

BREEAM Domestic Refurbishment 2012 Pre-Assessment Estimator v0.5



This assessment and indicative BREEAM rating is not a formal certified BREEAM assessment or rating and must not be communicated as such. The score presented is indicative of a dwelling's potential performance and is based on a simplified pre-formal BREEAM assessment and unverified commitments given at an early stage in the design process.

Indicative comments given at early stage in the design process						
Building name			71 Richmond Road			
Indicative building score (%)			70.02%			
Indicative BREEAM rating			BREEAM Excellent			
Management	Health & Wellbeing	Energy	Water	Materials	Waste	Pollution

	Minimum Standards				
	Pass	Good	Very Good	Excellent	Outstanding
Ene 02	✓	✓	✓	✓	✓
Wat 01	✓	✓	✓	✓	✗
Hea 05	✓	✓	✓	✓	✓
Hea 06	✓	✓	✓	✓	✓
Pol 03	✓	✓	✓	✓	✓
Mat 02	✓	✓	✓	✓	✓

INNOVATION	Section Weighting: 10%	Indicative Section Score: 2.00%
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Comments

MANAGEMENT	Section Weighting: 12%	Indicative Section Score: 6.55%
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Man 01 Home Users Guide				
No. of BREEAM credits available	3	Available contribution to overall score	3.27%	
No. of BREEAM innovation credits	0	Minimum Standards applicable:	No	

Assessment Criteria	Where a Home Users Guide be provided to all dwellings, covering all issues set out in the 'Users Guide Contents list', three credits may be awarded	Indicative Credits Achieved	3
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Comments

Man 02 Responsible Construction Practices				
No. of BREEAM credits available	2	Available contribution to overall score:	2.18%	
No. of BREEAM innovation credits	1	Minimum Standards	No	

Assessment Criteria	Where a compliant considerate construction scheme will be used, credits are awarded depending the score achieved as outlined below:	Indicative Credits Achieved	0
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Large Scale - project with more than 5 units

	One Credit	Two Credits
Considerate Constructors Scheme	Score of 24 - 31.5	Score of 32 - 35.5
Alternative Compliant Scheme	Compliance	Beyond Compliance

Small Scale - project with 5 units or fewer

	One Credit	Two Credits
Considerate Constructors Scheme	24 - 31.5	32 - 35.5
Alternative Compliant Scheme	Compliance	Beyond Compliance
Checklist A-4	50% of the optional items	80% of the optional items

Exemplary Credit

Considerate Constructors Scheme	Score of >36	Indicative Innovation Credits Achieved 0
Alternative Compliant Scheme	Exemplary Level Compliance	
Checklist A-4*	All Items (Optional & Mandatory)	

* Small Scale Project Only

Comments

Man 03 Construction Site Impacts				
No. of BREEAM credits available	1	Available contribution to overall score	1.09%	
No. of BREEAM innovation credits	0	Minimum Standards applicable	No	

Assessment Criteria	Where evidence demonstrate that site impacts will be monitored, as detailed below:	Indicative Credits Achieved	0
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	One Credit
Large Scale	Where there is evidence to demonstrate that 2 or more of the sections in Checklist A-5 are completed
Small Scale	Where there is evidence to demonstrate that 2 or more of the sections in Checklist A-6 are completed

Sections of Checklist	
Large Scale - Checklist A-5	Small Scale - Checklist A-6
Monitor, report and set targets for CO2 production of energy use arising from site activities	Set objectives for reducing CO2 production from energy use arising from site activities
Monitor, report and set targets for water consumption arising from site activities	Set objectives for reducing water use arising from site activities
A main contractor with an environmental materials policy	Main contractor environmental materials statement
A main contractor that operates an Environmental Management System	
80% of site timber is reclaimed, re-used or responsibly sourced	80% of site timber is reclaimed, re-used or responsibly sourced

Same definition of small and large scale as in Man 02

Comments

Man 04 Security				
No. of BREEAM credits available	2	Available contribution to overall score:	2.18%	
No. of BREEAM innovation credits	0	Minimum Standards applicable:	No	
Assessment Criteria				Indicative Credits Achieved
Where the following requirements will be met:				1
One Credit Secure windows and doors	External doors and accessible windows meet minimum standards and appropriately certified			
Two Credits Secured by design	Principles and guidance of Secured by Design Section 2 are complied with			
	A suitably qualified security consultant is consulted at the design stage and their recommendations are incorporated into the refurbishment			
Comments				
Man 05 Protection and Enhancement of Ecological Features				
No. of BREEAM credits available	1	Available contribution to overall score:	1.09%	
No. of BREEAM innovation credits	1	Minimum Standards applicable:	No	
Assessment Criteria				Indicative Credits Achieved
Where the following requirements will be met:				0
One Credit Protecting Ecological Features	Site survey carried out to determine presence of ecological features			
	Statutory Nature Conservation Organisation notified of protected species			
	Features of ecological value protected during refurbishment works			
Exemplary Credit Ecological enhancement	A suitably qualified ecologist recommends features to enhance ecology of the site			Indicative Innovation Credits Achieved 0
	adopts all general ecological recommendations			
	adopts 30% of additional recommendations			
Comments				
Man 06 Project Management				
No. of BREEAM credits available	2	Available contribution to overall score:	2.18%	
No. of BREEAM innovation credits	2	Minimum Standards applicable:	No	
Assessment Criteria				Indicative Credits Achieved
Where the following requirements will be met:				2
One Credit Project Roles and Responsibilities	Where all of the project team are involved in the project decision making			
	Small Scale - the project manager assigns individual and shared responsibilities amongst the project team including all trades on site			
	Large Scale - the project manager assigns individual and shared responsibilities across the following key design and refurbishment stages: i. Planning and Building control notification ii. Design iii. Refurbishment iv. Commissioning and handover v. Occupation			
Small Scale projects: five units or fewer or less than £100k		Large Scale projects: more than five units or more than £100k		
One Credit Handover and Aftercare	Handover meeting arranged			
	2 or more of the following committed to: - A site inspection within 3 months of occupation - Conduct post occupancy interviews with building occupants or a survey via phone or posted information within 3 months of occupation - Longer term after care e.g. a helpline, nominated individual or other appropriate system to support building users for at least the first 12 months of occupation			
Exemplary Credits				Indicative Innovation Credits Achieved 2
One Exemplary Credit Early Design Input	Where A BREEAM Accredited Professional has been appointed to oversee key stages within the project. OR Where a BREEAM Domestic Refurbishment Assessor has been appointed at an early stage of the project, prior to the production of a refurbishment specification			
One Exemplary Credit Thermographic Surveying and Airtightness Testing	Where Thermographic surveying and Airtightness testing have been carried out at both pre and post refurbishment stages			
	Where an improved air tightness target has been set at design stage and testing demonstrates that this has been achieved post refurbishment			
Comments				

HEALTH & WELLBEING		Section Weighting: 17%		Indicative Section Score 8.50%	
Hea 01 Daylighting					
No. of BREEAM credits available	2	Available contribution to overall score	2.83%		
No. of BREEAM innovation credits	0	Minimum Standards applicable	No		
Assessment Criteria				Indicative Credits Achieved	
Where the refurbishment results in a neutral impact on daylighting or where minimum daylighting standards are met, up to two credits may be awarded as follows:				2	
For Existing Dwellings and Change of Use Projects					
First Credit Maintaining Good Daylighting		The refurbishment results in a neutral impact on the dwellings daylighting levels in the kitchen, living room, dining room and study			
Where the property is being extended					
First Credit Maintaining Good Daylighting		New spaces achieve minimum daylighting levels			
		The extension does not reduce daylighting levels in the kitchen, living room, dining room or study of neighbouring properties			
For All Properties					
Second Credit Minimum Daylighting		The dwelling achieves minimum daylighting levels in the kitchen, living room, dining room and study			
Comments					
Hea 02 Sound Insulation					
No. of BREEAM credits available	4	Available contribution to overall score	5.67%		
No. of BREEAM innovation credits	0	Minimum Standards applicable	No		
Assessment Criteria				Indicative Credits Achieved	
To ensure the provision of acceptable sound insulation standards and so minimise the likelihood of noise complaints.				2	
Properties where sound testing has been carried out:					
Up to Four Credits		Four credits awarded according to the improvement over building regulations. See table in additional information in Technical Manual			
Properties where sound testing is not feasible and not required by the appointed Building Control body					
Two Credits		Where existing separating walls and floors are designed to meet the requirements of Building Regulations with compliant construction details			
Up to Four Credits		Where a Suitably Qualified Acoustician (SQA) provides recommendations for the specification of all existing separating walls and floors			
		SQA confirms in their professional opinion that they have the potential to meet or exceed the sound insulation credit requirements			
		Where these recommendations are implemented			
		See table in additional information in Technical Manual			
Historic Buildings					
Up to Four Credits		Where the dwelling is a Historic Building and sound testing results demonstrate existing separating walls and floor meet the Historic Building credit requirements			
		See table in additional information in Technical Manual			
Detached Properties					
Four Credits		By Default			
Properties with separating walls or floors only between non habitable rooms OR Testing not required by building control body					
Four Credits		By Default			
Comments					
Hea 03 Volatile Organic Compounds					
No. of BREEAM credits available	1	Available contribution to overall score	1.42%		
No. of BREEAM innovation credits	0	Minimum Standards applicable	No		
Assessment Criteria				Indicative Credits Achieved	
Where the refurbishment avoids the use of VOCs with new products meeting the following requirements:				0	
One Credit Avoiding the use of VOCs		Where all decorative paints and varnishes used in the refurbishment have met the requirement listed in table 5.4 in the Technical Manual			
		Where at least five of the eight remaining product categories listed in table 5.4 have met the testing requirements and emission levels for Volatile Organic Compound (VOC) emissions against the relevant standards identified within table 5.4 in the Technical Manual			
		Where five or less products are specified within the refurbishment, all must meet the requirements in order to achieve this credit.			
Comments					
Hea 04 Inclusive Design					
No. of BREEAM credits available	2	Available contribution to overall score	2.83%		
No. of BREEAM innovation credits	1	Minimum Standards applicable	No		
Assessment Criteria				Indicative Credits Achieved	
Where an access statement has been carried out using Checklist A-8 of the Technical Manual to optimise the accessibility of the home as follows:				0	
Checklist A-8 of the Technical Manual					
		Section 1		Section 2	
One Credit Minimum Accessibility		Completed with Evidence			
Two Credits Advanced Accessibility		Completed with Evidence		Completed with Evidence	
Exemplary Performance					
One Credit		Where an access expert suitably qualified member of the design team has completed sections 1, 2 and 3 of Checklist A-8, access statement template with evidence provided of the measures implemented in the refurbishment		Indicative Innovation Credits Achieved	
				0	
Comments					

Hea 05 Ventilation				
No. of BREEAM credits available	2	Available contribution to overall score	2.83%	
No. of BREEAM innovation credits	0	Minimum Standards applicable	Yes	
Assessment Criteria				Indicative Credits Achieved
Where the dwelling meets the following ventilation requirements:				1
One Credit Minimum Ventilation Requirements	A minimum level of background ventilation is provided (with trickle ventilators or other means of ventilation) for all habitable rooms, kitchens, utility rooms and bathrooms compliant with section 7, Building Regulations Approved Document Part F, 2010			
	A minimum level of extract ventilation is provided in all wet rooms (e.g. kitchen, utility and bath-rooms), compliant with section 5, Building Regulations Approved Document Part F 2010.			
	A minimum level of purge ventilation is provided in all habitable rooms and wet rooms, compliant with section 7, Building Regulations Approved Document Part F, 2010.			
	It is an historic building and meets historic building requirements in CN4 of the technical manual			
Two Credits Advanced Requirements	Ventilation is provided for the dwelling that meets the requirements of Section 5 of Building Regulations Part F in full			
	Where the building is a historic building and meets the requirements for Historic Buildings in compliance note 4 of the technical manual			
Comments				
Hea 06 Safety				
No. of BREEAM credits available	1	Available contribution to overall score	1.42%	
No. of BREEAM innovation credits	0	Minimum Standards applicable	Yes	
Assessment Criteria				Indicative Credits Achieved
Where a fire and carbon monoxide (CO) detection and alarm system is specified as follows:				1
One Credit Fire and Carbon Monoxide (CO) Detection and Alarm Systems	Carbon Monoxide detector installed if dwelling is supplied with mains gas or other fossil fuel			
	Where a compliant fire detection and fire alarm system is provided			
	Mains supplied fire detection and alarm system if project involves re-wiring			
	Battery operated fire detection and alarm system if no re-wiring is to take place			
Comments				
ENERGY Section Weighting: 43% Indicative Section Score 34.10%				
Ene 01 Improvement in Energy Efficiency Rating				
No. of BREEAM credits available	6	Available contribution to overall score	8.90%	
No. of BREEAM innovation credits	0	Minimum Standards applicable	No	
Assessment Criteria				Indicative Credits Achieved
Where the following targets are met for the improvement in Energy Efficiency Rating achieved as a result of refurbishment:				3
	Improvement in EER	Credits		
	≥ 5	0.5		
	≥ 9	1		
	≥ 13	1.5		
	≥ 17	2		
	≥ 21	2.5		
	≥ 26	3		
	≥ 31	3.5		
	≥ 36	4		
	≥ 42	4.5		
	≥ 48	5		
	≥ 54	5.5		
	≥ 60	6		
Comments				
Ene 02 Energy Efficiency Rating Post Refurbishment				
No. of BREEAM credits available	4	Available contribution to overall score	5.93%	
No. of BREEAM innovation credits	2	Minimum Standards applicable	Yes	
Assessment Criteria				Indicative Credits Achieved
Where the following Energy Efficiency Rating benchmarks will be met as a result of refurbishment:				3.5
	EER post refurbishment	Credits	Minimum requirements	
	≥50	0.5	'Pass' level EER of 50	
	≥55	1	'Good' level EER of 58	
	≥60	1.5		
	≥65	2	'Very Good level' EER of 65	
	≥70	2.5	'Excellent' level EER of 70	
	≥75	3		
	≥80	3.5	'Outstanding' level EER of 81	
	≥85	4		
	Exemplary	Credits		Indicative Innovation Credits Achieved
	≥90	1		0
	≥100	2		
Comments				

Ene 03 Primary energy demand				
No. of BREEAM credits available	7	Available contribution to overall score	10.38%	
No. of BREEAM innovation credits	0	Minimum Standards applicable	No	
Assessment Criteria				Indicative Credits Achieved
Where the following Primary Energy Demand benchmarks will be met as a result of refurbishment:				6.5
	Primary Energy Demand Post Refurbishment (kWh/m²/year)	Credits		
	≤ 400	0.5		
	≤ 370	1		
	≤ 340	1.5		
	≤ 320	2		
	≤ 300	2.5		
	≤ 280	3		
	≤ 260	3.5		
	≤ 240	4		
	≤ 220	4.5		
	≤ 200	5		
	≤ 180	5.5		
	≤ 160	6		
	≤ 140	6.5		
	≤ 120	7		
Comments				
Ene 04 Renewable Technologies				
No. of BREEAM credits available	2	Available contribution to overall score	2.97%	
No. of BREEAM innovation credits	0	Minimum Standards applicable	No	
Assessment Criteria				Indicative Credits Achieved
Where the dwelling will meet the following % contribution from renewables and primary energy demand targets as a result of refurbishment				2
	Dwelling Type	Primary Energy Demand	Percentage from Renewables	
			1 Credit	2 Credits
	Detached	≤ 250 kWh/m ² /year	≥10%	≥20%
	Semi-Detached		≥10%	≥20%
	Bungalow		≥10%	≥20%
	End of Terrace		≥10%	≥20%
	Mid Terrace	≤ 220 kWh/m ² /year	≥10%	≥20%
	Low Rise Flat		≥10%	≥20%
	Mid Rise Flat		≥10%	≥15%
	High Rise Flat		≥10%	≥15%
Comments				
Ene 05 Energy Labelled White Goods				
No. of BREEAM credits available	2	Available contribution to overall score	2.97%	
No. of BREEAM innovation credits	0	Minimum Standards applicable	No	
Assessment Criteria				Indicative Credits Achieved
Where Energy Efficiency White goods are to be provided as follows:				1
First Credit				
	Appliance	Appliance provided	Appliance not to be provided	
	Fridges, Freezers and Fridge-Freezers	Energy Saving Trust Recommended appliances specified	EU Energy Efficiency Labelling Scheme Information Leaflet provided to all dwellings	
Second Credit				
	Appliance	Appliance provided	Appliance not to be provided	
	Washing Machines and Dishwashers	Energy Saving Trust Recommended appliances specified	Second credit not achieved	
	Washer-Dryers and Tumble Dryers	Appliances specified with B Rating under EU Energy Efficiency Labelling Scheme	EU Energy Efficiency Labelling Scheme Information Leaflet provided to all dwellings	
Comments				
Ene 06 Drying Space				
No. of BREEAM credits available	1	Available contribution to overall score	1.48%	
No. of BREEAM innovation credits	0	Minimum Standards applicable	No	
Assessment Criteria				Indicative Credits Achieved
Where adequate, secure internal or external space with posts and footings or fixings is provided with the following:				1
	1 Credit			
	Number of bedrooms	Drying line required		
	1-2	4m+		
	3+	6m+		
Comments				
Ene 07 Lighting				
No. of BREEAM credits available	2	Available contribution to overall score	2.97%	
No. of BREEAM innovation credits	0	Minimum Standards applicable	No	
Assessment Criteria				Indicative Credits Achieved
Where energy efficient internal and external lighting is provided as follows:				2
	External Lighting - 1 Credit			
	Energy Efficient Space Lighting and Energy Efficient Security Lighting OR Where Energy Efficient Space Lighting is provided ONLY			
	Internal Lighting - 1 Credit			
	Maximum average wattage across the total floor area of the dwelling of 9 watts/m2			
Comments				

Ene 08 Display Energy Devices																																				
No. of BREEAM credits available	2	Available contribution to overall score	2.97%																																	
No. of BREEAM innovation credits	1	Minimum Standards applicable	No																																	
Assessment Criteria		Indicative Credits Achieved																																		
Where consumption data is displayed to occupants by a compliant energy display device		2																																		
	<table border="1"> <tr> <th rowspan="2">Electricity usage data displayed</th> <th colspan="2">Primary Heating Fuel</th> </tr> <tr> <th>Electricity</th> <th>Other</th> </tr> <tr> <td>Electricity usage data displayed</td> <td>2 credits awarded</td> <td>1 credit awarded</td> </tr> <tr> <td>Primary Heating Fuel usage data displayed</td> <td>N/A</td> <td>1 credit awarded</td> </tr> <tr> <td>Electricity & Primary Heating Fuel usage displayed</td> <td>N/A</td> <td>2 credits awarded</td> </tr> </table>	Electricity usage data displayed	Primary Heating Fuel		Electricity	Other	Electricity usage data displayed	2 credits awarded	1 credit awarded	Primary Heating Fuel usage data displayed	N/A	1 credit awarded	Electricity & Primary Heating Fuel usage displayed	N/A	2 credits awarded																					
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Exemplary Credits		Indicative Innovation Credits Achieved																																		
One credit Recording consumption data		Where any compliant Energy Display Device is capable of recording consumption data		0																																
Comments																																				
Ene 09 Cycle Storage																																				
No. of BREEAM credits available	2	Available contribution to overall score	2.97%																																	
No. of BREEAM innovation credits	0	Minimum Standards applicable	No																																	
Assessment Criteria		Indicative Credits Achieved																																		
Where individual or communal compliant cycle storage is provided as follows:		1																																		
	<table border="1"> <tr> <th>Dwelling Size</th> <th>One Credit</th> <th>Two Credits</th> </tr> <tr> <td>Studios/ 1 bedroom</td> <td>1 per two dwellings</td> <td>1 per dwelling</td> </tr> <tr> <td>2-3 bedrooms</td> <td>1 per dwelling</td> <td>2 per dwelling</td> </tr> <tr> <td>4 bedrooms</td> <td>2 per dwelling</td> <td>4 per dwelling</td> </tr> </table>	Dwelling Size	One Credit	Two Credits	Studios/ 1 bedroom	1 per two dwellings	1 per dwelling	2-3 bedrooms	1 per dwelling	2 per dwelling	4 bedrooms	2 per dwelling	4 per dwelling																							
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No. of BREEAM innovation credits	0	Minimum Standards applicable	No																																	
Assessment Criteria		Indicative Credits Achieved																																		
Where sufficient space and services will be provided to allow occupants to set up a home office in a suitable room with adequate ventilation		1																																		
Comments																																				
WATER Section Weighting: 11% Indicative Section Score 7.70%																																				
Wat 01 Internal Water Use																																				
No. of BREEAM credits available	3	Available contribution to overall score	6.60%																																	
No. of BREEAM innovation credits	1	Minimum Standards applicable	Yes																																	
Assessment Criteria		Indicative Credits Achieved																																		
Where the dwellings water consumption meets the following consumption benchmarks, or where terminal fittings meet the following water consumption standards:		2.5																																		
	<table border="1"> <tr> <th>Calculated Water Consumption (litres/person/day)</th> <th>Equivalent terminal fitting standards</th> <th>Minimum Standard</th> <th>Credits</th> </tr> <tr> <td>>150</td> <td>Typical baseline performance</td> <td>N/A</td> <td>0</td> </tr> <tr> <td>140-150</td> <td>All showers specified to 'Good' OR All taps and WC's to 'Good' OR Kitchen fittings specified to 'Excellent'</td> <td>N/A</td> <td>0.5</td> </tr> <tr> <td>129-139</td> <td>All showers specified to 'Excellent' OR All showers and bathroom taps to 'Good'</td> <td>BREEAM Very Good</td> <td>1</td> </tr> <tr> <td>118-128</td> <td>All bathroom and WC room fittings specified to 'Good' OR All bathroom fittings specified to 'Excellent'</td> <td>N/A</td> <td>1.5</td> </tr> <tr> <td>107-117</td> <td>All Bathroom and WC room fittings specified to 'Excellent' OR All Bathroom fittings Specified to 'Excellent' and WC room fitting specified to 'Good' OR All Bathroom fittings, kitchen and utility fittings specified to 'Good'</td> <td>BREEAM Excellent</td> <td>2</td> </tr> <tr> <td>96-106</td> <td>All kitchen, bathroom, utility room and WC room fittings specified to 'Good' OR All bathrooms, kitchens and utility rooms specified to 'Excellent'</td> <td>N/A</td> <td>2.5</td> </tr> <tr> <td><95</td> <td>All bathroom fittings specified to 'Excellent' and WC room, kitchen and utility room fittings specified to 'Good'</td> <td>BREEAM Outstanding</td> <td>3</td> </tr> </table>	Calculated Water Consumption (litres/person/day)	Equivalent terminal fitting standards	Minimum Standard	Credits	>150	Typical baseline performance	N/A	0	140-150	All showers specified to 'Good' OR All taps and WC's to 'Good' OR Kitchen fittings specified to 'Excellent'	N/A	0.5	129-139	All showers specified to 'Excellent' OR All showers and bathroom taps to 'Good'	BREEAM Very Good	1	118-128	All bathroom and WC room fittings specified to 'Good' OR All bathroom fittings specified to 'Excellent'	N/A	1.5	107-117	All Bathroom and WC room fittings specified to 'Excellent' OR All Bathroom fittings Specified to 'Excellent' and WC room fitting specified to 'Good' OR All Bathroom fittings, kitchen and utility fittings specified to 'Good'	BREEAM Excellent	2	96-106	All kitchen, bathroom, utility room and WC room fittings specified to 'Good' OR All bathrooms, kitchens and utility rooms specified to 'Excellent'	N/A	2.5	<95	All bathroom fittings specified to 'Excellent' and WC room, kitchen and utility room fittings specified to 'Good'	BREEAM Outstanding	3			
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NOTE: 'Good' fittings are equivalent to good practice fittings with 'Excellent' fittings equivalent to best practice fittings (see the technical manual for full details).																																				
		Exemplary Credit	If the water consumption is less than 80l/person/day	Indicative Innovation Credits Achieved																																
				0																																
Comments																																				
Wat 02 External Water Use																																				
No. of BREEAM credits available	1	Available contribution to overall score	2.20%																																	
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Assessment Criteria		Indicative Credits Achieved																																		
Where an appropriate water meter for measuring usage of mains potable water meter has been provided to dwelling(s), one credit may be awarded		0																																		
Comments																																				

MATERIALS		Section Weighting: 8%	Indicative Section Score 3.38%
Mat 01 Environmental Impact of Materials			
No. of BREEAM credits available	25	Available contribution to overall score	4.44%
No. of BREEAM innovation credits	0	Minimum Standards applicable	No
Assessment Criteria			Indicative Credits Achieved
Up to 25 credits can be awarded, with credits calculated using the Mat 01 calculator tool. The table below shows the maximum number of credits available for each element:			10
Elements	Green Guide Rating credits available	Thermal performance credits available*	
Roof	5	3	
External walls	5	3.8	
Internal walls (including separating walls)	5	-	
Upper and Ground Floor	5	1.2	
Windows	5	2	
The full 25 credits represents all of the elements containing refurbished or existing materials that meet the Green Guide Rating of A+(6)			
GG Rating	Points for existing / refurbished elements	Points for new elements	
A+ (6)	5		
A+ (5)	4.6		
A+ (4)	4.2		
A+ (3)	3.8		
A+ (2)	3.4		
A+	3		
A	2	2	
B	1	1	
C	0.5	0.5	
D	0.25	0.25	
E	0	0	
Where the full 25 credits cannot be achieved the score can be 'topped up' with thermal performance credits. The full number of thermal performance credits for each element can be achieved when achieving the minimum U-values shown below.			
Elements	Minimum U-Value (W/m2K)		
Roof	0.11		
External walls	0.15		
Internal walls (including separating walls)	-		
Upper and Ground Floor	0.15		
Windows	1.4		
Comments			
Mat 02 Responsible Sourcing of Materials			
No. of BREEAM credits available	12	Available contribution to overall score	2.13%
No. of BREEAM innovation credits	0	Minimum Standards applicable	Yes
Assessment Criteria			Indicative Credits Achieved
Where new materials are responsibly sourced, up to 12 credits may be awarded where 80% of new materials for an element are responsibly sourced. The credits achieved are dependent on % of point achieved which is based upon the responsible sourcing tier level of each material sourced as detailed below:			5
Table 1	Tier level	Points	<div>Will all new timber used in the project be sourced in accordance with the UK Government's Timber Procurement Policy?</div> <div>Yes</div>
	1	4	
	2	3.5	
	3	3	
	4	2.5	
	5	2	
	6	1.5	
	7	1	
	8	0	
Table 2	BREEAM credits	% of available points achieved	
	12	≥54%	
	10	≥45%	
	8	≥36%	
	6	≥27%	
	4	≥18%	
	2	≥9%	
Comments			
Mat 03 Insulation			
No. of BREEAM credits available	8	Available contribution to overall score	1.42%
No. of BREEAM innovation credits	0	Minimum Standards applicable	No
Assessment Criteria			Indicative Credits Achieved
Where any new insulation specified for use within external walls, ground floor, roof and buildings services meet the following requirements:			4
Requirements			
4 Credits	Where the Insulation Index for new insulation used in the buildings is ≥2		
	Where Green Guide ratings are determined using the Green Guide to specification tool		
Requirements			
4 Credits	Where ≥ 80% of the new thermal insulation used in the building elements is responsibly sourced.		
Comments			

WASTE		Section Weighting: 3%		Indicative Section Score 1.80%																		
Was 01 Household Waste																						
No. of BREEAM credits available	2	Available contribution to overall score	1.20%																			
No. of BREEAM innovation credits	0	Minimum Standards applicable	No																			
Assessment Criteria Where compliant recycling and composting facilities are provided, up to two credits may be awarded as follows				Indicative Credits Achieved 2																		
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Was 02 Refurbishment Site Waste Management																						
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Assessment Criteria Up to three credits are available depending on the site waste management plan to be implemented as follows				Indicative Credits Achieved 1																		
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Comments																						
POLLUTION		Section Weighting: 6%		Indicative Section Score 6.00%																		
Pol 01 NOx Emissions																						
No. of BREEAM credits available	3	Available contribution to overall score	2.25%																			
No. of BREEAM innovation credits	0	Minimum Standards applicable	No																			
Assessment Criteria Credits are awarded on the basis of NOx emissions arising from the operation of space heating and hot water systems for each refurbished dwelling as follows:				Indicative Credits Achieved 3																		
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Pol 02 Surface Water Runoff																																	
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No. of BREEAM credits available	2	Available contribution to overall score	1.50%																														
No. of BREEAM innovation credits	0	Minimum Standards applicable	Yes																														
Assessment Criteria				Indicative Credits Achieved																													
Where the dwelling is located in a low flood risk zone, or where in a medium to high flood risk zone and a flood resilience/resistance strategy has been implemented, up to two credits can be awarded as follows:				2																													
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