**BREEAM-SE Report Template**

**(Delete text in grey from compiled report)**

This guidance and report template is provided to licensed BREEAM-SE Assessors for the purpose of supporting completion of a formal BREEAM-SE assessment. This first section of the template provides assessors with the following:

1. How to compile a report using the BREEAM-SE report template
2. ‘Getting the references right’
3. Example of a completed BREEAM-SE Issue assessment
4. **How to compile a report using the BREEAM-SE report template**

It is the responsibility of the assessor to produce a BREEAM report that is accurate and contains all appropriate and necessary information. This report template aims to support the assessor in doing so. With this in mind the assessor should be aware of the following when writing their report using this template:

1. It is the BREEAM Assessor’s responsibility to ensure that only those BREEAM issues applicable to the scheme they are assessing against are included within the formal report. The assessor will, therefore, be required to delete BREEAM issues and issue criteria not relevant to the building type they are assessing.
2. The template contains areas of text in red; such text requires the BREEEAM Assessor to insert, delete or amend the text (and change the text colour to suit), as appropriate to the context in which it appears.
3. Refer to section 4 below for an example of how to complete the template for a specific BREEAM issue.
4. **Getting the References Right**

Evidence is the basis on which all BREEAM assessments are made, and referencing the evidence in the assessment report is a critical element in the certification process. Correct and complete referencing in the report is essential because:

* It provides protection to the Assessor in the event of an assessment outcome being challenged - allowing the original evidence on which the assessment was based to be quickly identified.
* It is the primary route for the BRE Global Quality Assurance Verifier/SGBC to determine whether the assessment meets the requirements of the scheme.
* Without referencing of evidence BRE Global/SGBC (as the Certifying Body) can have no certainty that the appropriate evidence has been examined by the assessor.

With the above in mind, one of the common reasons why BRE Global QA Verifiers/SGBC request the resubmission of reports is because the evidence details are either missing or incomplete, i.e. there is not appropriate referencing of evidence for each BREEAM issue’s compliance requirements. Asking for a resubmission under these circumstances does not necessarily mean that the assessor has incorrectly judged the evidence - but the primary, and essential, route by which this can be checked by the Verifier is missing or incomplete.

What information do SGBC and BRE Global require?

The assessment report must contain a reference to each piece of evidence used to support the assessment of each BREEAM compliance requirement. This evidence must be referenced in the ‘Schedule of Evidence’ section of each BREEAM issue in one of two ways:

1. A **Full Description** of evidence is provided for each BREEAM issue compliance requirement.
2. **A Reference Number or Identifier** to a **master-list** of evidence (which itself provides a **Full Description**) is provided for each BREEAM issue compliance requirement.

**Full Description**

A **Full Description** to each piece of evidence is included within the ‘Schedule of Evidence’ section for each BREEAM issue. The full description must be sufficient to clearly identify the evidence type, For example:

Document Type, Source/Title (or equivalent) and clause/no. (if applicable), Version (revision/date),

Some example of full descriptions to evidence:

1. Specification, HA Employer’s Requirements, 5.1.13, July 2006
2. Design drawing, Site Layout, BA3507/600 rev B
3. Design drawing. 1st floor Plan, BA3507/207, rev F
4. Manufacturer’s boiler details: Winchester-Decker DT24HE http://www.WDboilers.co.uk, July 2007
5. Letter of appointment, From J B Smith to Developer, 17 November, 2007

**Reference Number/Identifier**

A **Reference Number/Identifier** to each piece of evidence is included within the ‘Schedule of Evidence’ section. The **Reference Number/Identifier** must correspond to an individual **Full Description** of a piece of evidence that is provided within a master-list of references, provided as an appendix to the assessment report.

This may be a simple number system (e.g.1, 2, 3 …..) assigned to each piece of evidence referenced in the master-list, and/or a unique document reference number assigned by you/your organisation as part of your own document management and control system.

Example: Master-list of evidence table

| **Doc. Ref.** | **Document Type** | **Source/Title**  **(or equivalent)** | **Clause/ paragraph/ drawing no.**  **(if applicable)** | **Version (revision/date)** | **Organisation’s unique document filing reference (optional)** |
| --- | --- | --- | --- | --- | --- |
| 1 | Specification | HA Employer’s Requirements | 5.1.13 | July 2006 | 9500625 |
| 2 | Design drawing | Site Layout | BA3507/600 | B | 9506245 |
| 3 | Design drawing | 1st floor Plan | BA3507/207 | A | 10950622 |
| 4 | Design drawing | Ground floor Plan | BA3507/208 | A | 10950623 |
| 5 | Design drawing | 3rd floor Plans | BA3507/209 | F | 10950624 |
| 6 | Manufacturer’s boiler details | Winchester-Decker DT24HE http://www.WDboilers.co.uk | N/A | July 2007 | 12000625 |
| 7 | Letter | From J B Smith to Developer | N/A | 17 November, 2007 | 13500700 |

The examples are fictional and for illustrative purposes only.

Where using a master-list, to assist in the audit process, the ‘Schedule of Evidence’ section for each individual BREEAM issue must include at least a short description of the evidence type used and reference back to the master-list. (For example: Specification [1], Design Drawing [2], Letter [7].).

Whichever approach the assessor prefers to use, they must ensure that all evidence demonstrating compliance is included and referenced correctly. This will reduce the number of requests SGBC or BRE Global make for report resubmissions due to incomplete or missing evidence.

SGBC and BRE Global Auditing

Having a trail of evidence that is verifiable does not mean that SGBC or BRE Global expect to receive and check every single piece of evidence for every single real assessment. The audit process is there to provide a reasonable degree of assurance that there are no errors in an assessment report - it does not provide an absolute guarantee to this effect - and it remains the responsibility of the assessor to take all reasonable measures to ensure that the assessment is correct. In common, with most approaches to auditing, the QA audits carried out by SGBC or BRE Global on live BREEAM assessments are done through a process of random sampling and checking at several levels. However, regardless of the level of checking for a particular assessment report, there must always be sufficient detail included in the references so that, should we wish to do so, we can call upon you, to provide us with a copy of any referenced document.

A validation statement must be provided. This statement is the assessor’s summary of the building’s performance against the BREEAM issue requirements. It should tell the reader (client or QA Verifier) how and why the BREEAM credits have, or have not been achieved. The information in the statement must align the building’s assessed performance with the compliance requirements and the documentary evidence (referenced above). Full descriptions of evidence are not required in the statement (as these are provided in the schedule of evidence section or master-list).

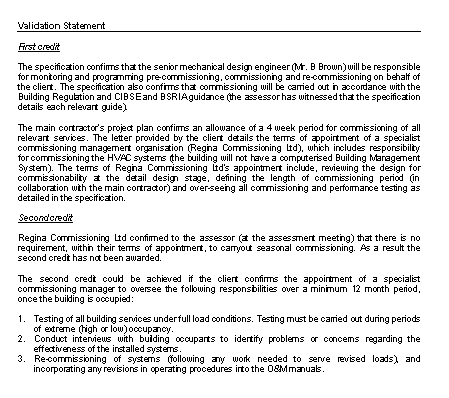
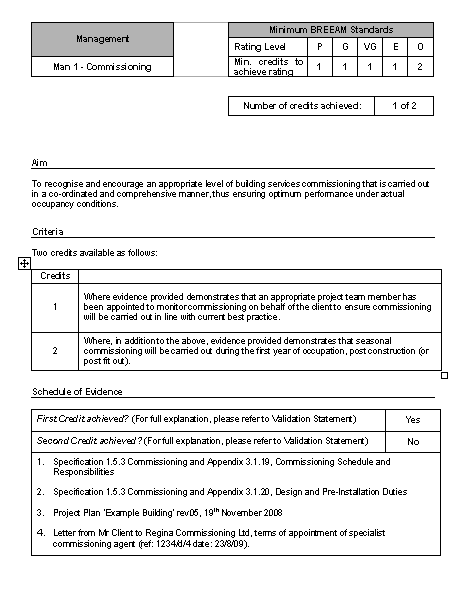
If a credit has not been awarded due to a lack of evidence, this should be stated. If evidence is provided which demonstrates non compliance this should also be stated.

Whilst it is not a requirement of a formal BREEAM report, the assessor should consider providing guidance on how the credits could be achieved (where possible).

Insert a **full description or Reference number/identifier** to each document used as evidence to demonstrate compliance or non compliance against the requirements of the BREEAM issue.

Insert ‘**Yes’** or ‘**No’** to confirm whether the credit has or has not been awarded. Or where multiple credits, state the number of credits awarded out of those available e.g. 1 of 2.

Number of credits achieved for the issue must be inserted here.



**3.** **Example of a completed BREEAM Issue assessment**

|  |  |
| --- | --- |
| breeam-se-150  BRE Environmental & Sustainability Standard BES [Number]: ISSUE [3.0] BREEAM-SE [Version]  Interim/Final Assessment Report | |
| **[Name of Assessed Building]** | |
| Prepared for: -[Client]  [Date Month Year] | [BRE reference no.]  [SGBC reference no.] |

|  |  |
| --- | --- |
| Prepared on behalf of [Name of Assessor Organisation] by | |
| Name |  |
| Position |  |
| Signature |  |

|  |  |
| --- | --- |
| Approved on behalf of [Name of Assessor Organisation] by\* | |
| Name |  |
| Position |  |
| Date |  |
| Signature |  |

\**Whilst BRE Global and SGBC encourage assessors to get their worked checked and approved, formal approval is not required for the purpose of complying with BRE Global’s Quality Assurance requirements.*

|  |  |
| --- | --- |
| [Assessor organisation name]  [Assessor contact details] |  |
| Disclaimer  This report is made on behalf of [Name of Assessor Organisation]. By receiving the report and acting on it, the client - or any third party relying on it - accepts that no individual is personally liable in contract, tort or breach of statutory duty (including negligence).  Copyright  Copyright exists on the BREEAM logo and this may not be used or reproduced for any purpose without the prior written consent of the BRE Global Ltd.  The BREEAM name and logo are registered trademarks of the Building Research Establishment Limited. | |

Executive Summary

[Assessor Organisation] has been commissioned by [Client] to carry out a BREEAM-SE assessment of [Name of Assessed Building]. This report details the interim design stage / final post construction stage / final post fit-out stage (delete as appropriate) performance of the aforementioned building development as measured against the BRE Environmental and Sustainability Standard, BREEAM-SE [Scheme] [version] (BES50[insert no.] Issue [insert issue no.]).

The building has achieved a BREEAM score of [Insert score], which translates in to an interim design stage / final post construction stage (delete as appropriate) BREEAM-SE rating of Pass / Good / Very Good / Excellent / Outstanding (delete as appropriate). The BREEAM assessor has determined this rating using an auditable trail of evidence, all of which is referenced throughout this assessment report.

Contents

Executive Summary 2

Contents 3

BREEAM Certificate Information 4

Introduction 6

The BREEAM Standard 6

BREEAM Scoring & Rating 7

Project Team and Building Details 9

Summary of Building’s Assessment Performance 10

Detailed Assessment of Building Performance 11

Management 12

Health and Wellbeing 22

Energy 47

Transport 64

Water 78

Materials 93

Waste 108

Land Use & Ecology 121

Pollution 134

Innovation 148

Appendices 152

List of References 153

BREEAM Assessment Tool and Calculator Print-Outs 154

Approved Innovation Application Forms 155

*Select text and press F9 to update list of contents*

BREEAM Certificate Information

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Certificate Request Form** | | | | | | | | | | | | | | |
| **BREEAM rating** | | | | | | | | | | | | | | |
| PASS |  | GOOD | |  | V.GOOD | |  | EXCELLENT | |  | | OUTSTANDING\* | |  |
| **Percentage score** | |  | | | **BREEAM-SE Scheme & Version** | | | | |  | | | | |
| **BRE ref. no./**  **SGBC ref. no.** | |  | | | | | | | | | | | | |
| **Stage of assessment** | | Interim Design - Final Post Construction Review/Assessment - Final Post Fit-Out Review/Assessment (delete as appropriate) | | | | | | | | | | | | |
| **Report Date** | |  | | | | **Assessed Net Floor Area (Bruttoarea (BTA) som ingår i certifieringen):** | | |  | | | | | |
| **Project type:** (BREEAM Retail, Offices, Industrial and Bespoke assessments only) | | | | | | | | | | | | | | |
| **Shell Only** | | | If shell only, do you require ‘Maximum Potential Fitted Out BREEAM score’ to appear on the certificate? | | | | | | | | **Yes** | | **No** | |
| **Fully Fitted** | | | If yes, what is the ‘Maximum Potential Fitted Out BREEAM score’ (taken from assessment tool)? | | | | | | | |  | | | |
| **Name and version of building regulations used for Ene 1 (BBR)** | | |  | | | | | | | |  | | | |

|  |  |  |  |
| --- | --- | --- | --- |
| **Building and Team Details** | | | |
| **Building name / Plot number and building address** |  | | |
| **Licensed assessor** |  | | |
| **Assessor organisation** |  | | |
| **Client** |  | | |
| **Developer** |  | | |
| **Architect** |  | | |
| **Main Contractor** |  | | |
| **Other** |  | | |
| **\* BREEAM Outstanding Rating** *(mandatory if applying for BREEAM Outstanding rating)* | | | |
| I/we [assessor organisation/client] agree to provide/enclose (delete as appropriate) the relevant building/project information and give BRE Global/SGBC permission to produce a case study on the design and development of [building name]. | | | |
| It is a condition of awarding an Outstanding BREEAM rating that a case study of the assessed building is produced. The design team/client must therefore agree to provide relevant information about the project to BRE Global/SGBC for production and dissemination of such a case study. Where permission is not granted or information not provided, the assessed building will be awarded an Excellent rating.  **Interim design stage certification**  On submission of the interim design stage report the client or their representative agree to provide the relevant information and give permission to BRE Global/SGBC to produce and disseminate a case study for the assessed building at the final stage of BREEAM-SE certification. The relevant information is not required for or at the interim stage of certification.  **Post construction certification**  On submission of the final post construction stage report the client or their representative agree to provide the relevant building information and give permission to BRE Global/SGBC to produce and disseminate a case study of the assessed building. | | | |
| **BREEAM Approved Innovations** | | | |
| Have BREEAM *Approved Innovation* credits been awarded in the assessment of the above named building? | | **Yes** | **No** |
| If yes, please state the BRE Global/SGBC *Approval Number* for each *Approved Innovation* below: | | | |

Information for statistics and development

Mandatory to fill in if applicable.

|  |  |  |
| --- | --- | --- |
| **Information for statistics and development of BREEAM-SE** | | |
| **Ene 1** | **Percentage improvement over BBR:** |  |
| **Ene 5** | **Percentage reduction in CO2 emissions:** |  |
| **Tra 3** | **If credits have been achieved for Option 1, how many cycle storage spaces are provided?** |  |
| **Tra 3** | **If credits have been achieved for Option 4, how many electric charging stations have been provided?** |  |
| **Le 4** | **Change in ecological value, plant species per m2:** |  |
| **Pol 5** | **Have credits been achieved due to development situated in a zone with low annual probability of flooding?** | Y/N |

Introduction

[Assessor Organisation] has been commissioned to carry out a BREEAM-SE (BRE Environmental Assessment Method) [Scheme & version] assessment of [Building name] for [Client].

The BREEAM Standard

BREEAM (Building Research Establishment’s Environmental Assessment Method) is the worlds leading and most widely used environmental assessment method for buildings. It sets the standard for best practice in sustainable design and has become the de facto measure used to describe a building’s environmental performance.

The aims and objectives of BREEAM are:

**Aims of BREEAM**

* 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

**Objectives of BREEAM**

* 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 the 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

Building projects are assessed at the design and post-construction stages using a system of environmental issues grouped within the following categories:

* Management
* Health and Wellbeing
* Energy
* Transport
* Water
* Materials
* Waste
* Land Use & Ecology
* Pollution
* Innovation

The assessment of the building results in a final report and BRE Global/SGBC BREEAM certificate detailing the performance of the assessed building against the environmental issues covered by Standard. The building’s performance is expressed as a BREEAM rating of PASS, GOOD, VERY GOOD, EXCELLENT or OUTSTANDING.

BREEAM is developed, operated and maintained by BRE Global Ltd and the operation and direction of the method is overseen by an independent Sustainability Board, representing a wide cross-section of construction industry stakeholders. Further information about BREEAM, including copies of the BREEAM standards, can be found at [www.breeam.org](http://www.breeam.org)

BREEAM Scoring & Rating

The diagram and text below describes how BREEAM scores and rates an assessed building:



The BREEAM categories contain a number of environmental issues, which reflect the options available when designing, procuring and constructing a building.

**BREEAM issues and credits**

**Tradable credits**

Each environmental issue has a set number of ‘credits’ available and these credits are awarded where the building demonstrates that it complies with the requirements of that issue.

**Minimum standards**

A number of issues within a category have set minimum standards, i.e. a minimum number of credits that must be achieved in order for a particular BREEAM rating level to be met.

**Innovation credits**

Innovation credits provide additional recognition for a building that innovates in the field of sustainable performance, above and beyond the level that is currently recognised and rewarded by standard BREEAM issues. Innovation credits are awarded for complying with pre-defined BREEAM issue exemplary level requirements.

**Environmental weightings, final score and BREEAM Rating**

Once each BREEAM issues has been assessed the category percentage scores are determined (based on the number of credits achieved over those available within a category), and an environmental weighting applied (as shown below).

The weighted category scores are then totalled to give an overall score, and any additional score for innovation is added to give the final BREEAM score which is used to determine the BREEAM rating.

The environmental weightings are as follows:

|  |  |
| --- | --- |
| **Issue Category** | **Issue Weighting** |
| Management | 12% |
| Health and Wellbeing | 15% |
| Energy | 19% |
| Transport | 8% |
| Water | 6% |
| Materials | 12.5% |
| Waste | 7.5% |
| Land Use and Ecology | 10% |
| Pollution | 10% |

There is also an additional (up to 10%) score for Innovation, available to projects that demonstrate they have gone above and beyond the best practice levels of BREEAM.

The weighting factors have been derived from consensus based research with various groups such as government, material suppliers and lobbyists. This research was carried out by BRE to establish the relative importance of each environmental issue.

Project Team and Building Details

Project Team Details

|  |  |
| --- | --- |
| Name / Position | Company / Address |
|  |  |
|  |  |
|  |  |
|  |  |
|  |  |

Building Details

*(Security Sensitive projects do not have to provide such information if deemed inappropriate by the client/assessor. For such cases please indicate by including “Security sensitive” in the boxes below).*

|  |  |  |
| --- | --- | --- |
| **General** | **Building** | *Insert a description of the project and building, e.g. what the building will be used for and what accommodation it provides.* |
| **Site** | *Insert a description of the site, it’s location and landscape e.g. is it a refurbishment, brown or green field site etc.* |
| **Floor area** | *Insert gross building footprint, gross and net building floor area and site area. If there are existing buildings and/or hard landscaped areas, please provide footprint areas.* |
| **Building fabric** | **Walls** | *A description of new and re-used (if applicable) external wall specifications.* |
| **Roof** | *A description of new and re-used (if applicable) roof specifications.* |
| **Floor** | *A description of new and re-used (if applicable) ground and upper floor specifications.* |
| **Building Services** | **Heating** | *A description of the system/strategy for providing heating to the building.* |
| **Ventilation** | *A description of the system/strategy for ventilating the building.* |
| **Cooling** | *A description of the system/strategy for cooling the building.* |
| **Hot water** | *A description of the system/strategy for providing hot water to the building.* |
| **Other** | **Other** | *Add as appropriate e.g. renewable energy systems, other innovations etc.* |

Summary of Building’s Assessment Performance

[Name of Building] achieves an interim/final (delete as appropriate) score of [insert percentage score] against the BREEAM [scheme & version] Environmental and Sustainability Standard. This translates into an interim/final (delete as appropriate) BREEAM rating of [insert BREEAM rating].

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Minimum BREEAM Standards** | | | | | |
| **Rating Level** | **Pass** | **Good** | **Very Good** | **Excellent** | **Outstanding** |
| **Minimum Standards Achieved** | **YES/NO** | **YES/NO** | **YES/NO** | **YES/NO** | **YES/NO** |
|  | | | | | |
| **Building Performance by Section** | | | | | |
|  | **Environmental weighting** | **Credits available** | **Credits achieved** | **% Achieved** | **Weighted Score** |
| **Management** | 12.00% |  |  |  |  |
| **Health & Wellbeing** | 15.00% |  |  |  |  |
| **Energy** | 19.00% |  |  |  |  |
| **Transport** | 8.00% |  |  |  |  |
| **Water** | 6.00% |  |  |  |  |
| **Materials** | 12.50% |  |  |  |  |
| **Waste** | 7.50% |  |  |  |  |
| **Land Use & Ecology** | 10.00% |  |  |  |  |
| **Pollution** | 10.00% |  |  |  |  |
| **Innovation** | 10.00% |  |  |  |  |
| **Total BREEAM Score** | | | | |  |

Detailed Assessment of Building Performance

The following section summarises each of the issue requirements for this BREEAM assessment by environmental section, and the information that has been provided as evidence of the buildings performance against those requirements. On the basis of the documentary evidence provided, the relevant number of BREEAM credits have either been awarded or withheld.

Each issue assessed includes the BREEAM assessor’s validation statement. This statement summarises their assessment of the buildings performance against the BREEAM issue requirements, validating the number of BREEAM credits awarded.

Management

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Management |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Man 1 - Commissioning | Min. credits to achieve rating |  |  |  | 1 | 2 |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To recognise and encourage an appropriate level of building services commissioning that is carried out in a co-ordinated and comprehensive manner, adhering to national best practise guidelines, thus ensuring optimum performance under actual occupancy conditions.

Schedule of Evidence

|  |  |
| --- | --- |
| ***First Credit achieved?*** (For full explanation, please refer to Validation Statement) | **Yes/No** |
| ***Second Credit achieved****?* (For full explanation, please refer to Validation Statement) | **Yes/No** |
| Please reference here ALL documentation/evidence you have referred to in order to assess this issue. (PLEASE NOTE THAT YOU MAY NEED TO REFERENCE MORE THAN ONE DOCUMENT TO DEMONSTRATE COMPLIANCE OR NON-COMPLIANCE).  *E.g. Engineer’s Specification 2.5; Specification Clause 2.5.3 - Commissioning of Building Services*  *E.g. Design drawing, Ground floor Plan, BA3507/208, revision B*  *E.g. Letter from J B Smith to Developer, 17 November, 2007* | |

Validation Statement

*Please ensure that you provide a full explanation and address each of the BREEAM issue compliance requirements in your validation statement.*

*Note:*

* *The validation statement must provide the reader/client with information on how the evidence (referenced above) aligns with each compliance requirement for this BREEAM issue.*
* *Where evidence is provided which demonstrates non compliance, a summary of how and why that evidence demonstrates non compliance should be given.*
* *Furthermore, where a BREEAM credit has not been awarded please summarise how compliance could be achieved (where compliance is possible).*

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Management |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Man 2 –Constructors Environmental & Social Code of Conduct | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To recognise and encourage construction sites which are managed in an environmentally and socially considerate and accountable manner.

Schedule of Evidence

|  |  |
| --- | --- |
| ***Number of Credits achieved?*** (For full explanation, please refer to Validation Statement) | **[No.] of 2** |
| Please reference here ALL documentation/evidence you have referred to in order to assess this issue. (PLEASE NOTE THAT YOU MAY NEED TO REFERENCE MORE THAN ONE DOCUMENT TO DEMONSTRATE COMPLIANCE OR NON-COMPLIANCE).  *E.g. Engineer’s Specification 2.5; Specification Clause 2.5.3 - Commissioning of Building Services*  *E.g. Design drawing, Ground floor Plan, BA3507/208, revision B*  *E.g. Letter from J B Smith to Developer, 17 November, 2007* | |

Validation Statement

*Please ensure that you provide a full explanation and address each of the BREEAM issue compliance requirements in your validation statement.*

*Note:*

* *The validation statement must provide the reader/client with information on how the evidence (referenced above) aligns with each compliance requirement for this BREEAM issue.*
* *Where evidence is provided which demonstrates non compliance, a summary of how and why that evidence demonstrates non compliance should be given.*
* *Furthermore, where a BREEAM credit has not been awarded please summarise how compliance could be achieved (where compliance is possible).*

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Management |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Man 3 – Construction Site Impacts | Min. credits to achieve rating | - | - | - | 1 | 2 |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To recognise and encourage construction sites managed in an environmentally sound manner in terms of resource use, energy consumption and pollution.

Schedule of Evidence

|  |  |
| --- | --- |
| Number of Credits achieved? (For full explanation, please refer to Validation Statement) | **[No.] of 3** |
| Fourth (Timber) Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
| Please reference here ALL documentation/evidence you have referred to in order to assess this issue. (PLEASE NOTE THAT YOU MAY NEED TO REFERENCE MORE THAN ONE DOCUMENT TO DEMONSTRATE COMPLIANCE OR NON-COMPLIANCE).  *E.g. Engineer’s Specification 2.5; Specification Clause 2.5.3 - Commissioning of Building Services*  *E.g. Design drawing, Ground floor Plan, BA3507/208, revision B*  *E.g. Letter from J B Smith to Developer, 17 November, 2007* | |

Validation Statement

*Please ensure that you provide a full explanation and address each of the BREEAM issue compliance requirements in your validation statement.*

*Note:*

* *The validation statement must provide the reader/client with information on how the evidence (referenced above) aligns with each compliance requirement for this BREEAM issue.*
* *Where evidence is provided which demonstrates non compliance, a summary of how and why that evidence demonstrates non compliance should be given.*
* *Furthermore, where a BREEAM credit has not been awarded please summarise how compliance could be achieved (where compliance is possible).*

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Management |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Man 4 – Building User Guide | Min. credits to achieve rating | - | 1 | 1 | 1 | 1 |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To recognise and encourage the provision of guidance and documentation for the non technical building

user so they can understand and operate the building efficiently, and be informed of the environmental

properties of built-in materials and products.

Schedule of Evidence

|  |  |
| --- | --- |
| ***First Credit achieved?*** (For full explanation, please refer to Validation Statement) | **Yes/No** |
| ***Second Credit achieved****?* (For full explanation, please refer to Validation Statement) | **Yes/No** |
| Please reference here ALL documentation/evidence you have referred to in order to assess this issue. (PLEASE NOTE THAT YOU MAY NEED TO REFERENCE MORE THAN ONE DOCUMENT TO DEMONSTRATE COMPLIANCE OR NON-COMPLIANCE).  *E.g. Engineer’s Specification 2.5; Specification Clause 2.5.3 - Commissioning of Building Services*  *E.g. Design drawing, Ground floor Plan, BA3507/208, revision B*  *E.g. Letter from J B Smith to Developer, 17 November, 2007* | |

Validation Statement

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*Note:*

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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Management |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Man 12 - Life Cycle Cost Analysis | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To recognise and encourage the development of a Life Cycle Cost (LCC) analysis model for the project to improve design, specification and through-life maintenance and operation

Schedule of Evidence

|  |  |
| --- | --- |
| ***First Credit achieved?*** (For full explanation, please refer to Validation Statement) | **Yes/No** |
| ***Second Credit achieved****?* (For full explanation, please refer to Validation Statement) | **Yes/No** |
| Please reference here ALL documentation/evidence you have referred to in order to assess this issue. (PLEASE NOTE THAT YOU MAY NEED TO REFERENCE MORE THAN ONE DOCUMENT TO DEMONSTRATE COMPLIANCE OR NON-COMPLIANCE).  *E.g. Engineer’s Specification 2.5; Specification Clause 2.5.3 - Commissioning of Building Services*  *E.g. Design drawing, Ground floor Plan, BA3507/208, revision B*  *E.g. Letter from J B Smith to Developer, 17 November, 2007* | |

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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Management |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Man 14 – BREEAM-SE Accredited Professional (AP) | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To promote the design and development of buildings with high environmental standards in an efficient

and cost effective manner.

Schedule of Evidence

|  |  |
| --- | --- |
| Number of Credits achieved? (For full explanation, please refer to Validation Statement) | **[No.] of 3** |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Management |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Man 15 – Moisture safety | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To prevent future moisture problems by damp-proof design and moisture safety construction of the building.

Schedule of Evidence

|  |  |
| --- | --- |
| ***First Credit achieved?*** (For full explanation, please refer to Validation Statement) | **Yes/No** |
| ***Second Credit achieved****?* (For full explanation, please refer to Validation Statement) | **Yes/No** |
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Health and Wellbeing

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Health & Wellbeing |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Hea 1 Daylighting | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To give building users sufficient access to daylight.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
| Please reference here ALL documentation/evidence you have referred to in order to assess this issue. (PLEASE NOTE THAT YOU MAY NEED TO REFERENCE MORE THAN ONE DOCUMENT TO DEMONSTRATE COMPLIANCE OR NON-COMPLIANCE).  *E.g. Engineer’s Specification 2.5; Specification Clause 2.5.3 - Commissioning of Building Services*  *E.g. Design drawing, Ground floor Plan, BA3507/208, revision B*  *E.g. Letter from J B Smith to Developer, 17 November, 2007* | |

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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Health & Wellbeing |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Hea 2 – View Out | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To allow occupants to refocus their eyes from close work and enjoy an external view, thus reducing the risk of eyestrain and breaking the monotony of the indoor environment.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
| ***Second Credit achieved (if applicable)?*** *(For full explanation, please refer to Validation Statement)* | **Yes/No** |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Health & Wellbeing |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Hea 3 – Glare control | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To reduce problems associated with glare in occupied areas through the provision of adequate controls.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Health & Wellbeing |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Hea 4 – High Frequency Lighting | Min. credits to achieve rating | 1 | 1 | 1 | 1 | 1 |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To reduce the risk of health problems related to the flicker of fluorescent lighting.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Health & Wellbeing |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Hea 5 – Internal and external lighting levels | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To ensure lighting has been designed in line with best practice for visual performance and comfort.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Health & Wellbeing |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Hea 6 – Lighting zones & controls | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To ensure occupants have easy and accessible control over lighting within each *relevant building area*.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Health & Wellbeing |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Hea 7 – Potential for natural ventilation | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To recognise and encourage adequate cross flow of air in naturally ventilated buildings and flexibility in air-conditioned/mechanically ventilated buildings for future conversion to a natural ventilation strategy.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
| ***Second Credit achieved (if applicable)?*** *(For full explanation, please refer to Validation Statement)* | **Yes/No** |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Health & Wellbeing |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Hea 8 – Indoor air quality | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To reduce the risk to health associated with poor indoor air quality.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Health & Wellbeing |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Hea 9 – Volatile Organic compounds | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To recognise and encourage a healthy internal environment through the specification of internal finishes and fittings with low emissions of volatile organic compounds (VOCs).

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Health & Wellbeing |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Hea 10 Thermal comfort | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To ensure, with the use of design tools, that appropriate thermal comfort levels are achieved .

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
| Second Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Health & Wellbeing |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Hea 11 – Thermal zoning | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To recognise and encourage the provision of user controls which allow independent adjustment of heating/cooling systems within the building.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Health & Wellbeing |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Hea 12 – Microbial contamination | Min. credits to achieve rating | 1 | 1 | 1 | 1 | 1 |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To ensure the building services are designed to reduce the risk of legionellosis in operation.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Health & Wellbeing |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Hea 13 – Acoustic performance | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To ensure the acoustic performance of the building meets the appropriate standards for its purpose.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved (For full explanation, please refer to Validation Statement) | **Yes/No** |
| Second Credit achieved (if applicable)? (For full explanation, please refer to Validation Statement) | **Yes/No** |
| Third Credit achieved (if applicable)? (For full explanation, please refer to Validation Statement) | **Yes/No** |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Health & Wellbeing |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Hea 14 – Office space | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To recognise steps taken to provide a good working environment in smaller office areas within the development.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
| Second Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Health & Wellbeing |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Hea 15 – Radon | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To encourage low levels of Radon in buildings.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
| Second Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
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Energy

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Energy |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Ene 1 – Energy Efficiency | Min. credits to achieve rating | - | - | - | 5 | 9 |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To recognise and encourage buildings that are designed to minimise their energy use.

Schedule of Evidence

|  |
| --- |
| **[no.] of 13 Credits achieved**  *(For full explanation please refer to Validation Statement)* |
| *Please reference here ALL documentation/evidence you have referred to in order to assess this issue. (PLEASE NOTE THAT YOU MAY NEED TO REFERENCE MORE THAN ONE DOCUMENT TO DEMONSTRATE COMPLIANCE OR NON-COMPLIANCE).*  *E.g. Engineer’s Specification 2.5; Specification Clause 2.5.3 - Commissioning of Building Services*  *E.g. Design drawing, Ground floor Plan, BA3507/208, revision B*  *E.g. Letter from J B Smith to Developer, 17 November, 2007* |

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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Energy |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Ene 2 – Sub-metering of substantial energy uses | Min. credits to achieve rating | - | - | 1 | 1 | 1 |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To recognise and encourage the installation of energy sub-metering that facilitates the monitoring of in-use energy consumption.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
| *Please reference here ALL documentation/evidence you have referred to in order to assess this issue. (PLEASE NOTE THAT YOU MAY NEED TO REFERENCE MORE THAN ONE DOCUMENT TO DEMONSTRATE COMPLIANCE OR NON-COMPLIANCE).*  *E.g. Engineer’s Specification 2.5; Specification Clause 2.5.3 - Commissioning of Building Services*  *E.g. Design drawing, Ground floor Plan, BA3507/208, revision B*  *E.g. Letter from J B Smith to Developer, 17 November, 2007.* | |

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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Energy |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Ene 3 – Sub-metering of high energy load and tenancy areas | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To recognise and encourage the installation of energy sub-metering that facilitates the monitoring of in-use energy consumption by tenant or end user.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Energy |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Ene 4 – External lighting | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To recognise and encourage the specification of energy-efficient light fittings for external areas of the development.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
| *Please reference here ALL documentation/evidence you have referred to in order to assess this issue. (PLEASE NOTE THAT YOU MAY NEED TO REFERENCE MORE THAN ONE DOCUMENT TO DEMONSTRATE COMPLIANCE OR NON-COMPLIANCE).*  *E.g. Engineer’s Specification 2.5; Specification Clause 2.5.3 - Commissioning of Building Services*  *E.g. Design drawing, Ground floor Plan, BA3507/208, revision B*  *E.g. Letter from J B Smith to Developer, 17 November, 2007.* | |

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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Energy |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Ene 5 – Low or zero carbon technologies | Min. credits to achieve rating | - | - | - | 1 | 1 |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To reduce carbon emissions and atmospheric pollution by encouraging local energy generation from renewable sources to supply a significant proportion of the energy demand.

Schedule of Evidence

|  |
| --- |
| **[no.] of 4 Credits achieved**  *(For full explanation please refer to Validation Statement)* |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Energy |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Ene 6 – Building fabric performance and avoidance of air infiltration | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To recognise and encourage measures taken to minimise heat loss and air infiltration through the building fabric.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Energy |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Ene 7 – Cold storage | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To recognise and encourage the installation of energy-efficient cold storage systems, therefore reducing operational CO2 emissions.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
| ***Second Credit achieved?*** *(For full explanation, please refer to Validation Statement)* | **Yes/No** |
| ***Third Credit achieved?*** *(For full explanation, please refer to Validation Statement)* | **Yes/No** |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Energy |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Ene 8 – Lifts | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To recognise and encourage the specification of energy-efficient transportation systems.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
| Second Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Energy |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Ene 9 – Escalators and travelling walkways | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To recognise and encourage the specification of energy-efficient transportation systems.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Energy |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Ene 10 – Internal Lighting | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To recognise and encourage the specification of energy efficient light for internal areas of the development.

Schedule of Evidence

|  |
| --- |
| **[no.] of 4 Credits achieved**  *(For full explanation please refer to Validation Statement)* |
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Transport

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Transport |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Tra 1 – Provision of public transport | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To recognise and encourage developments in proximity to good public transport networks, thereby helping to reduce transport-related emissions and traffic congestion.

Schedule of Evidence

|  |
| --- |
| **[no.] of [no.] Credits achieved**  *(For full explanation please refer to Validation Statement)* |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Transport |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Tra 2– Proximity to amenities | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To encourage and reward a building that is located in proximity to local amenities, thereby reducing the need for extended travel or multiple trips.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
| *Please reference here ALL documentation/evidence you have referred to in order to assess this issue. (PLEASE NOTE THAT YOU MAY NEED TO REFERENCE MORE THAN ONE DOCUMENT TO DEMONSTRATE COMPLIANCE OR NON-COMPLIANCE).*  *E.g. Engineer’s Specification 2.5; Specification Clause 2.5.3 - Commissioning of Building Services*  *E.g. Design drawing, Ground floor Plan, BA3507/208, revision B*  *E.g. Letter from J B Smith to Developer, 17 November, 2007.* | |

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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Transport |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Tra 3 – Alternative modes of transport | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To recognise the provision of adequate facilities on site allowing building users to use alternative modes of transport to go to and from the building.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
| Second Credit achieved (if applicable)? (For full explanation, please refer to Validation Statement) | **Yes/No** |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Transport |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Tra 4 – Pedestrian and cyclist safety | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To recognise and encourage the provision of safe and secure pedestrian and cycle access routes on the development.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
| Second Credit achieved (if applicable)? (For full explanation, please refer to Validation Statement) | **Yes/No** |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Transport |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Tra 5 Travel plan | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To recognise the consideration given to accommodating a range of travel options for building users, thereby encouraging the reduction of user reliance on forms of travel that have the highest environmental impact.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Transport |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Tra 6 – Maximum car parking capacity | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To encourage the use of alternative means of transport to the building other than the private car, thereby helping to reduce transport related emissions and traffic congestion.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
| Second Credit achieved (if applicable)? (For full explanation, please refer to Validation Statement) | **Yes/No** |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Transport |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Tra 7 – Travel information point | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To ensure the building has the capacity to provide users with up-to-date information on local public transport routes and timetables.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Transport |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Tra 8 – Deliveries and manoeuvring | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To ensure that safety is maintained and disruption due to delivery vehicles minimised through well-planned layout and access to the site.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
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Water

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Water |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Wat 1 – Water Consumption | Min. credits to achieve rating | - | - | 1 | 1 | 2 |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To minimise the consumption of potable water in sanitary applications by encouraging the use of low water use fittings.

Schedule of Evidence

|  |
| --- |
| **[no.] of [no.] Credits achieved**  *(For full explanation please refer to Validation Statement)* |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Water |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Wat 2 – Water meter | Min. credits to achieve rating | - | - | - | 1 | 1 |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To ensure water consumption can be monitored and managed and therefore encourage reductions in water consumption.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
| *Please reference here ALL documentation/evidence you have referred to in order to assess this issue. (PLEASE NOTE THAT YOU MAY NEED TO REFERENCE MORE THAN ONE DOCUMENT TO DEMONSTRATE COMPLIANCE OR NON-COMPLIANCE).*  *E.g. Engineer’s Specification 2.5; Specification Clause 2.5.3 - Commissioning of Building Services*  *E.g. Design drawing, Ground floor Plan, BA3507/208, revision B*  *E.g. Letter from J B Smith to Developer, 17 November, 2007.* | |

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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Water |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Wat 3 – Major leak detection | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To reduce the impact of major water leaks that may otherwise go undetected.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Water |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Wat 4 – Sanitary supply shut-off | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To reduce the risk of minor leaks in toilet facilities.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Water |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Wat 6 – Irrigation systems | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To reduce the consumption of potable water for ornamental planting and landscape irrigation.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Water |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Wat 7 – Vehicle wash | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To minimise the volume of potable water used by vehicle washing facilities.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Water |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Wat 8 – Sustainable on-site water treatment | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To encourage the treatment and re-use of waste water on-site to reduce the need for environmentally-damaging centralised water treatment systems and enable the recycling of water and nutrients in a shorter time and distance.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
| Second Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
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Materials

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Materials |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Mat 1 – Materials specification (Major building elements) | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To recognise and encourage the use of construction materials with a low environmental impact over the full life cycle of the building.

Schedule of Evidence

|  |
| --- |
| **[no.] of [no.] Credits achieved**  *(For full explanation please refer to Validation Statement)* |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Materials |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Mat 2 – Hard landscaping and boundary protection | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To recognise and encourage the specification of materials for boundary protection and external hard surfaces that have a low environmental impact, taking account of the full life cycle of materials used.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Materials |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Mat 3 – Reuse of facade | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To recognise and encourage the in-situ reuse of existing building façades.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Materials |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Mat 4 – Reuse of structure | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To recognise and encourage the reuse of existing structures that previously occupied the site.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Materials |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Mat 5 – Responsible sourcing of materials | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To recognise and encourage the specification of responsibly sourced materials for key building elements.

Schedule of Evidence

|  |
| --- |
| **[no.] of [no.] Credits achieved**  *(For full explanation please refer to Validation Statement)* |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Materials |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Mat 6 – Insulation | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To recognise and encourage the use of thermal insulation which has a low embodied environmental performance relative to its thermal properties and has been responsibly sourced.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
| Second Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Materials |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Mat 7 – Designing for robustness | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To recognise and encourage adequate protection of exposed parts of the building and landscape, therefore minimising the frequency of use of replacement materials.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
| *Please reference here ALL documentation/evidence you have referred to in order to assess this issue. (PLEASE NOTE THAT YOU MAY NEED TO REFERENCE MORE THAN ONE DOCUMENT TO DEMONSTRATE COMPLIANCE OR NON-COMPLIANCE).*  *E.g. Engineer’s Specification 2.5; Specification Clause 2.5.3 - Commissioning of Building Services*  *E.g. Design drawing, Ground floor Plan, BA3507/208, revision B*  *E.g. Letter from J B Smith to Developer, 17 November, 2007.* | |

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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Materials |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Mat 8 – Hazardous substances | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To avoid the use of building products containing hazardous substances.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
| *Please reference here ALL documentation/evidence you have referred to in order to assess this issue. (PLEASE NOTE THAT YOU MAY NEED TO REFERENCE MORE THAN ONE DOCUMENT TO DEMONSTRATE COMPLIANCE OR NON-COMPLIANCE).*  *E.g. Engineer’s Specification 2.5; Specification Clause 2.5.3 - Commissioning of Building Services*  *E.g. Design drawing, Ground floor Plan, BA3507/208, revision B*  *E.g. Letter from J B Smith to Developer, 17 November, 2007.* | |

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Waste

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Waste |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Wst 1 – Construction site waste management | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To promote resource efficiency via the effective and appropriate management of construction site waste.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
| Second Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
| Third Credit achieved (if applicable)? (For full explanation, please refer to Validation Statement) | **Yes/No** |
| Fourth Credit achieved (if applicable)? (For full explanation, please refer to Validation Statement) | **Yes/No** |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Waste |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Wst 2 – Recycled aggregates | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To recognise and encourage the use of recycled and secondary aggregates in construction, thereby reducing the demand for virgin material.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Waste |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Wst 3 – Recyclable waste storage | Min. credits to achieve rating | - | - | - | 1 | 1 |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To recognise the provision of dedicated storage facilities for a building’s operational-related recyclable waste streams, so that such waste is diverted from landfill or incineration.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
| Second Credit achieved (if applicable)? (For full explanation, please refer to Validation Statement) | **Yes/No** |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Waste |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Wst 4– Compactor / Baler | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To recognise and encourage the provision of facilities which enable efficient and hygienic waste sorting and storage.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
| *Please reference here ALL documentation/evidence you have referred to in order to assess this issue. (PLEASE NOTE THAT YOU MAY NEED TO REFERENCE MORE THAN ONE DOCUMENT TO DEMONSTRATE COMPLIANCE OR NON-COMPLIANCE).*  *E.g. Engineer’s Specification 2.5; Specification Clause 2.5.3 - Commissioning of Building Services*  *E.g. Design drawing, Ground floor Plan, BA3507/208, revision B*  *E.g. Letter from J B Smith to Developer, 17 November, 2007.* | |

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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Waste |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Wst 5 – Composting and anaerobic digestion | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To encourage the provision of facilities that help facilitate the reduction in volume of organic waste going directly to combustion during the building’s operation.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Waste |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Wst 6 – Floor Finishes | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To encourage the specification and fitting of floor finishes selected by the building occupant and therefore avoid unnecessary waste of materials.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
| *Please reference here ALL documentation/evidence you have referred to in order to assess this issue. (PLEASE NOTE THAT YOU MAY NEED TO REFERENCE MORE THAN ONE DOCUMENT TO DEMONSTRATE COMPLIANCE OR NON-COMPLIANCE).*  *E.g. Engineer’s Specification 2.5; Specification Clause 2.5.3 - Commissioning of Building Services*  *E.g. Design drawing, Ground floor Plan, BA3507/208, revision B*  *E.g. Letter from J B Smith to Developer, 17 November, 2007.* | |

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Land Use & Ecology

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Land Use & Ecology |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| LE1 – Reuse of land | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To encourage the reuse of land that has been previously developed, and discourage the use of previously undeveloped land for building.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
| *Please reference here ALL documentation/evidence you have referred to in order to assess this issue. (PLEASE NOTE THAT YOU MAY NEED TO REFERENCE MORE THAN ONE DOCUMENT TO DEMONSTRATE COMPLIANCE OR NON-COMPLIANCE).*  *E.g. Engineer’s Specification 2.5; Specification Clause 2.5.3 - Commissioning of Building Services*  *E.g. Design drawing, Ground floor Plan, BA3507/208, revision B*  *E.g. Letter from J B Smith to Developer, 17 November, 2007.* | |

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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Land Use & Ecology |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| LE2 – Contaminated land | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To encourage positive action to use contaminated land that otherwise would not have been remediated and developed.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
| *Please reference here ALL documentation/evidence you have referred to in order to assess this issue. (PLEASE NOTE THAT YOU MAY NEED TO REFERENCE MORE THAN ONE DOCUMENT TO DEMONSTRATE COMPLIANCE OR NON-COMPLIANCE).*  *E.g. Engineer’s Specification 2.5; Specification Clause 2.5.3 - Commissioning of Building Services*  *E.g. Design drawing, Ground floor Plan, BA3507/208, revision B*  *E.g. Letter from J B Smith to Developer, 17 November, 2007.* | |

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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Land Use & Ecology |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| LE3 – Ecological value of site and protection of ecological features | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To encourage development on land that already has limited value to wildlife and to protect existing ecological features from substantial damage during site preparation and completion of construction works.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
| *Please reference here ALL documentation/evidence you have referred to in order to assess this issue. (PLEASE NOTE THAT YOU MAY NEED TO REFERENCE MORE THAN ONE DOCUMENT TO DEMONSTRATE COMPLIANCE OR NON-COMPLIANCE).*  *E.g. Engineer’s Specification 2.5; Specification Clause 2.5.3 - Commissioning of Building Services*  *E.g. Design drawing, Ground floor Plan, BA3507/208, revision B*  *E.g. Letter from J B Smith to Developer, 17 November, 2007.* | |

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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Land Use & Ecology |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| LE4 – Mitigating Ecological Impact | Min. credits to achieve rating | - | - | - | 2 | 2 |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To minimise the impact of a building development on existing site ecology.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
| **[no.] of 2-5 Credits achieved**  *(For full explanation please refer to Validation Statement)* | |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Land Use & Ecology |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| LE6 – Long term impact on biodiversity | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To minimise the long term impact of the development on the site’s, and surrounding area’s, biodiversity.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
| Second Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
| Third Credit achieved (if applicable)? (For full explanation, please refer to Validation Statement) | **Yes/No** |
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Pollution

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Pollution |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Pol 1 – Refrigerant GWP -building services | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To reduce the contribution to climate change from refrigerants with a high global warming potential.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
| *Please reference here ALL documentation/evidence you have referred to in order to assess this issue. (PLEASE NOTE THAT YOU MAY NEED TO REFERENCE MORE THAN ONE DOCUMENT TO DEMONSTRATE COMPLIANCE OR NON-COMPLIANCE).*  *E.g. Engineer’s Specification 2.5; Specification Clause 2.5.3 - Commissioning of Building Services*  *E.g. Design drawing, Ground floor Plan, BA3507/208, revision B*  *E.g. Letter from J B Smith to Developer, 17 November, 2007.* | |

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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Pollution |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Pol 2 – Preventing refrigerant leaks | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To reduce the emissions of refrigerants to the atmosphere arising from leakages in cooling plant.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
| Second Credit achieved (if applicable)? (For full explanation, please refer to Validation Statement) | **Yes/No** |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Pollution |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Pol 3 – Refrigerant GWP cold storage | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To reduce the contribution to climate change from refrigerants with a high global warming potential.

Criteria

|  |  |
| --- | --- |
| **Credits** |  |
| 1 | Where evidence provided demonstrates the use of refrigerants within cold storage systems with a global warming potential (GWP) of less than 5. |

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Pollution |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Pol 4 – NOx emissions from heating source | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To encourage the supply of heat from a system that minimises NOx emissions, and therefore reduces pollution of the local environment.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
| Second Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
| Third Credit achieved (if applicable)? (For full explanation, please refer to Validation Statement) | **Yes/No** |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Pollution |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Pol 5 – Flood risk | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To encourage development in low flood risk areas, or to take measures to reduce the impact of flooding on buildings in areas with a medium or high risk of flooding.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
| Second Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
| Third Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Pollution |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Pol 6 – Minimising watercourse pollution | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To reduce the potential for silt, heavy metals, chemicals or oil pollution to natural watercourses from surface water run-off from buildings and hard surfaces.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
| *Please reference here ALL documentation/evidence you have referred to in order to assess this issue. (PLEASE NOTE THAT YOU MAY NEED TO REFERENCE MORE THAN ONE DOCUMENT TO DEMONSTRATE COMPLIANCE OR NON-COMPLIANCE).*  *E.g. Engineer’s Specification 2.5; Specification Clause 2.5.3 - Commissioning of Building Services*  *E.g. Design drawing, Ground floor Plan, BA3507/208, revision B*  *E.g. Letter from J B Smith to Developer, 17 November, 2007.* | |

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* *Furthermore, where a BREEAM credit has not been awarded please summarise how compliance could be achieved (where compliance is possible).*

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Pollution |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Pol 7 – Reduction of night time light pollution | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To ensure that external lighting is concentrated in the appropriate areas and that upward lighting is minimised, reducing unnecessary light pollution, energy consumption and nuisance to neighbouring properties.

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
| *Please reference here ALL documentation/evidence you have referred to in order to assess this issue. (PLEASE NOTE THAT YOU MAY NEED TO REFERENCE MORE THAN ONE DOCUMENT TO DEMONSTRATE COMPLIANCE OR NON-COMPLIANCE).*  *E.g. Engineer’s Specification 2.5; Specification Clause 2.5.3 - Commissioning of Building Services*  *E.g. Design drawing, Ground floor Plan, BA3507/208, revision B*  *E.g. Letter from J B Smith to Developer, 17 November, 2007.* | |

Validation Statement

*Please ensure that you provide a full explanation and address each of the BREEAM issue compliance requirements in your validation statement.*

*Note:*

* *The validation statement must provide the reader/client with information on how the evidence (referenced above) aligns with each compliance requirement for this BREEAM issue.*
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|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Pollution |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
| Pol 8 – Noise attenuation | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To reduce the likelihood of noise from the new development affecting nearby noise-sensitive buildings.~

Schedule of Evidence

|  |  |
| --- | --- |
| First Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
| *Please reference here ALL documentation/evidence you have referred to in order to assess this issue. (PLEASE NOTE THAT YOU MAY NEED TO REFERENCE MORE THAN ONE DOCUMENT TO DEMONSTRATE COMPLIANCE OR NON-COMPLIANCE).*  *E.g. Engineer’s Specification 2.5; Specification Clause 2.5.3 - Commissioning of Building Services*  *E.g. Design drawing, Ground floor Plan, BA3507/208, revision B*  *E.g. Letter from J B Smith to Developer, 17 November, 2007.* | |

Validation Statement

*Please ensure that you provide a full explanation and address each of the BREEAM issue compliance requirements in your validation statement.*

*Note:*

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Innovation

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| Innovation |  | Minimum BREEAM Standards | | | | | |
| Rating Level | P | G | VG | E | O |
|  | Min. credits to achieve rating | - | - | - | - | - |

|  |  |
| --- | --- |
| **Number of credits achieved:** | **[No.]** |

Aim

To provide additional recognition for a procurement strategy, design feature, management process or technological development that innovates in the field of sustainability, above and beyond the level that is currently recognised and rewarded within standard BREEAM issues.

Criteria

A maximum of 10 credits are available in aggregate from any combination of the following:

|  |  |
| --- | --- |
| **Credits** |  |
| 10 | Up to ten credits (dependent on building type) are available where evidence provided demonstrates compliance with the Exemplary Performance levels for specific BREEAM issues. |

Schedule of Evidence - Exemplary Performance Levels

Indicate for each BREEAM Issue, with exemplary performance level requirements, whether the requirements are met and therefore credits for innovation awarded. The detailed assessment for each exemplary level, including schedule of evidence and validation statement, must be provided within the relevant sections above.

|  |  |
| --- | --- |
| **BREEAM Issue for which there are exemplary performance levels** | **Credits Achieved** |
| **Man 3** - Construction Site Impacts |  |
| **Hea 1** – Daylighting |  |
| **Hea 9** – Volatile Organic Compounds |  |
| **Hea 14** - Office Space (BREEAM Retail & Industrial Schemes only) |  |
| **Ene 5** - Low or Zero Carbon Technologies |  |
| **Tra 3** – Alternative modes of transport |  |
| **Wat 2** - Water Meter |  |
| **Mat 1** - Materials Specification |  |
| **Mat 5** - Responsible Sourcing of Materials |  |
| **Wst 1** - Construction Site Waste Management |  |
| **Pol 4** – Nox emissions from heating source |  |
|  |  |

For assessment reporting (evidence and validation) of the above BREEAM Issues, refer to each individual assessment of that issue within the relevant Building Performance section of this report.Schedule of Evidence –Innovation

|  |  |
| --- | --- |
| Innovation Credit achieved? (For full explanation, please refer to Validation Statement) | **Yes/No** |
| *Please reference here ALL documentation/evidence you have referred to in order to assess this issue. (PLEASE NOTE THAT YOU MAY NEED TO REFERENCE MORE THAN ONE DOCUMENT TO DEMONSTRATE COMPLIANCE OR NON-COMPLIANCE).*  *E.g. Engineer’s Specification 2.5; Specification Clause 2.5.3 - Commissioning of Building Services*  *E.g. Design drawing, Ground floor Plan, BA3507/208, revision B*  *E.g. Letter from J B Smith to Developer, 17 November, 2007.* | |

Validation Statement –Innovation

*Note:*

* *The validation statement must provide the reader/client with information on how the evidence (referenced above) aligns with each compliance requirement for this BREEAM issue.*
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Appendices

List of References

Insert a master list of references to the documentary evidence used to demonstrate compliance with each issue requirement - here.

Delete this appendix from the final report if full references to the documentary evidence have been provided for each individual BREEAM-SE issue (in the schedule of evidence) in the ‘*Detailed Assessment of Building Performance’* section.

BREEAM Assessment Tool and Calculator Print-Outs

Insert print-outs of the completed BREEAM assessment tool and calculators.