence provided demonstrates that the first credit has been achieved and there is a 10% reduction in the building's CO2 emissions as a result of the installation of a feasible local LZC technology - **Evidence to be provided as per the first credit.** Three credits where evidence provided demonstrates that the first credit has been achieved and there is a 15% reduction in the building's CO2 emissions as a result of the installation of a feasible local LZC technology - **Manufacturer's literature/technical data/calculations confirming carbon savings as a result of the installed LZC technology** Or alternatively: A maximum of one credit where evidence provided demonstrates that a contract with an energy supplier is in place to provide sufficient electricity used within the assessed building/development to meet the above criteria from a 100% renewable energy source. (Note: a standard Green Tariff will not comply)	**2**	3	2	2	This credit is a minimum standard requirement, to achieve at least one credit, for projects aiming for an Excellent/ Outstanding rating. A feasibility study by a qualified consultant is required during Stage 2. *Note: "When undertaking a feasibility study at a later stage, an additional element will need to be included in the report to highlight the local LZC energy sources which have been discounted due to the constraints placed on the project by the late consideration, and the reason for their omission. If the feasibility study discounts all local LZC as unfeasible due to the late stage in the project that the study was commissioned, then the credit for the feasibility study must be withheld."* The inclusion of this study has to be confirmed by the client and will have to be completed before Stage 3 commences.	Client / Energy consultant
Ene 8	Lifts	Up to two credits are available where evidence provided demonstrates the installation of energy-efficient lift(s) - **Copy of the relevant report detailing the analysis undertaken and findings/recommendations, letter confirming lift manufacturer details to outline if compliant and number of credits that can be sought out.**		2	0	2	No appointment has been made for this study to date. Therefore, this credit has been marked as potential, pending assessment at the next design stage. Client comment is expected.	Electrical designer (requires appointment)
Ene 22	Sustainable Procurement of IT	Up to two credits where evidence demonstrates that energy efficient equipment has been procured to help ensure optimum performance and energy savings - **Letter confirming the relevant IT equipment (and manufacturer's literature where possible to show compliance)**		2	2	2	This is expected to be achievable. Detailed client information is expected to be provided in the next stages.	Client
Weight	37%			25	22	24		
Transport								

Tra 1	Provision of Public Transport	Up to three credits are awarded on a sliding scale based on the assessed buildings' accessibility to the public transport network - **the final output of the Tra 1 calculator would be required. The calculator would require the following information to be confirmed:** **- the number of local available transport nodes considered** **- the distance (m) from the main building entrance to each compliant public transport node** **- the public transport type serving the compliant node e.g. bus or rail** **- the average number of services stopping per hour at each compliant node during the standard operating hours of the building for a typical day**		3	0	0	The draft Transport Assessment confirms that the site has a PTAL rating of 1b (poor public transport accessibility). Based on the relevant BREEAM criteria, no points can be awarded under this credit.	Transport consultant
Tra 2	Proximity to Amenities	One credit where evidence provided demonstrates that the building is located within 500m of accessible local amenities appropriate to the building type and its users - **Mark up drawing showing their locations, type of amenity, route to amenity from the site and plan/map scale. Where any amenities do not currently exist but are due to be developed, a letter from the client/developer confirming the location, type, and estimated timescale for completion would suffice.**		1	0	0	No accessible amenities within 500 m have been identified. All amenities are at a slightly higher walking distance. The credit cannot be achieved.	Transport consultant
Tra 3	Cyclist Facilities	One credit where evidence provided demonstrates that covered, secure and well-lit cycle storage facilities are provided for all building users - **Site plans showing location, number of cycle spaces, dimensions, materials specified for the facility, compliant lighting provided, and floor area (where relevant).** Two credits where, in addition to the above, adequate changing facilities are provided for staff use (i.e. showers, changing rooms, lockers, drying space for wet clothes) - **Design drawings showing quantities of facilities provided and their locations onsite.**		2	2	2	Secure cycle storage will be provided either within the building or in a dedicated secure external facility. Appropriate cyclist facilities, including showers, changing areas, and lockers, will also be provided. The final provision is yet to be confirmed. Assuming a minimum of 10 cycle storage spaces and two showers are provided, the two credits are expected to be achievable.	Transport consultant / Architect
Tra 4	Pedestrian and Cycle Safety	One credit where evidence provided demonstrates that the site layout has been designed in accordance with best practice to ensure safe and adequate pedestrian, cycle access, and delivery areas - **Proposed site plan highlighting the specified routes providing access to relevant amenities/transport nodes/cycle storage and the cycle route's compliance with best practice guidance (National Cycle Network Guidelines and Practical Details – issue 2, Sustrans and the relevant parts of Appendix VI NCN Design and Construction Checklist). Specification/site plan/manufacturer's literature confirming external lighting strategy.**		1	1	1	A pedestrian route is proposed that is segregated from the roadway; however, the cycle route is currently shared with pedestrians. The design could readily be adapted to provide segregation if required. Level crossings are proposed throughout, including dropped kerbs where appropriate. Subject to these minor design enhancements, this credit is considered achievable.	Architect
Tra 5	Travel Plan	One credit where evidence is provided to demonstrate that a travel plan has been developed and tailored to the specific needs of the building users - **Travel plan, transport assessment, site plan showing travel plan's recommendations implemented, letter confirmation confirming that the plan will address operational related transport impacts.**		1	1	1	A travel plan and transport assessment are being developed as part of the planning deliverables.	Transport consultant
Tra 6	Maximum Car Parking Capacity	One credit where evidence provided demonstrates no more than one parking space is provided for every three building users. Two credits where evidence provided demonstrates no more than one parking space is provided for every four building users - **Site plan showing the number and type of parking spaces provided, relevant documentation/correspondence confirming the number of building users.**		2	0	2	Current parking capacity is based on an occupancy of 102 staff, together with visitor provision and EV charging for at least 5% of parking spaces. The final parking strategy is yet to be confirmed. Current parking provision is approximately one space per building user; however, the local authority is encouraging a significant reduction in parking numbers, potentially to around 25% of this level. Depending on the final parking provision and staff shift patterns, the project may be able to achieve one or more credits. Therefore, this credit has been marked as potential.	Architect / Client
Weight	5%			10	4	6		
Water								

Wat 1	Water Consumption	Three credits are available where evidence provided demonstrates that the consumption of potable water in sanitary applications and cooling systems is minimised by the use of low water use and water efficient fittings, technologies and processes. One credit where it can be confirmed that: - all WCs have an effective flush volume of 4.5 litres or less - two of the following options that offer the greatest possible reduction in annual water consumption have been specified (for a water pressure of 0.3MPa): all taps (except kitchen taps) have a max flow rate of 6 l/min, all showers have a flow rate that does not exceed 9 l/min, and all urinals are either fitted with individual presence detectors or ultra low flush/waterless urinals - **M&E Specification confirming sanitary fittings and controls to be installed, design plan showing locations, technical specification for the cooling system to be installed, calculations to show predicted base line potable water consumption and predicted consumption following measures specified.** Two credits can be achieved where a technology/strategy is adopted demonstrating at least 20% reduction in the potable water consumption associated with the data centre's cooling process. Three credits can be achieved where a technology/strategy is adopted demonstrating at least 40% reduction in the potable water consumption associated with the data centre's cooling process.		3	3	3	This credit is a minimum standard requirement for projects aiming for an Excellent/ Outstanding ratings: - Excellent: 1 credit minimum - Outstanding: 2 credits minimum Low-water-use sanitary fittings, including WCs with an effective flush volume of 4.5 litres or less and flow restrictors to washbasins and showers, are expected to be specified. Therefore, the first credit is achievable. Additional credits are expected to be achieved through the use of a closed-loop cooling system, which requires water for initial filling (plus minor makeup) only and results in negligible operational water consumption compared with the BREEAM baseline. These credits are therefore also considered achievable, subject to specification confirmation at the next design stage.	Architect / Public Health designer
Wat 2	Water Meter	One credit where evidence provided demonstrates that a water meter with a pulsed output will be installed on the mains supply to each building/unit - **Specification confirming the details and type of water meter(s), design plans to show locations of water meters.**		1	1	1	This credit is a minimum standard requirement for projects aiming for an Excellent/ Outstanding ratings. A mains supply water meter will be provided by the water authority, with an additional incoming meter installed within the plantroom. The metering strategy will incorporate sub-metering for all major water uses representing more than 10% of total water consumption. Based on the current design intent, this credit is expected to be achieved.	Public Health designer
Wat 3	Major Leak Detection	One credit where evidence provided demonstrates that a leak detection system is specified or installed on the building's water supply - **Confirmation of scope and performance criteria of leak detection system, manufacturer's literature (where specified).**		1	1	1	The metering strategy will incorporate leak detection. Based on the current design intent, this credit is expected to be achievable.	Public Health designer
Wat 4	Sanitary Supply Shut Off	One credit where evidence provided demonstrates that proximity detection shut-off is provided to the water supply to all toilet areas (i.e. solenoid valves) - **Confirmation of specification of shut-off valves and their controls, design plan showing location of toilet facilities.**		1	1	1	This criterion is expected to be achieved through the use of PIR-controlled automatic water shut-off within WC facilities. Therefore, this credit is considered achievable.	Public Health designer
Wat 5	Water Recycling	One credit where evidence provided demonstrates the specification of systems that collect, store and, where necessary treat, rainwater or greywater for WC and urinal flushing purposes - **Specification confirming type of collection system specified, and specifications of WCs/urinals/taps/showers where appropriate, calculations for the defined period of collection demonstrating:** **• Rainwater yield for the catchment area (mm)** **• Predicted WC/urinal flushing demand** **• Estimated potential for waste water collection from taps/showers.** **• Size (litres) of the rainwater/greywater collection tank specified.**		1	1	1	Rainwater harvesting forms part of the design strategy and will be used for both irrigation and WC flushing. Therefore, this credit is considered achievable.	Public Health designer
Wat 6	Irrigation Systems	One credit where evidence provided demonstrates that a low-water irrigation strategy/system has been installed, or where planting and landscaping is irrigated via rainwater or reclaimed water - **Meeting minutes/letter/email confirming irrigation strategy, proposed site plan showing scope of irrigation specified, specification confirming type of irrigation system and controls (or manufacturer's information where specified)**		1	1	1	Irrigation is likely to be required during plant establishment and for the proposed green roofs during dry periods. That will be covered by the rainwater system as mentioned above. However, this credit may also be achieved through the use of drought-resistant planting that does not require permanent irrigation. Therefore, this credit is considered achievable.	Public Health designer/ Landscape architect
Weight	8.5%			8	8	8		
Materials								

Mat 1	Materials Specification (major building elements)	Up to six credits are available, determined by the Green Guide to Specification ratings for the major building/finishing elements (external walls, windows, roof, upper floor slabs, internal walls, floor finishes) - **Specification confirming description of each applicable element and its constituent materials, design drawings detailing location and area of each applicable element. These will be inputted into the Mat 1 calculator and will determine the number of credits achievable.**		6	4	6	The architect will need to review the Green Guide ratings during the specification stage and, where necessary, substitute materials with suitable alternatives that achieve the required ratings. Further assessment will be required to confirm the total number of credits achievable. At this stage, 4 credits are considered achievable.	Architect / Contractor
Mat 2	Hard Landscaping and Boundary Protection	One credit where evidence provided demonstrates that at least 80% of the combined area of external hard landscaping and boundary protection specifications achieve an A or A+ rating, as defined by the Green Guide to Specification - **Specification confirming detailed description of each applicable element and its constituent materials, design drawings detailing location and area of each element.**		1	1	1	This requirement will be incorporated into the project specifications. Based on the current design intent, compliance is anticipated and the credit is therefore considered achievable.	Architect / Contractor
Mat 3	Re-use of Building Façade	One credit is awarded where evidence provided demonstrates that at least 50% of the total façade (by area) is reused and at least 80% of the reused façade (by mass) comprises in-situ reused material - **Drawings detailing elevations of existing and new build facades, calculations demonstrating percentage of facade compromising in situ material. (Calculations should be based on the volume of each material and its density, with totals compared for the new retained parts of the structure).**		1	0	0	There are no existing façades or building elements on site that are suitable for re-use. Therefore, credits relating to façade re-use are not applicable and cannot be achieved.	N/A
Mat 4	Re-use of Building Structure	One credit is awarded where evidence provided demonstrates that a design reuses at least 80% of an existing primary structure and for part refurbishment and part new build, the volume of the reused structure comprises at least 50% of the final structure's volume - **Drawings/calculations detailing the sections of the existing structure to be reused, any parts of the structure to be demolished and the total new structure, and where appropriate, calculations confirming any strengthening/alteration which are not deemed 'significant' in terms of the assessment criteria for the mass of materials used.**		1	0	0	There are no existing façades or building elements on site that are suitable for re-use. Therefore, credits relating to façade re-use are not applicable and cannot be achieved.	N/A
Mat 5	Responsible Sourcing of Materials	Up to 3 credits are available where evidence provided demonstrates that 80% of the assessed materials in the following building elements are responsibly sourced: a. Structural Frame b. Ground floor c. Upper floors (including separating floors) d. Roof e. External walls f. Internal walls g. Foundation/substructure h. Staircase Additionally 100% of any timber must be legally sourced. **Design plans confirming location of elements/materials specified and their details (these will be inputted into the BREEAM calculator tool to generate a score). Letter of intent confirming that products specified shall be responsibly sourced from suppliers capable of providing responsible sourcing certificates.**		3	1	1	Based on previous project experience, one responsible sourcing credit is considered achievable. Requirements will need to be included within the Contractor's preliminaries.	Architect / Contractor
Mat 6	Insulation	One credit where evidence provided demonstrates that thermal insulation products used in the building have a low embodied impact relative to their thermal properties, determined by the Green Guide to Specification ratings - **Mark up drawings showing location and dimensions (i.e. area, thickness/volume) of insulating materials, manufacturer's technical details confirming thickness and thermal conductivity of the insulating materials specified.** One credit where evidence provided demonstrates that at least 80% of thermal insulation products used in the building have been responsibly sourced - **Evidence as outlined in Mat 5 to prove responsible sourcing (i.e. letter, certificates).**		2	1	2	The insulation carbon impact requirements are expected to be achievable based on the current design intent. At this stage, one credit is considered achievable, with an additional credit marked as potential, pending confirmation of the final insulation specification.	Architect / Mechanical designer

Mat 7	Designing for Robustness	One credit where protection is given to vulnerable parts of the building such as areas exposed to high pedestrian traffic, vehicular and trolley movements - **Design drawings showing vulnerable areas of the building and durability measures specified.**		1	1	1	Designing for robustness is considered achievable. Owing to the secure nature of the building, many of the relevant measures are expected to be incorporated as part of the base design, including the use of impact-resistant materials and other resilient features.	Architect
Weight	7%			15	8	11		
Waste								
Wst 1	Construction Site Waste Management	Up to three credits are available where evidence provided demonstrates that the amount of non-hazardous construction waste (m3/100m2 or tonnes100m2) generated on site by the development is the same as or better than good or best practice levels shown below: **Confirmation of compliance with these benchmarks required** - One credit: 13 - 16.6 m3 OR 6.6 - 8.5 tonnes - Two credits: 9.2 - 12.9 m3 OR 4.7 - 6.5 tonnes - Three credits: <9.2 m3 OR <4.7 tonnes One credit where evidence provided demonstrates that a significant majority (75% by weight/65% by volume) of non-hazardous construction waste generated by the development will be diverted from landfill and reused or recycled - **Copy of a compliant SWMP containing the appropriate benchmarks, commitments and procedures. Where relevant, a pre-demolition audit OR confirmation that the specification will contain a clause on site waste management criteria and outline the detailed criteria.**		4	2	3	Construction site waste performance is largely dependent on the appointed contractor and can be challenging to achieve. Therefore, one point based on by mass criterion has been considered achievable, subject to the development and implementation of an effective construction waste management strategy. Based on typical contractor practices and the anticipated diversion of waste from landfill, a further point is considered achievable, making a total of 2 achievable points. One point has been marked as potential, subject to the development and implementation of an effective construction waste management strategy. Requirements will need to be included within the Contractor's preliminaries.	Contractor
Wst 2	Recycled Aggregates	One credit where evidence provided demonstrates that over 25% of recycled or secondary aggregates in 'high-grade' building aggregate uses - **Specification confirming recycled and secondary aggregate use criteria for the project, letter confirming source of recycled/secondary aggregates and the amount and quality required that can be obtained from the source.**		1	1	1	The structural designer has confirmed that recycled aggregate can be incorporated into the proposed design. Therefore, this credit is considered achievable.	Structural designer/ Contractor
Wst 3	Recyclable Waste Storage	One credit where a central, dedicated space is provided for the storage of the building's recyclable waste streams - **Mark up drawing/site plan confirming the location of the storage area, the area of the storage space, description of the labelling (i.e. must be segregating waste types and must be weatherproof if outdoors)**		1	1	1	This credit is a minimum standard requirement to achieve this credit for projects aiming for an Excellent/ Outstanding ratings. Provision for operational waste storage has been considered within the design. However, the storage area is currently proposed within the secure external compound, more than 20 m from the building entrance, and may not be readily accessible to building users. As the final location has not yet been confirmed, compliance cannot be demonstrated at this stage. Therefore, this credit has been considered achievable and should be incorporated into the design to help achieve the project's target BREEAM Excellent rating.	Architect
Wst 4	Compactor / Baler	One credit where evidence provided demonstrates that either an industrial waste compactor or baler is installed for compacting/baling waste materials generated on site and: a. A water outlet is provided for cleaning b. The development achieves the BREEAM credit for storage of recyclable waste. **Mark up design plan confirming provision of waste compactor/baler, location and size of space for them, and water outlet. Manufacturer's Literature confirming the type of compactor/baler specified.**		1	0	1	This credit has been marked as potential. There is currently no requirement or provision for a compactor or baler within the design, and the need for such equipment remains to be confirmed at a later stage.	Architect
Weight	4.5%			7	4	6		
Land Use & Ecology								

LE1	Re-use of Land	One credit where evidence provided demonstrates that at least 75% of the footprint of the proposed development falls within the boundary of previously developed land - **Existing site plan confirming type and duration of previous land use and area, proposed site plan confirming location and footprint of proposed development and temporary works.**		1	0	1	Based on aerial imagery, the majority of the site appears not to have been previously developed, although further verification is required as recent land-use changes may not be evident. A hardstanding area on the northern side of the site is currently used for lorry parking. Confirmation from the architect is required regarding the extent of previously developed land. Achievement of this credit is currently considered unlikely but remains a potential opportunity pending further verification.	Architect / Client
LE2	Contaminated Land	One credit is awarded where evidence provided demonstrates that the land used for the new development has, prior to development, been defined as contaminated and where adequate remedial steps have been taken to decontaminate the site prior to construction - **Copy of the specialist's land contamination report confirming the degree, type and sources of site contamination and the options for remediation. Existing site plans to show location of contaminated areas. Letter of intent from the client to confirm that the appointed contractor will undertake necessary remediation works to mitigate risks.**		1	0	1	Contamination is to be confirmed by the Geo-Environmental Consultant. This credit remains a potential opportunity subject to further assessment.	Client / Geo-Environmental consultant
LE3	Ecological Value of Site AND Protection of Ecological Features	One credit is awarded where evidence provided demonstrates that the construction zone is defined as land of low ecological value and all existing features of ecological value will be fully protected from damage during site preparation and construction works - **Completed copy of the A4 checklist, a site plan showing ecological features OR a copy of the ecologist's report containing confirmation that the land is of low ecological value, describes any ecological features within the site boundary, contains the dates of the site surveys. Signed copy of sections A and B of checklist A6 to confirm ecologist's professional status (this may be shown in the ecologist report if preferred). Specification confirming requirement to protect all identified features of ecological value, scope of protection measures, and measures implemented prior to the commencement of site activities.**		1	0	0	The site is not considered to be of low ecological value. A building with high bat roost potential is proposed for demolition, and the grassland may provide foraging habitat. Tree retention and removal proposals are also yet to be confirmed through the arboricultural assessment. As such, this credit is considered unlikely to be achievable.	Ecologist
LE4	Mitigating Ecological Impact	One credit where evidence provided demonstrates that the change in the site's existing ecological value, as a result of development, is minimal. Two credits where evidence provided demonstrates that there is no negative change in the site's existing ecological value as a result of development. **Existing and proposed site plans showing landscape and vegetation types and their areas. Copy of Ecologist's report demonstrating landscape and vegetation types and areas. Completed copy of the Ecology Calculators 1 and 2. Completed copy of checklist A6,**		2	1	1	This credit is a minimum standard requirement to achieve one credit for projects aiming for an Excellent/ Outstanding ratings. The calculation will be undertaken by the Ecology Team, with the BREEAM Team reviewing whether the Biodiversity Net Gain assessment can be used for compliance. It is currently assumed that the minimum requirement of one point for an Excellent rating is achievable, subject to confirmation at the next RIBA stage.	Ecologist
LE5	Enhancing Site Ecology	One credit where the design team (or client) has appointed a suitably qualified ecologist to advise and report on enhancing and protecting the ecological value of the site; and implemented the professional's recommendations for general enhancement and protection of site ecology - **Ecologist's report containing details and scope of the site survey/signed copy of the checklist A6. Proposed site plan highlighting implementation of ecologist's recommendations. Letter form the client/design team confirming that the specification will require the main contractor to implement the ecologist's recommendations.** Two credits where, in addition to the above, there is a positive increase in the ecological value of the site of up to (but not including) 6 species - **Compliance with first credit. Copy of the SQE report containing information outlined in checklist A6. Completed copy of Ecology Calculator 2.** Three credits where, in addition to the above, evidence is provided to demonstrate a positive increase in the ecological value of the site of 6 species or greater - **Compliance with first credit. Copy of the SQE report containing information outlined in checklist A6. Completed copy of Ecology Calculator 2.**	**1**	3	1	2	A suitably qualified Ecologist has been appointed at an early stage, and a Preliminary Ecological Appraisal has been completed, identifying ecological recommendations and enhancement opportunities. Discussions have commenced with the Landscape Team regarding the installation of bird and bat boxes. The Ecology Team will determine the number and type of features required. At this stage, one point is considered achievable, with one more point identified as potential pending further assessment.	Ecologist

LE6	Long Term Impact on Biodiversity	One credit where the client has committed to achieving the mandatory requirements listed below and at least two of the additional requirements - **Letter confirming that they were appointed prior to commencement of activities on site and all relevant UK and EU legislations will be complied with. Completed copy of checklist A6. Copy of site management plan/copy of specification requiring development of plan and outlining the scope of its contents/letter to confirm commitment to produce a management plan if timing is not currently suitable** Two credits where the client has committed to achieving the mandatory requirements listed below and at least four of the additional requirements - **Letter from contractor confirming appointment of biodiversity champion, their job title and their role and responsibilities. Letter to confirm relevant training will be provided. Letter to confirm monitoring and reporting of the development will be undertaken and will be publicly available when requested. Proposed site plan highlighting the new ecologically valuable habitat. Letter confirming that the habitat supports the relevant biodiversity action plan(s). Letter confirming the wildlife onsite that need to be accounted for in works and actions required to minimise disturbance. Copy of contractor's main programme of works.**	**4**	2	1	2	The mandatory criteria are considered to be met through the early appointment of a Suitably Qualified Ecologist, who will confirm compliance with relevant UK and EU legislation, and the development of a Landscape and Habitat Management Plan is ongoing. Additional criteria will be reviewed at the next stage, subject to contractor commitments. Therefore, one point considered achievable, with the second point identified as a potential opportunity.	Landscape architect
Weight	6%			10	3	7		
Pollution								
Pol 1	Refrigerant GWP - Building Services	One credit where evidence provided demonstrates the use of refrigerants with a global warming potential (GWP) of less than 5 or where there are no refrigerants specified for use in building services - **Confirmation of absence of refrigerants in the development OR type of refrigerant to be used. Manufacturer's Literature confirming GWP of each refrigerant.**		1	0	0	Achievement of this credit is considered unlikely, as the required GWP of 5 is exceptionally low and is not currently considered achievable. This will be reviewed and confirmed during the next RIBA Stage.	Mechanical designer
Pol 2	Preventing Refrigerant Leaks	One credit where evidence provided demonstrates that refrigerant leaks can be detected or where there are no refrigerants specified for the development - **Confirmation of absence of refrigerants OR type of leak detection system and scope of system (and where relevant, containment strategy)** One credit where evidence provided demonstrates that the provision of automatic refrigerant pump down is made to a heat exchanger (or dedicated storage tanks) with isolation valves. Or where there are no refrigerants specified for the development - Letter confirming type, scope and operation of automatic refrigerant recovery equipment, the details of the plant room where refrigeration plant is installed, and alarm threshold for triggering automatic pump down.		2	0	2	Achievement of this credit may be possible through state-of-the-art technologies or alternative design approaches that are not explicitly referenced within the BREEAM criteria and may require reliance on KBCN0926. At this stage, both credits are considered potential, pending further assessment and design development. This will be reviewed and confirmed during the next RIBA Stage.	Mechanical designer
Pol 4	NOx Emissions from Heating Source	One credit where the dry NOx emissions from delivered space heating energy are ≤70 mg/kWh (at 0% excess O2). Two credits where the dry NOx emissions from delivered space heating energy are ≤40 mg/kWh (at 0% excess O2) OR where there is no heating plant installed in the building for the purposes of space heating. **Confirmation of type of heating system installed, letter confirming dry NOx emissions rate in mg/kWh, and if more than one system is providing heat, design team calculations confirming average NOx emission rate is required.**		2	0	0	Space heating is proposed to be provided by heat pumps connected to grid electricity and is therefore not eligible under this credit. Assumed not achievable.	Mechanical designer

Pol 5	Flood Risk	Two credits where evidence provided demonstrates that the assessed development is located in a zone defined as having a low annual probability of flooding. One credit where evidence provided demonstrates that the assessed development is located in a zone defined as having a medium or high annual probability of flooding AND the ground level of the building, car parking and access is above the design flood level for the site's location. **Copy of flood risk assessment (FRA) showing flood zones and probability of flooding. Site plans confirming the design flood level, design ground level for all developed areas of the site, and safe access and escape routes.** One further credit where evidence provided demonstrates that surface water run-off attenuation measures are specified to minimise the risk of localised flooding, resulting from a loss of flood storage on site due to development - **Site plans and consultants report confirming:** **• Type and storage volume (l) of the water run-off attenuation measures** **• Total area of hard surfaces (m2)** **• Peak flow rate (l/s) for the design storm event** **• Additional allowance for climate change designed in to the system.**		3	3	3	A Flood Risk Assessment (FRA) and drainage strategy are being developed at the time of this assessment. Based on this study, the achievement of all three points are considered achievable.	Flood consultant
Pol 6	Minimising Watercourse Pollution	One credit here evidence provided demonstrates that effective on site treatment such as Sustainable Drainage Systems (SUDs) or oil separators have been specified in areas that are or could be a source of watercourse pollution - **Proposed site plan showing low and high risk areas, design plan confirming type of pollution control systems specified. And letter confirming:** **• All water pollution prevention systems designed in accordance with PPG3 and the SUDS manual (where appropriate)** **• Outlining indicative examples of compliance with PPG3 and the SUDS manual** **• A copy of the drainage plan will be produced and handed over to the building occupier.**		1	1	1	A Flood Risk Assessment (FRA) and drainage strategy are being developed at the time of this assessment. Based on this study, the achievement of this credit is considered achievable.	Civils
Pol 7	Reduction of Night Time Light Pollution	One credit where evidence provided demonstrates that the external lighting design is in compliance with the guidance in the Institution of Lighting Engineers (ILE) Guidance notes for the reduction of obtrusive light, 2005 - **Site plan showing areas of the building that will be externally lit and nearby properties, copy of the external lighting design showing compliance with Table 1 of ILE Guidance Notes, controls for all external lighting.**		1	1	1	All external lighting is controlled via photocells and astronomical time clocks. A lighting report will be provided to demonstrate compliance with the relevant standards. Based on the current design information, this credit is considered achievable.	Lighting designer
Pol 8	Noise Attenuation	One credit where evidence provided demonstrates that new sources of noise from the development do not give rise to the likelihood of complaints from existing noise-sensitive premises and amenity or wildlife areas that are within the locality of the site (within 800m radius) - **Site plan showing existing and proposed noise sensitive areas, proposed sources of noise, distance from the buildings to the assessed development. Acoustician's report confirming qualifications OR letter to confirm that appointment will be made for a noise assessment to be carried out. Acoustician's report with recommendations for noise attenuation measures, site plan showing measures implemented OR letter to confirm that this will be undertaken.**		1	0	1	The acoustic assessment is currently within the project scope; however, it considers the most sensitive receptors rather than all receptors within an 800 m radius. As a result, achievement of this credit is currently identified as a potential opportunity, subject to further verification.	Acoustician / Mechanical
Weight	10%			11	5	8		
Innovation								
Man 2	Considerate Constructors	Where post construction, a Considerate Constructors Scheme certificate can be provided demonstrating that the site achieved CCS Code of Considerate Practice with a score of at least 36. OR		1	1	1	This requirement would need to be included within the Contractor's preliminaries and is considered standard industry practice. The credit is considered achievable.	Contractor

Hea 1	Daylighting	At least 80% of the floor area (for the building spaces/room identified above in the standard requirements) has an average daylight factor of 3% in multi-storey buildings and 4% in single-storey buildings.		1	0	0	See Hea 1 credit.	Daylight consultant
Ene 1	Reduction of CO2 emissions	One additional innovation credit can be awarded where evidence provided demonstrates that the building achieves a predicted PUE of ≤1.20 and an EPC rating of 25 or less (or 31 or less for a refurbished building).		2	1	1	See Ene 1 credit.	Electrical designer/ Building Physics consultant
Ene 5	Low or Zero Carbon Technologies	A local LZC energy technology has been installed in line with the recommendations of a compliant feasibility study and this method of supply results in a 20% reduction in the building's CO2 emissions.		1	0	1	See Ene 5 credit.	Client
Wat 1	Water Consumption	A technology / strategy shown to reduce (by 80%) the overall consumption associated with the cooling process.		1	0	1	See Wat 1 credit (exemplary performance would be based on cooling systems, rather than sanitary uses).	Public Health designer
Wat 2	Water Meter	Where sub meters are fitted to allow individual water-consuming plant or building areas to be monitored such as cooling towers, car washes, catering areas, etc. If the building does not have any major water consuming plant this exemplar credit is not available.		1	1	1	See Wat 2 credit. Uses consuming more than 10% water are all sub-metered.	Public Health designer
Mat 1	Materials Specification	One exemplary BREEAM credit can be awarded as follows: a. Where assessing four or more applicable building elements, the building achieves at least two points additional to the total points required to achieve maximum credits under the standard BREEAM requirements. b. Where assessing fewer than four applicable building elements, the building achieves at least one point additional to the total points required to achieve maximum credits under the standard BREEAM requirements.		1	0	0	See Mat 1 credit.	Architect / Contractor
Mat 5	Responsible Sourcing of Materials	Where, in addition to the standard BREEAM requirements, 95% of the applicable materials, comprised within the applicable building elements, have been responsibly sourced.		1	0	0	Generally, this criteria are challenging to achieve. Exemplary performance is therefore assumed not achievable.	Architect / Contractor
Wst 1	Construction Site Waste Management	Where non-hazardous construction waste generated by the building's development meets or exceeds the resource efficiency benchmark required to achieve three credits (as outlined in the guidance).		1	0	0	See Wst 1 credit. Exemplary performance is assumed not achievable.	Architect / Contractor
Innovation - BREEAM Accredited Professional								
Innovation	BREEAM Accredited Professional	Up to two credits are available for the comprehensive use of a BREEAM Accredited Professional (AP) throughout project work stages.	**1**	2	0	2	Requires early engagement of a BREEAM AP.Although the sustainability team has been involved in the project from an early stage, the BREEAM AP has not been appointed in time. As a result, this credit is currently marked as 'potential', pending discussion and confirmation with BRE.	Client/ BREEAM Assessor
Innovation - BRE Global Approved Innovation credits								
Innovation	Approved Innovations	Additional BREEAM Innovation Credits can be awarded where an application is made to, and approved by the BREEAM office using the Innovation Application Form and the assessor confirms compliance with the criteria set out within the Innovation Application Form.	-		0	0	Not targeted.	All
Weight	10%			10	3	7		
		Totals		121	73	100		