



The BREEAM Domestic Refurbishment

Pre-Assessment Report

Prepared for

Mr Terence Kearney

422 Upper Richmond Road West

BREEAM DOMESTIC REFURBISHMENT 2012 COMPLIANCE STATEMENT FOR RESIDENTIAL DEVELOPMENT OF

7 PLOTS

AT

422 Upper Richmond Road West London SW14 7JX

FOR

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Date of Report: 11/012/2019

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Introduction

The purpose of the document is to demonstrate the inclusions that have been specified for the development to comply with the criteria of the **BREEAM Domestic Refurbishment**.

The report summarises the relevance of each section of the **BREEAM Domestic Refurbishment** and the credits that are calculated accordingly.

The version of the **BREEAM Domestic Refurbishment** which the development has been considered against is SD5072- 2012- 1.0.2 and the criteria together with the credits scored for each section is set out over the following pages.

The final pages of the report demonstrate the accrual of the credits to show that compliance to the current version of the **BREEAM Domestic Refurbishment Very Good Rating** has been achieved however; some assumptions have been made by the assessor.

BREEAM®

Scope of BREEAM Domestic Refurbishment

The BREEAM Domestic Refurbishment 2012 Scheme can be used to assess the environmental life cycle impacts of refurbishment projects including existing dwelling undergoing refurbishment, extensions, domestic and change of use projects in the UK only.

The BREEAM rating benchmark for domestic refurbishment projects assessed using the 2012 version of BREEAM domestic refurbishment are as follows:

- Outstanding $\geq 85\%$
- Excellent ≥ 70%
- Very Good $\geq 55\%$
- Good ≥ 45%
- Good ≥ 45%
- Pass ≥ 30%

BREEAM Domestic Refurbishment consists of thirty three individual assessment issues spanning the seven environmental categories, plus an eighth category called "Innovation", all listed below:

- Management Steps that have been taken to allow good management of environmental impacts in the construction and operation of the home, along with impact of the dwelling on local eco-system, biodiversity and land use.
- Heath and well being The effect that the dwellings design and indoor environment has on its occupants
- Energy/CO2
 Operational Energy and the resulting emissions of carbon dioxide to the atmosphere
- Water

The consumption of potable water from the public supply systems or other ground water resources

Materials

The embodied environmental impacts of construction materials for key construction elements

issues.

- Waste Waste generated as a result of the construction process and facilities encouraging recycling of domestic waste in the home
- Pollution
 Pollution resulting from the operation of the dwelling
 The change in surface water runoff patterns as a result of the development
- Innovation
 Innovation within the construction and refurbishment industry through the recognition of sustainability related to benefits which are not awarded by standard BREEAM

In each of these categories, performance targets are proposed which are in excess of the minimum needed to satisfy Building Regulations, but are considered to be sound best practice, technically feasible, and within the capability of the building industry to supply.

In addition to the mandatory requirements, each design category scores a number of percentage points. The total number of percentage points establishes the rating for the dwelling. Formal assessment of dwellings using the BREEAM Domestic Refurbishment 2012 may only be carried out using licensed and registered individuals, who are qualified 'competent persons' for the purpose of carrying out Refurbishment assessments. Training, registration and licensing of these individuals is carried out by the Building Research Establishment according to a UKAS registered 'competent persons scheme' and under ISO 14001 and ISO 9001. BRE also carry out quality assurance of the assessments and issue certificates on behalf of Communities and Local Government.

Report Analysis

MANAGEMENT

Man 01 Home user guide

To encourage and reward provision of guidance enabling occupants to understand and operate their home efficiently and make the best use of local facilities.

Credits available 3 Credits achieved 3

This dwelling will be provided with a home user guide which includes information suitable with the criteria of The BREEAM Domestic Refurbishment which is to include information on following subjects;

Environmental strategy/ design and features, Energy, Water Use, Recycling and Waste Sustainable DIY, Emergency Information (Smoke detectors), Links, References and Further Information,

And also

Statement of provision of information in alternative formats, Recycling and waste, public transport and local amenities, responsible purchasing, emergency information (hospitals, fire, ambulance etc), Links references and further information

Man 02 Considerate Constructors scheme

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

Credits available 2 Credits achieved 0

This credit is not being sought.

Man 03 Construction site impacts

To recognise and encourage construction sites managed in a manner that mitigates environmental impacts.

Credits available 1 Credits achieved 1

Where there are procedures that cover 2 or more of the following items;

Monitor and report CO₂ or energy arising from site activities;
Monitor and report CO₂ or energy arising from transport to and from site;
Monitor and report on water consumption from site activities;
Adopt best practice policies in respect of air (dust) pollution arising from the site;
Adopt best practice policies in respect of water (ground and surface) pollution occurring on the site.
80% of site timber is reclaimed, reused or responsibly sourced.

Man 04 Security

To encourage the design of developments where people feel safe and secure; where crime and disorder, or the fear of crime, does not undermine quality of life or community cohesion.

Credits available 2 Credits achieved 2

All the external door sets to meet the required security standard PAS 24-1 and the external windows to achieve the minimum security standard BS7950.

An Architectural Liaison Officer (ALO) will be consulted at the design stage and their recommendations will be incorporated into the refurbishment.

Man 05 Protection & Enhancement of Ecological features

To protect existing ecological features from substantial damage during the clearing of the site and the completion of construction works.

Credits available	1
Credits achieved	0

The inclusion of a Registered Ecological Consultant and the implementation of their recommendations would be necessary for the compliance of this credit; in addition the Ecological features of the site (if present) must be protected during the construction phase which is in accordance with the standards set in BS 5837.

Exemplary Credits Credits available 1 A suitable qualified ecologist reccommends features to enhance ecology of the site: Adopts all general ecology recomendations Adopts 30% of additional recomendations.

Man 06 Project Management

To ensure delivery of a functional refurbishment, designed and built in accordance with performance expectations.

Credits available 2 Credits achieved 2

1st credit: where all the project team are involved in the project decision making and the project manager assigns responsibilities amongst the project team.

2nd credit: A site inspection within 3 months of occupation along with longer term after care for at least 12 months of occupation.

HEALTH AND WELLBEING

Hea 01 Daylighting

To improve the quality of life in homes through good daylighting and to reduce the need for energy to light the home.

Credits available	2
Credits achieved	1

Fist credit: The extention does not reduce lighting levels in the kitchen, living room, dining room and study.

Second credit: The dwelling achieves the minimum daylight levels in the Kichen, living room, dining room and study.

Hea 02 Sound Insulation

To ensure the provision of improved sound insulation to reduce the likelihood of noise complaints from neighbours.

Credits available	4
Credits achieved	2

Where existing separting walls and floors are designed to meet the requirements of Building Regulations with compliant construction details.

Hea 03 Volatile Organic Compounds

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

Credits available 1 Credits achieved 1

Where all decorative paints & varnishes used in the refurbishment have met the requirement and where five of the eight remaining product categories listed have met the testing requirements & emission levels for VOC'S and these are specified within the refurbishment.

Hea 04 Inclusive Design (Excellent Rating)-Mandatory compliance in this section

Adopting an Inclusive design approach to optimise the accessibility of the home and its future adaptability to cope with changing needs of a household, such as old age,frailty,a short or long-term disability or a debilitating illness.

Credits available	2
Credits achieved	1

Where an access expert has completed an access statement which demonstrates reasonably provision to provide accessibility to the dwelling covering section 1 & 2 checklist A8 in accordance with CN3 & CN4.

Hea 05 Ventilation (Excellent Rating)-Mandatory compliance in this section

To recognise and encourage a healthy internal environment through the provision and appropriate ventilation levels to provide fresh air and avoid problems associated with the build up of pollutants and humidity levels without excessive heat loss.

Credits available 2 Credits achieved 2

Ventilation is provided for the dwelling that meets the requirements Section 5 of the Building Regulations Part F in all.

Hea 06 Safety

To reduce the risk to life, health and property resulting from fire and exposure to carbon monoxide.

Credits available 1 Credits achieved 1

Where a compliant fire detection and fire alarm system is provided in accordance with compliance notes 2-8.

ENERGY

Ene 01 Improvement in Energy Efficiency Rating

To recognise and encourage a reduction in CO_2 emissions through the improved energy efficiency of the dwelling and its services as a result of the refurbishment.

Credits available	6
Credits achieved	1

The following targets will be met in Energy Efficiency Rating as a result of refurbishment of $(kWh/m^2/year) \le 9$.

Ene 02 Energy Efficiency Rating Post Refurbishment (Excellent Rating)-Mandatory compliance in this section

To encourage high levels Energy Efficiency in the refurbished dwelling, thus reducing CO₂ emissions, running costs and fuel poverty.

Credits available 4 Credits Achieved 2.5

As a result of the refurbishment each dwelling will meet a minimum Energy Efficiency Rating of $(kWh/m^2/year) \le 78$ is required for Excellent Rating.

Ene 03 Primary Energy Demand

To encourage the reduction in absolute total regulated energy demand of a dwelling as a result of the refurbishment, thus reducing CO_2 emissions, running costs and fuel poverty.

Credits available 7 Credits Achieved 0.5

As a result of the refurbishment the dwelling will meet a minimum Primary Energy Demand target of $(kWh/m^2/year) \le 400$.

Ene 04 Renewable Technologies

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

Credits available 2 Credits achieved 2

Photovoltaics have been specified for this development, which are classed as a renewable energy source and the SAPS show an average of 20% of the primary energy demand will come from this energy source.

Ene 05 Energy labelled white goods

To encourage the provision or purchase of energy efficient white goods, thus reducing the CO_2 emissions from the dwelling.

Credits available 2 Credits achieved 1

1 credit- Fridges, freezers and **fridge/freezers** must have an **A+** rating under the EU Energy Efficiency Labelling Scheme.

And for the additional 1 credit:

Washing machines and **dishwashers** must have an **A** rating under the EU Energy Efficiency Labelling Scheme.

Plus

Washer dryers and **tumble dryers** must have a **B** rating under the EU Energy Efficiency Labelling Scheme.

OR

EU Energy Efficiency Labelling Scheme information leaflet to be provided to the occupants.

Ene 06 Drying space

To minimise the amount of energy used to dry clothes.

Credits available	1
Credits achieved	1

Each dwelling will have either an external or an internal drying line facility. The drying line length will be – a minimum 4 metres in length.

External measuresMounted hooks for line to be added
Rotary DryerInternal measuresPullout clothes dryer over bath e.g. 'Minky' (www.minky.co.uk)

Ene 07 Lighting

To encourage the provision of energy efficient lighting, thus reducing CO_2 emissions associated with the dwelling.

Credits available 2 Credits achieved 2

External Lighting

All external space lighting, including lighting in internal communal areas is provided by dedicated energy efficient fittings. It will have efficacy greater than 40 lumens per circuit watt. It will be switched by Photocell and by internal switching to prevent it activating when not required.

Internal Lighting

Where the energy required for internal lighting is minimised through the provision of a maximum average wattage across the total floor area of the dwelling of 9 watts/m².

Ene 08 Energy Display Devices

To promote the specification of equipment to display energy consumption data, thus empowering dwelling occupants to reduce energy use.

Credits available 2 Credits achieved 2

The current electricity and primary heating fuel consumption data will be displayed to occupants by a correctly specified energy display device

Exemplary Credit

The Energy display device must be capable of recording consumption data.

Credits achieved 1

Ene 09 Cycle Storage

To encourage the wider use of bicycles as transport by providing adequate and secure cycle storage facilities, thus reducing the need for short car journeys.

Credits available 2 Credits achieved 2

1 bedroom dwellings-storage for 1 cycle of which the cycle storage will be adequate, safe, secure, convenient and weather proof.

Ene 10 Home Office Space

1

1

To reduce the need to commute to work by providing residents with the necessary space and services to be able to work from home.

Credits available Credits achieved

A home office facility shall have an area which can be utilised for a home office space should it be required. It shall include; 2no double electrical sockets; 2 telephone points (1 active, other wired to BT entry point but not connected) in addition to the specified sockets for the room; Window with daylight factor of 1.5%, 1.8m wall space & adequate ventilation (opening window etc).

<u>WATER</u>

Wat 1 Internal potable water use (Excellent Rating)-Mandatory compliance in this section

To reduce the consumption of potable water in the home.

Credits available 3 Credits achieved 3

It is mandatory that BREEAM Excellent Rating can only be achieved by limiting water use to 117 litres per person per day, and this can be achieved by a typical specification of follows:

- 4 / 2.6 litre dual flush toilets (water from the rainwater harvesting used to flush toilets)
- 6l/min wash hand basin taps
- 8l/min flow rate shower
- No bath installed
- 6l/min kitchen sink
- standard dish washer*
- standard washing machine*
- no outside tap fitted

*

BREEAM compliance 94.7 litres/person/day

These items will not necessarily be supplied but need to be included within the assessment.

Wat 02 External Water use

To encourage the recycling of rainwater and reduce the amount of mains potable water used in landscape / garden watering.

Credits available 1 Credits achieved 1

Where a compliant rainwater collection system for external/internal irrigation use has been provide to the dwelling.

Wat 03 Water Meter

To encourage the provision of the equipment to measure water consumption of dwelling occupants, thereby encouraging them to reduce water use.

Credits available	1
Credits achieved	1

Where an appropriate water meter for measuring usage of mains portable water has been provided to the dwelling in accordance with CN1 or CN2.

MATERIALS

Mat 1 Environmental impact of materials

To encourage the retention and enhancement of existing elements and where new materials are required the use of materials with lower environmental impacts over their lifecycle whilst optimising the thermal performance of key building elements.

Credits available	25
Credits achieved	10

Credits are awarded according to the impact of new materials according to their Green Guide Rating and their impact on improving the thermal performance of the dwelling for the following elements:

- 1. Roof
- 2. External Walls
- 3. Internal Walls
- 4. Ground Floor
- 5. Upper Floor
- 6. Windows

Mat 02 Responsible sourcing of materials (Excellent Rating)-Mandatory compliance in this section

To recognise and encourage the reuse of materials and the specification of responsibly sourced materials for use where required in the refurbishment process.

Credits available 12 Credits achieved 8

Where the applicable new materials for refurnished building elements are assigned a responsible sourcing tier level, therefore all suppliers used must have an environmentally accredited supply chain (FSC/PEFC/ISO14001/Accredited EMS)

Mat 03 Insulation

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

Credits available	8
Credits achieved	8

Any new insulation specified for use within the following building elements must be assessed:

- 1. External Walls
- 3. Ground Floor
- 5. Roof
- 6. Building Services

Where the insulation index for new insulation used in the building is ≥ 2 and 80% of the new thermal insulation used in the building elements is responsible sourced.

WASTE

Was 1 Household Waste Storage and Recycling Facilities

To recognise the importance of having adequate internal and external storage space for waste to enable its appropriate management.

Credits available	2
Credits achieved	2

Credits are awarded for the provision of storage space for household and recycling waste.

The local Authority/recycling schemes, containers should not be sacked to ensure ease of access and use, which are accessible to wheelchair users.

In addition to the above three internal recycling bins should be provided and should have a total minimum capacity of 30Litres, these should be labelled and placed in a dedicated position.

Was 2 Construction site waste management plan

To recognise the importance a Site Waste Management Plan has on the efficient use of resources during construction and demolition, and to promote the reduction and effective management of site waste.

Credits available 3 Credits achieved 3

An appropriately structured Level 2 Site waste management plan shall be prepared and implemented to monitor target and reduce waste generated on site in accordance with CN2 & CN8.

POLLUTION

Pol 01 Nitrogen Oxide Emissions

To reduce the emission of nitrogen oxides (NO_x) into the atmosphere.

Credits available 3 Credits achieved 3

Credits are awarded on the basis of NOx emissions arising from the operation of space heating and hot water systems for the refurbished dwelling.

The NO_x emissions arising from the operation of space and hot water systems will not exceed 40mg/kWh.

Pol 02 Surface water runoff

To reduce and delay water run-off from the hard surfaces of a housing development to public sewers and watercourses, thus reducing the risk of localised flooding, pollution and other environmental damage.

Credits available 3 Credits achieved 0

The new dewings will be build onto a previously permeable area, therefore a this will have a neuteral impact on the surface water.

Pol 03 Flood risk- (Excellent Rating)-Mandatory compliance in this section

To encourage developments in areas with low risk of flooding or if developments are to be situated in areas with a medium risk of flooding, that appropriate measures are taken to reduce the impact in an eventual case of flooding.

Credits available 2 Credits achieved 2

Where a Flood Risk Assessment has been carried out and the assessed dwelling is defined as having a low annual probability of flooding.

INNOVATION

Inn 01 Innovation

To support innovation within the construction and refurbishment industry through the recognition of sustainability related to benefits which are not awarded by standard BREEAM issues.

Credits available	10
Credits achieved	1

The following is required to demonstrate compliance:

Where the building demonstrates exemplary performance by meeting defined exemplary level performance criteria in one or more of the following BREEAM assessment issues:

- a. Ene 2 Energy Efficiency Rating (2 credits available)
- b. Ene 8 Display Energy Devices (1 credit available)
- c. Wat 1 Internal Water Use (1 credit available)
- d. Was 2 Refurbishment Site Waste Management (1 credit available)
- e. Pol 2 Surface Water Run-Off (1 credit available)
- f. Man 2 Responsible Construction Practices (1 credit available)
- g. Man 5 Protection and Enhancement of Ecological Value (1 credit available)
- h. Man 6 Project Management (2 credits available)
- i. Hea 4 Inclusive Design (1 credit available)

One Innovative credit can be awarded for each innovation application approved by the BRE Global, where the building complies with the criteria defined within an Approved Innovative application form.

BREEAM Domestic Refurbishment 2012 Pre-Assessment Estimator v0.4

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.

	Building name	422 Upper Richmond	Road West
	Indicative building score (%) Indicative BREEAM rating	70.88% BREEAM Exce	llent
Indicative M	inimum Standards level achieved	BREEAM Exce	
Management Health & Wellbein	ng Energy Wa	ater Materials Wa	ste
INNOVATION	Section Weighting: 10%	Indicative Se	ction Score 1.00%
Comments			
MANAGEMENT	Section Weighting: 12%	Indicative Se	ction Score 8.73%
Man 01 Home Users Guide			
No. of BREEAM credits available	3	Available contribution to o	verall score 3.27%
No. of BREEAM innovation credite	s 0	Minimum Standards	
Assessment Criteria	- 11 -	ent aut in the Ularan Cuide	Indicative Credits
Where a Home Users Guide be provided to Contents list', three credits may be awarded		set out in the 'Users Guide	Achieved 3
	~		
Comments			
Man 02 Responsible Construction Pract			
No. of BREEAM credits available No. of BREEAM innovation credits		Available contribution to or Minimum Standards	
Assessment Criteria		Willing of Standards	Indicative Credits
Where a compliant considerate constructio	n scheme will be used, credits ar	e awarded depending the score	Achieved
achieved as outlined below:			0
Large Scale - project with more	than 5 units		
Large Scale - project with more	One Credit	Two Credits	
Considerate Constructors	Score of 24 - 31.5	Score of 32 - 35.5	
Scheme			
Alternative Compliant Scheme	Compliance	Beyond Compliance	
		,	
Small Scale - project with 5 unit			
Considerate Constructors	One Credit	Two Credits	1
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	•		Į
Considerate Constructors	Score of >36		Indicative Innovation
Scheme			Credits Achieved
Alternative Compliant Scheme	Exemplary Level Compliance		0
	All Items (Optional &	* Small Scale Project Only	
Checklist A-4*	Mandatory)	Sinali Scale Project Only	
	-		
Comments			
1			

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Man 03	Construction Site Impacts				
	No. of BREEAM credits available	1	Available contribution to ov	verall score	1.09%
r	No. of BREEAM innovation credits	0	Minimum Standards		No
	nt Criteria			Indicative	Credits
/here ev	idence demonstrate that site impa	cts will be monitored, as detaile Requirements	ed below:	Achiev	/ed
		· · · · · · · · · · · · · · · · · · ·	e Credit	1	
			emonstrate that 2 or more of the		
	Large Scale		ist A-5 are completed		
	Small Scale	Where there is evidence to de	emonstrate that 2 or more of the		
	Sinan Scale	sections in Checkl	ist A-6 are completed		
	Large Scale - (Sections of Checklis	st Small Scale - Checklist A	<i>c</i>	
	Monitor, report and set targets f		Sinan Scale - Checkist A	-0	
	use arising from site activities	or coz production or chergy	Set objectives for reducing CO2 pr	roduction	
	Monitor, report and set targets f	or water consumption arising	from energy use arising from site		
	from site activities		Set objectives for reducing water	use arising	
			from site activities		
	A main contractor with an enviro		Main contractor environmental m	aterials	
	A main contractor that operates	an Environmental	statement		
	Management System		80% of site timber is reclaimed, re	e-used or	
	80% of site timber is reclaimed, i	re-used or responsibly sourced	responsibly sourced		
	Same definition of small and lar	· · · · ·			
omment	:s				
	e "				
Man 04	Security No. of BREEAM credits available	2	Available contribution to ov		2.18%
	No. of BREEAM innovation credits		Minimum Standards		No
	nt Criteria	Ŭ		Indicative	
	e following requirements will be m	et:		Achiev	
				2	
			Requirements		
	One Credit	External doors and accessible	windows meet minimum standards	s and	
	Secure windows and doors	appropriately certified			
		Drinciples and guidance of Sec	urad hu Dasiga Sactian 2 ara camp	lied with	
			ured by Design Section 2 are comp		
	Two Credits	A suitably qualified security co	nsultant is consulted at the design		
		A suitably qualified security co			
	Two Credits	A suitably qualified security co	nsultant is consulted at the design		
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omment	Two Credits Secured by design	A suitably qualified security co	nsultant is consulted at the design		
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omment	Two Credits Secured by design	A suitably qualified security co	nsultant is consulted at the design		
	Two Credits Secured by design	A suitably qualified security co their recommendations are in	nsultant is consulted at the design		
	Two Credits Secured by design ss	A suitably qualified security co their recommendations are in	nsultant is consulted at the design corporated into the refurbishment	stage and	1.09%
Man 05	Two Credits Secured by design	A suitably qualified security co their recommendations are in Ecological Features 1	nsultant is consulted at the design	stage and	1.09% No
Man 05	Two Credits Secured by design ss Protection and Enhancement of No. of BREEAM credits available	A suitably qualified security co their recommendations are in Ecological Features 1	nsultant is consulted at the design corporated into the refurbishment Available contribution to ov	stage and	No
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Man 05 r ssessme	Two Credits Secured by design ss Protection and Enhancement of No. of BREEAM credits available No. of BREEAM innovation credits at Criteria e following requirements will be m One Credit Protecting Ecological Features	A suitably qualified security co their recommendations are in their recommendations are in the secure of the	nsultant is consulted at the design corporated into the refurbishment Available contribution to ov Minimum Standards rmine presence of ecological featu	rerall score applicable Indicative (Achiev 0 res d species ks Indicative Indicative Ind	No Credits red
Man 05 r ssessme	Two Credits Secured by design ss Protection and Enhancement of No. of BREEAM credits available No. of BREEAM innovation credits at Criteria e following requirements will be m One Credit Protecting Ecological Features Exemplary Credit	A suitably qualified security co their recommendations are in their recommendations are in their recommendations are in their recommendations are in their reconstruction the suitable section and the section and the section Requirements A suitably qualified ecologist re ecology of the site	Available contribution to ov Minimum Standards rmine presence of ecological featu organisation notified of protected rotected during refurbishment wor ecommends features to enhance	verall score applicable Indicative (Achiev 0 res d species ks	No Credits red
Man 05 r ssessme	Two Credits Secured by design ss Protection and Enhancement of No. of BREEAM credits available No. of BREEAM innovation credits at Criteria e following requirements will be m One Credit Protecting Ecological Features	A suitably qualified security co their recommendations are in their recommendations are in their recommendations are in their recommendations are in their reconstruction their reconstruction the survey carried out to dete Statutory Nature Conservation Features of ecological value pr Requirements A suitably qualified ecologist re ecology of the site adopts all general ecological recologies re	Available contribution to ov Minimum Standards rmine presence of ecological featu organisation notified of protected rotected during refurbishment work ecommends features to enhance ecommendations	rerall score applicable Indicative Achiev 0 res d species ks Indicative Indicative Indic	No Credits red
Man 05 r ssessme	Two Credits Secured by design ss Protection and Enhancement of No. of BREEAM credits available No. of BREEAM innovation credits at Criteria e following requirements will be m One Credit Protecting Ecological Features Exemplary Credit	A suitably qualified security co their recommendations are in their recommendations are in their recommendations are in their recommendations are in their reconstruction the suitable section and the section and the section Requirements A suitably qualified ecologist re ecology of the site	Available contribution to ov Minimum Standards rmine presence of ecological featu organisation notified of protected rotected during refurbishment work ecommends features to enhance ecommendations	rerall score applicable Indicative Achiev 0 res d species ks Indicative Indicative Indic	No Credits red
Man 05 r ssessme	Two Credits Secured by design secured by design secured by design secured by design secure distribution credits secure distribution credits available vo. of BREEAM innovation credits nt Criteria e following requirements will be m One Credit Protecting Ecological Features Exemplary Credit Ecological enhancement	A suitably qualified security co their recommendations are in their recommendations are in their recommendations are in their recommendations are in their reconstruction their reconstruction the survey carried out to dete Statutory Nature Conservation Features of ecological value pr Requirements A suitably qualified ecologist re ecology of the site adopts all general ecological recologies re	Available contribution to ov Minimum Standards rmine presence of ecological featu organisation notified of protected rotected during refurbishment work ecommends features to enhance ecommendations	rerall score applicable Indicative Achiev 0 res d species ks Indicative Indicative Indic	No Credits red
Man 05 r ssessme /here the	Two Credits Secured by design secured by design secured by design secured by design secure distribution credits secure distribution credits available vo. of BREEAM innovation credits nt Criteria e following requirements will be m One Credit Protecting Ecological Features Exemplary Credit Ecological enhancement	A suitably qualified security co their recommendations are in their recommendations are in their recommendations are in their recommendations are in their reconstruction their reconstruction the survey carried out to dete Statutory Nature Conservation Features of ecological value pr Requirements A suitably qualified ecologist re ecology of the site adopts all general ecological recologies re	Available contribution to ov Minimum Standards rmine presence of ecological featu organisation notified of protected rotected during refurbishment work ecommends features to enhance ecommendations	rerall score applicable Indicative Achiev 0 res d species ks Indicative Indicative Indic	No Credits red
Man 05 r ssessme /here the	Two Credits Secured by design secured by design secured by design secured by design secure distribution credits secure distribution credits available vo. of BREEAM innovation credits nt Criteria e following requirements will be m One Credit Protecting Ecological Features Exemplary Credit Ecological enhancement	A suitably qualified security co their recommendations are in their recommendations are in their recommendations are in their recommendations are in their reconstruction their reconstruction the survey carried out to dete Statutory Nature Conservation Features of ecological value pr Requirements A suitably qualified ecologist re ecology of the site adopts all general ecological recologies re	Available contribution to ov Minimum Standards rmine presence of ecological featu organisation notified of protected rotected during refurbishment work ecommends features to enhance ecommendations	rerall score applicable Indicative Achiev 0 res d species ks Indicative Indicative Indic	No Credits red
Man 05 r ssessme /here the	Two Credits Secured by design secured by design secured by design secured by design secure distribution credits secure distribution credits available vo. of BREEAM innovation credits nt Criteria e following requirements will be m One Credit Protecting Ecological Features Exemplary Credit Ecological enhancement	A suitably qualified security co their recommendations are in their recommendations are in their recommendations are in their recommendations are in their reconstruction their reconstruction the survey carried out to dete Statutory Nature Conservation Features of ecological value pr Requirements A suitably qualified ecologist re ecology of the site adopts all general ecological recologies re	Available contribution to ov Minimum Standards rmine presence of ecological featu organisation notified of protected rotected during refurbishment work ecommends features to enhance ecommendations	rerall score applicable Indicative Achiev 0 res d species ks Indicative Indicative Indic	No Credits red
Man 05 r ssessme /here the	Two Credits Secured by design secured by design secured by design secured by design secure distribution credits secure distribution credits available vo. of BREEAM innovation credits nt Criteria e following requirements will be m One Credit Protecting Ecological Features Exemplary Credit Ecological enhancement	A suitably qualified security co their recommendations are in their recommendations are in their recommendations are in their recommendations are in their reconstruction their reconstruction the survey carried out to dete Statutory Nature Conservation Features of ecological value pr Requirements A suitably qualified ecologist re ecology of the site adopts all general ecological recologies re	Available contribution to ov Minimum Standards rmine presence of ecological featu organisation notified of protected rotected during refurbishment work ecommends features to enhance ecommendations	rerall score applicable Indicative Achiev 0 res d species ks Indicative Indicative Indic	No Credits red

Man 06	Project Management				
	No. of BREEAM credits available	2	Available contribution to ove	rall score	2.18%
N	o. of BREEAM innovation credits	2	Minimum Standards a	pplicable	No
Assessmen				Indicativ	
Where the	following requirements will be m	et:		Achie	
		.	L	2	2
		Requirements			
		Where all of the project team a	are involved in the project decision	making	
	One Credit		ger assigns individual and shared oject team including all trades on si	te	
		Large Scale, the project manage	ger assigns individual and shared		
	Project Roles and		wing key design and refurbishment	stages.	
	Responsibilities	i. Planning and Building control		stages.	
		ii. Design	notification		
		iii. Refurbishment			
		iv. Commissioning and handove	er		
		v. Occupation			
	Small Scale projects: five units o	r fewer or less than £100k			
	Large Scale projects: more than	five units or more than £100k			
		Requirements			
		Handover meeting arranged			
		2 or more of the following com	mitted to:		
	One Credit	- A site inspection within 3 mo	nths of occupation		
	One Credit	 Conduct post occupancy inter 	views with building occupants or	a survey	
	Handover and Aftercare	via phone or posted informatio		ı	
	nandover and Antereare	 Longer term after care e.g. a 			
			to support building users for at	least the	
		first 12 months of occupation			
			-		
	Exemplary Credits	Doguiromonto		Indicativ	
		Requirements		Achie	eved)
		Where A BREEAM Accredited	Professional has been appointed	(J
	One Exemplary Credit	to oversee key stag	es within the project.		
			OR		
	Early Design Input		efurbishment Assessor has been		
			e of the project, prior to the bishment specification		
		production of a refut	bisiment specification		
		Requirements			
	One Exemplary Credit		ing and Airtightness testing have		
		been carried out at both pre	and post refurbishment stages		
	Thermographic Surveying and	Where an improved air tightn	ess target has been set at design		
	Airtightness Testing		tes that this has been achieved		
		0 0	urbishment		
Comments	3				

		Section Weighting: 17%			
L Day	lighting				
	of BREEAM credits available	2	Available contribution to o	verall score	2
No. of	FBREEAM innovation credits	0	Minimum Standard	s applicable	
ent Cri	iteria			Indicativ	e C
		in a neutral impact on dayligh	•	Achi	eve
day	lighting standards are met, up	o to two credits may be award	ed as follows:		1
_					
For	Existing Dwellings and Chan			٦	
	First Credit		a neutral impact on the dwellings nen, living room, dining room and		
M	aintaining Good Daylighting		study		
			study	4	
Wh	ere the property is being ext	ended			
		New spaces achieve minimum	n daylighting levels		
	First Credit				
Ma	aintaining Good Daylighting		e daylighting levels in the kitchen,		
		living room, dining room or st	udy of neighbouring properties		
For	All Properties			1	
	Second Credit	The dwelling achieves minimu			
	Minimum Daylighting	kitchen, living room, dining ro	om and study		
				_1	
ts					
	Ind Insulation				_
	of BREEAM credits available		Available contribution to o		
NO. Of ent Cri	BREEAM innovation credits	0	Minimum Standard	s applicable Indicativ	o (
		table sound insulation standar	ds and so minimise the likelihood	Achi	
	ioise complaints.				2
	· · · · ·				
Pro	perties where sound testing	have been as well and such			
FIU		nas been carried out:			
FIU	per des where sound testing		ng to the improvement over	7	
		Four credits awarded accordin]	
	Up to Four Credits	Four credits awarded accordii building regulations. See table Technical Manual	in additional information in]	
Pro	Up to Four Credits	Four credits awarded accordin building regulations. See table	in additional information in]	
Pro	Up to Four Credits perties where sound testing strol body	Four credits awarded accordii building regulations. See table Technical Manual	e in additional information in ed by the appointed Building]	
Pro	Up to Four Credits perties where sound testing	Four credits awarded accordin building regulations. See table Technical Manual is not feasible and not require Where existing separating wa meet the requirements of Bui	e in additional information in ed by the appointed Building]	
Pro	Up to Four Credits perties where sound testing strol body	Four credits awarded accordin building regulations. See table Technical Manual is not feasible and not require Where existing separating wa meet the requirements of Bui construction details	e in additional information in ed by the appointed Building Ils and floors are designed to Iding Regulations with compliant]	
Pro	Up to Four Credits perties where sound testing strol body	Four credits awarded accordin building regulations. See table Technical Manual is not feasible and not require Where existing separating wa meet the requirements of Bui construction details Where a Suitably Qualified Ac	e in additional information in ed by the appointed Building Ils and floors are designed to Iding Regulations with compliant coustician (SQA) provides]	
Pro	Up to Four Credits perties where sound testing strol body	Four credits awarded accordin building regulations. See table Technical Manual is not feasible and not require Where existing separating wa meet the requirements of Bui construction details Where a Suitably Qualified Ac recommendations for the spe	e in additional information in ed by the appointed Building Ils and floors are designed to Iding Regulations with compliant]	
Pro	Up to Four Credits perties where sound testing strol body	Four credits awarded accordin building regulations. See table Technical Manual is not feasible and not require Where existing separating wa meet the requirements of Bui construction details Where a Suitably Qualified Ac recommendations for the spe walls and floors	e in additional information in ed by the appointed Building Ils and floors are designed to Iding Regulations with compliant coustician (SQA) provides colfication of all existing separating		
Pro	Up to Four Credits perties where sound testing strol body Two Credits	Four credits awarded accordin building regulations. See table Technical Manual is not feasible and not require Where existing separating wa meet the requirements of Bui construction details Where a Suitably Qualified Ac recommendations for the spe walls and floors SQA confirms in their professi	e in additional information in ed by the appointed Building Ils and floors are designed to Iding Regulations with compliant coustician (SQA) provides icification of all existing separating ional opinion that they have the		
Pro	Up to Four Credits perties where sound testing strol body	Four credits awarded accordin building regulations. See table Technical Manual is not feasible and not require Where existing separating wa meet the requirements of Bui construction details Where a Suitably Qualified Ac recommendations for the spe walls and floors SQA confirms in their professi potential to meet or exceed to	e in additional information in ed by the appointed Building Ils and floors are designed to Iding Regulations with compliant coustician (SQA) provides icification of all existing separating ional opinion that they have the		
Pro	Up to Four Credits perties where sound testing strol body Two Credits	Four credits awarded accordin building regulations. See table Technical Manual is not feasible and not require Where existing separating wa meet the requirements of Bui construction details Where a Suitably Qualified Ac recommendations for the spe walls and floors SQA confirms in their professi potential to meet or exceed to requirements	e in additional information in ed by the appointed Building Ils and floors are designed to Iding Regulations with compliant coustician (SQA) provides icification of all existing separating ional opinion that they have the he sound insulation credit		
Pro	Up to Four Credits perties where sound testing strol body Two Credits	Four credits awarded accordin building regulations. See table Technical Manual is not feasible and not require Where existing separating wa meet the requirements of Bui construction details Where a Suitably Qualified Ac recommendations for the spe walls and floors SQA confirms in their professi potential to meet or exceed to	e in additional information in ed by the appointed Building Ils and floors are designed to Iding Regulations with compliant coustician (SQA) provides icification of all existing separating ional opinion that they have the he sound insulation credit		
Pro	Up to Four Credits perties where sound testing strol body Two Credits	Four credits awarded accordin building regulations. See table Technical Manual is not feasible and not require Where existing separating wa meet the requirements of Bui construction details Where a Suitably Qualified Ac recommendations for the spe walls and floors SQA confirms in their professi potential to meet or exceed to requirements	e in additional information in ed by the appointed Building Ils and floors are designed to Iding Regulations with compliant coustician (SQA) provides ecification of all existing separating ional opinion that they have the he sound insulation credit ns are implemented		
Pro	Up to Four Credits perties where sound testing strol body Two Credits	Four credits awarded accordin building regulations. See table Technical Manual is not feasible and not require Where existing separating wa meet the requirements of Bui construction details Where a Suitably Qualified Ac recommendations for the spe walls and floors SQA confirms in their professi potential to meet or exceed to requirements Where these recommendatio	e in additional information in ed by the appointed Building Ils and floors are designed to Iding Regulations with compliant coustician (SQA) provides ecification of all existing separating ional opinion that they have the he sound insulation credit ns are implemented		
Proj	Up to Four Credits perties where sound testing strol body Two Credits	Four credits awarded accordin building regulations. See table Technical Manual is not feasible and not require Where existing separating wa meet the requirements of Bui construction details Where a Suitably Qualified Ac recommendations for the spe walls and floors SQA confirms in their professi potential to meet or exceed to requirements Where these recommendatio	e in additional information in ed by the appointed Building Ils and floors are designed to Iding Regulations with compliant coustician (SQA) provides ecification of all existing separating ional opinion that they have the he sound insulation credit ns are implemented		
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Proj	Up to Four Credits perties where sound testing itrol body Two Credits Up to Four Credits	Four credits awarded accordin building regulations. See table Technical Manual is not feasible and not require Where existing separating wa meet the requirements of Bui construction details Where a Suitably Qualified Ac recommendations for the spe walls and floors SQA confirms in their professi potential to meet or exceed to requirements Where these recommendation See table in additional inform Where the dwelling is a Histor results demonstrate existing s	e in additional information in ed by the appointed Building Ils and floors are designed to Iding Regulations with compliant coustician (SQA) provides scification of all existing separating ional opinion that they have the he sound insulation credit Ins are implemented ation in Technical Manual ric Building and sound testing separating walls and floor meet		
Proj	Up to Four Credits perties where sound testing throl body Two Credits Up to Four Credits	Four credits awarded accordin building regulations. See table Technical Manual is not feasible and not require Where existing separating wa meet the requirements of Bui construction details Where a Suitably Qualified Ac recommendations for the spe walls and floors SQA confirms in their professi potential to meet or exceed the requirements Where these recommendation See table in additional inform Where the dwelling is a Histor	e in additional information in ed by the appointed Building Ils and floors are designed to Iding Regulations with compliant coustician (SQA) provides scification of all existing separating ional opinion that they have the he sound insulation credit Ins are implemented ation in Technical Manual ric Building and sound testing separating walls and floor meet		
Pro Con	Up to Four Credits perties where sound testing throl body Two Credits Up to Four Credits	Four credits awarded accordin building regulations. See table Technical Manual is not feasible and not require Where existing separating wa meet the requirements of Bui construction details Where a Suitably Qualified Ac recommendations for the spe walls and floors SQA confirms in their professi potential to meet or exceed ti requirements Where these recommendation See table in additional inform Where the dwelling is a Histor results demonstrate existing s the Historic Building credit results	e in additional information in ed by the appointed Building Ils and floors are designed to Iding Regulations with compliant coustician (SQA) provides scification of all existing separating ional opinion that they have the he sound insulation credit Ins are implemented ation in Technical Manual ric Building and sound testing separating walls and floor meet quirements		
Pro Con	Up to Four Credits perties where sound testing throl body Two Credits Up to Four Credits	Four credits awarded accordin building regulations. See table Technical Manual is not feasible and not require Where existing separating wa meet the requirements of Bui construction details Where a Suitably Qualified Ac recommendations for the spe walls and floors SQA confirms in their professi potential to meet or exceed to requirements Where these recommendation See table in additional inform Where the dwelling is a Histor results demonstrate existing s	e in additional information in ed by the appointed Building Ils and floors are designed to Iding Regulations with compliant coustician (SQA) provides scification of all existing separating ional opinion that they have the he sound insulation credit Ins are implemented ation in Technical Manual ric Building and sound testing separating walls and floor meet quirements		
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Pro Con	Up to Four Credits perties where sound testing throl body Two Credits Up to Four Credits	Four credits awarded accordin building regulations. See table Technical Manual is not feasible and not require Where existing separating wa meet the requirements of Bui construction details Where a Suitably Qualified Ac recommendations for the spe walls and floors SQA confirms in their professi potential to meet or exceed ti requirements Where these recommendation See table in additional inform Where the dwelling is a Histor results demonstrate existing s the Historic Building credit results	e in additional information in ed by the appointed Building Ils and floors are designed to Iding Regulations with compliant coustician (SQA) provides scification of all existing separating ional opinion that they have the he sound insulation credit Ins are implemented ation in Technical Manual ric Building and sound testing separating walls and floor meet quirements		
Pro Con	Up to Four Credits perties where sound testing throl body Two Credits Up to Four Credits toric Buildings Up to Four Credits	Four credits awarded accordin building regulations. See table Technical Manual is not feasible and not require Where existing separating wa meet the requirements of Bui construction details Where a Suitably Qualified Ac recommendations for the spe walls and floors SQA confirms in their professi potential to meet or exceed ti requirements Where these recommendation See table in additional inform Where the dwelling is a Histor results demonstrate existing s the Historic Building credit results	e in additional information in ed by the appointed Building Ils and floors are designed to Iding Regulations with compliant coustician (SQA) provides scification of all existing separating ional opinion that they have the he sound insulation credit Ins are implemented ation in Technical Manual ric Building and sound testing separating walls and floor meet quirements		
Pro Con Hist	Up to Four Credits perties where sound testing throl body Two Credits Up to Four Credits toric Buildings Up to Four Credits ached Properties Four Credits	Four credits awarded accordin building regulations. See table Technical Manual is not feasible and not require Where existing separating wa meet the requirements of Bui construction details Where a Suitably Qualified Ac recommendations for the spe walls and floors SQA confirms in their professi potential to meet or exceed to requirements Where these recommendation See table in additional inform Where the dwelling is a Histor results demonstrate existing so the Historic Building credit rea See table in additional inform By Default sor floors only between non h	e in additional information in ed by the appointed Building Ils and floors are designed to Iding Regulations with compliant coustician (SQA) provides scification of all existing separating ional opinion that they have the he sound insulation credit Ins are implemented ation in Technical Manual ric Building and sound testing separating walls and floor meet quirements		
Pro Con Hist	Up to Four Credits perties where sound testing trol body Two Credits Up to Four Credits toric Buildings Up to Four Credits ached Properties Four Credits perties with separating walks	Four credits awarded accordin building regulations. See table Technical Manual is not feasible and not require Where existing separating wa meet the requirements of Bui construction details Where a Suitably Qualified Ac recommendations for the spe walls and floors SQA confirms in their professi potential to meet or exceed to requirements Where these recommendation See table in additional inform Where the dwelling is a Histor results demonstrate existing so the Historic Building credit rea See table in additional inform By Default sor floors only between non h	e in additional information in ed by the appointed Building Ils and floors are designed to Iding Regulations with compliant coustician (SQA) provides crification of all existing separating ional opinion that they have the he sound insulation credit ins are implemented ation in Technical Manual ric Building and sound testing separating walls and floor meet quirements ation in Technical Manual		
Pro Con Hist	Up to Four Credits perties where sound testing trol body Two Credits Up to Four Credits toric Buildings Up to Four Credits ached Properties Four Credits perties with separating walks	Four credits awarded accordin building regulations. See table Technical Manual is not feasible and not require Where existing separating wa meet the requirements of Bui construction details Where a Suitably Qualified Ac recommendations for the spe walls and floors SQA confirms in their professi potential to meet or exceed to requirements Where these recommendation See table in additional inform Where the dwelling is a Histor results demonstrate existing so the Historic Building credit rea See table in additional inform By Default sor floors only between non h	e in additional information in ed by the appointed Building Ils and floors are designed to Iding Regulations with compliant coustician (SQA) provides crification of all existing separating ional opinion that they have the he sound insulation credit ins are implemented ation in Technical Manual ric Building and sound testing separating walls and floor meet quirements ation in Technical Manual		
Pro Con Hist	Up to Four Credits perties where sound testing trol body Two Credits Up to Four Credits toric Buildings Up to Four Credits ached Properties Four Credits perties with separating walk uired by building control bod	Four credits awarded accordin building regulations. See table Technical Manual is not feasible and not require Where existing separating wa meet the requirements of Bui construction details Where a Suitably Qualified Ac recommendations for the spe walls and floors SQA confirms in their professi potential to meet or exceed ti requirements Where these recommendation See table in additional inform Where the dwelling is a Histor results demonstrate existing s the Historic Building credit ree See table in additional inform By Default s or floors only between non he	e in additional information in ed by the appointed Building Ils and floors are designed to Iding Regulations with compliant coustician (SQA) provides crification of all existing separating ional opinion that they have the he sound insulation credit ins are implemented ation in Technical Manual ric Building and sound testing separating walls and floor meet quirements ation in Technical Manual		
Pro Con Hist	Up to Four Credits perties where sound testing trol body Two Credits Up to Four Credits toric Buildings Up to Four Credits ached Properties Four Credits perties with separating walk uired by building control bod	Four credits awarded accordin building regulations. See table Technical Manual is not feasible and not require Where existing separating wa meet the requirements of Bui construction details Where a Suitably Qualified Ac recommendations for the spe walls and floors SQA confirms in their professi potential to meet or exceed ti requirements Where these recommendation See table in additional inform Where the dwelling is a Histor results demonstrate existing s the Historic Building credit ree See table in additional inform By Default s or floors only between non he	e in additional information in ed by the appointed Building Ils and floors are designed to Iding Regulations with compliant coustician (SQA) provides crification of all existing separating ional opinion that they have the he sound insulation credit ins are implemented ation in Technical Manual ric Building and sound testing separating walls and floor meet quirements ation in Technical Manual		

	No. of BREEAM credits available	1	Available contribution to ov	verall score 1.42%
N	Io. of BREEAM innovation credits		Minimum Standards	
ssessmer	nt Criteria Where the refurbishment avoid: requirements:	s the use of VOCs with new proc		Indicative Credits Achieved 1
	One Credit Avoiding the use of VOCs	the Technical Manual Where at least five of the eigh listed in table 5.4 have met the emission levels for Volatile Org against the relevant standards	equirement listed in table 5.4 in t remaining product categories	
		Technical Manual Where five or less products ar refurbishment, all must meet t achieve this credit.		
mments	s			
	Inclusive Design			
1ea 04	No. of BREEAM credits available	2	Available contribution to ov	verall score 2.83%
	Io. of BREEAM innovation credits		Minimum Standards	applicable No
sessmer	nt Criteria Where an access statement has optimise the accessibility of the	•	t A-8 of the Technical Manual to	Indicative Credits Achieved 1
		Checklist A-8 of t Section 1	he Technical Manual Section 2	
	One Credit Minimum Accessibility	Completed with Evidence		
	Two Credits Advanced Accessibility	Completed with Evidence	Completed with Evidence	
	Exemplary Performance			Indicative Innovatio Credits Achieved
	One Credit	team has completed sections	ly qualified member of the design 1, 2 and 3 of Checklist A-8, access ence provided of the measures nent	0
		team has completed sections a statement template with evide	1, 2 and 3 of Checklist A-8, access ence provided of the measures	0
lea 05	s Ventilation No. of BREEAM credits available	team has completed sections is statement template with evide implemented in the refurbishm	J, 2 and 3 of Checklist A-8, access ence provided of the measures nent Available contribution to ov	verall score 2.83%
lea 05 N	s Ventilation	team has completed sections is statement template with evide implemented in the refurbishmented in the refurbishme	J, 2 and 3 of Checklist A-8, access ence provided of the measures nent Available contribution to ov Minimum Standards	verall score 2.83%
lea 05 N	s Ventilation No. of BREEAM credits available Io. of BREEAM innovation credits nt Criteria	team has completed sections is statement template with evide implemented in the refurbishmented in the refurbishme	Available contribution to ov Minimum Standards ts: d ventilation is provided (with ans of ventilation) for all ity rooms and bathrooms ling Regulations Approved ntilation is provided in all wet bath-rooms), compliant with	verall score 2.83% applicable Yes Indicative Credits Achieved
N	s Ventilation No. of BREEAM credits available to. of BREEAM innovation credits nt Criteria Where the dwelling meets the for One Credit Minimum Ventilation	team has completed sections is statement template with evide implemented in the refurbishmented in the refurbishment in the refurbishmented in the refurbis	Available contribution to ov Minimum Standards ts: d ventilation is provided (with ans of ventilation) for all ity rooms and bathrooms ling Regulations Approved ntilation is provided in all wet bath-rooms), compliant with Approved Document Part F tilation is provided in all habitable ant with section 7, Building ent Part F, 2010. sets historic building chnical manual	verall score 2.83% applicable Yes Indicative Credits Achieved

N					
N	No. of BREEAM credits available	1	Available contribution to ov	erall score	1.42%
	Io. of BREEAM innovation credits		Minimum Standards		Yes
Assessme				Indicative	Credits
	Where a fire and carbon monoxi	de (CO) detection and alarm sv	stem is specified as follows:	Achie	
				1	veu
		Carbon Monovido dotoctor in	talled if dwelling is supplied with	1	
		mains gas or other fossil fuel	talled if dwelling is supplied with		
		-	in and fine along system is		
	One Credit	Where a compliant fire detect	ion and fire alarm system is		
	Fire and Carbon Monoxide (CO)	provided			
	Detection and Alarm Systems	Mains supplied fire detection	and alarm system if project		
		involves re-wiring			
			n and alarm system if no re-wiring		
		is to take place			
Comment	s				
	ENERGY	Section Weighting: 43%	Indicative Sec	ction <u>Score</u>	25.21%
Ene 01	Improvement in Energy Efficien	cy Rating			
	No. of BREEAM credits available	6	Available contribution to ov	verall score	8.90%
N	Io. of BREEAM innovation credits	0	Minimum Standards	applicable	No
Assessme	nt Criteria			Indicative	Credits
	e following targets are met for the	improvement in Energy Efficien	ncy Rating achieved as a result of	Achie	
refurbishn		,	,	Acme 1	
		Crodits		1	
	Improvement in EER	Credits			
	≥5	0.5	1		
	≥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			
	≥ 54				
		5.5			
Comment	≥ 54 ≥ 60	5.5			
Comment	≥ 54 ≥ 60	5.5			
Comment	≥ 54 ≥ 60	5.5			
Comment	≥ 54 ≥ 60	5.5			
Comment	≥ 54 ≥ 60	5.5			
Comment	≥ 54 ≥ 60	5.5			
	≥ 54 ≥ 60 s	5.5 6		_	_
Comment Ene 02	≥ 54 ≥ 60 s Energy Efficiency Rating Post Re	5.5 6 furbishment	Available contribution to pa	verall score	5 93%
Ene 02	≥ 54 ≥ 60 s Energy Efficiency Rating Post Re No. of BREEAM credits available	5.5 6 furbishment 4	Available contribution to ov		5.93% Vas
Ene 02	≥ 54 ≥ 60 s Energy Efficiency Rating Post Re No. of BREEAM credits available No. of BREEAM innovation credits	5.5 6 furbishment 4	Available contribution to ov Minimum Standards	applicable	Yes
Ene 02	≥ 54 ≥ 60 s Energy Efficiency Rating Post Re No. of BREEAM credits available	5.5 6 furbishment 4		applicable Indicative	Yes Credits
Ene 02 N Assessmen	≥ 54 ≥ 60 s Energy Efficiency Rating Post Re No. of BREEAM credits available No. of BREEAM innovation credits nt Criteria	5.5 6 furbishment 4 2	Minimum Standards	applicable Indicative Achie	Yes Credits ved
Ene 02 N Assessmen	≥ 54 ≥ 60 s Energy Efficiency Rating Post Re No. of BREEAM credits available to. of BREEAM innovation credits ant Criteria e following Energy Efficiency Rating	5.5 6 furbishment 4 2 g benchmarks will be met as a r	Minimum Standards esult of refurbishment:	applicable Indicative	Yes Credits ved
Ene 02 N Assessmen	≥ 54 ≥ 60 s Energy Efficiency Rating Post Re No. of BREEAM credits available No. of BREEAM innovation credits nt Criteria e following Energy Efficiency Ratin EER post refurbishment	5.5 6 furbishment 4 2 g benchmarks will be met as a r Credits	Minimum Standards esult of refurbishment: Minimum requirements	applicable Indicative Achie	Yes Credits ved
Ene 02 N Assessmen	≥ 54 ≥ 60 s Energy Efficiency Rating Post Re No. of BREEAM credits available No. of BREEAM innovation credits nt Criteria e following Energy Efficiency Ratin EER post refurbishment ≥50	5.5 6 furbishment 4 2 g benchmarks will be met as a r <u>Credits</u> 0.5	Minimum Standards esult of refurbishment: Minimum requirements 'Pass' level EER of 50	applicable Indicative Achie	Yes Credits ved
Ene 02 N Assessmen	≥ 54 ≥ 60 s Energy Efficiency Rating Post Re No. of BREEAM credits available to. of BREEAM innovation credits nt Criteria e following Energy Efficiency Rating EER post refurbishment ≥50 ≥55	5.5 6 furbishment 4 2 g benchmarks will be met as a r <u>Credits</u> 0.5 1	Minimum Standards esult of refurbishment: Minimum requirements	applicable Indicative Achie	Yes Credits ved
Ene 02 N Assessmen	≥ 54 ≥ 60 s Energy Efficiency Rating Post Re No. of BREEAM credits available to. of BREEAM innovation credits nt Criteria collowing Energy Efficiency Rating EER post refurbishment ≥50 ≥55 ≥60	5.5 6 furbishment 4 2 g benchmarks will be met as a r <u>Credits</u> 0.5 1 1.5	Minimum Standards esult of refurbishment: Minimum requirements 'Pass' level EER of 50 'Good' level EER of 58	applicable Indicative Achie	Yes Credits ved
Ene 02 N Assessmen	≥ 54 ≥ 60 s Energy Efficiency Rating Post Re No. of BREEAM credits available to. of BREEAM innovation credits nt Criteria e following Energy Efficiency Ratin EER post refurbishment ≥50 ≥55 ≥60 ≥65	5.5 6 furbishment 4 2 g benchmarks will be met as a r Credits 0.5 1 1.5 2	Minimum Standards esult of refurbishment: Minimum requirements 'Pass' level EER of 50 'Good' level EER of 58 'Very Good level' EER of 65	applicable Indicative Achie	Yes Credits ved
Ene 02 N Assessmen	≥ 54 ≥ 60 s Energy Efficiency Rating Post Re No. of BREEAM credits available to. of BREEAM innovation credits nt Criteria following Energy Efficiency Ratin EER post refurbishment ≥ 50 ≥ 55 ≥ 60 ≥ 65 ≥ 70	5.5 6 furbishment 4 2 g benchmarks will be met as a r Credits 0.5 1 1.5 2 2.5	Minimum Standards esult of refurbishment: Minimum requirements 'Pass' level EER of 50 'Good' level EER of 58	applicable Indicative Achie	Yes Credits ved
Ene 02 N Assessmen	≥ 54 ≥ 60 s Energy Efficiency Rating Post Re No. of BREEAM credits available to. of BREEAM innovation credits nt Criteria e following Energy Efficiency Ratin EER post refurbishment ≥50 ≥55 ≥60 ≥65	5.5 6 furbishment 4 2 g benchmarks will be met as a r Credits 0.5 1 1.5 2 2 2.5 3	Minimum Standards esult of refurbishment: Minimum requirements 'Pass' level EER of 50 'Good' level EER of 58 'Very Good level' EER of 65 'Excellent' level EER of 70	applicable Indicative Achie	Yes Credits ved
Ene 02 N Assessmen	≥ 54 ≥ 60 s Energy Efficiency Rating Post Re No. of BREEAM credits available to. of BREEAM innovation credits nt Criteria following Energy Efficiency Ratin EER post refurbishment ≥ 50 ≥ 55 ≥ 60 ≥ 65 ≥ 70	5.5 6 furbishment 4 2 g benchmarks will be met as a r Credits 0.5 1 1.5 2 2.5 3 3.5	Minimum Standards esult of refurbishment: Minimum requirements 'Pass' level EER of 50 'Good' level EER of 58 'Very Good level' EER of 65	applicable Indicative Achie	Yes Credits ved
Ene 02 N Assessmen	≥ 54 ≥ 60 s Energy Efficiency Rating Post Re No. of BREEAM credits available to. of BREEAM innovation credits ant Criteria following Energy Efficiency Rating EER post refurbishment ≥50 ≥55 ≥60 ≥55 ≥60 ≥65 ≥70 ≥75	5.5 6 furbishment 4 2 g benchmarks will be met as a r Credits 0.5 1 1.5 2 2 2.5 3	Minimum Standards esult of refurbishment: Minimum requirements 'Pass' level EER of 50 'Good' level EER of 58 'Very Good level' EER of 65 'Excellent' level EER of 70	applicable Indicative Achie	Yes Credits ved
Ene 02 N Assessmen	≥ 54 ≥ 60 s Energy Efficiency Rating Post Re No. of BREEAM credits available to. of BREEAM innovation credits at Criteria following Energy Efficiency Ratin EER post refurbishment ≥50 ≥55 ≥60 ≥55 ≥60 ≥65 ≥70 ≥75 ≥80	5.5 6 furbishment 4 2 g benchmarks will be met as a r Credits 0.5 1 1.5 2 2.5 3 3.5	Minimum Standards esult of refurbishment: Minimum requirements 'Pass' level EER of 50 'Good' level EER of 58 'Very Good level' EER of 65 'Excellent' level EER of 70	applicable Indicative Achie	Yes Credits ved
Ene 02 N Assessmen	≥ 54 ≥ 60 s Energy Efficiency Rating Post Re No. of BREEAM credits available to. of BREEAM innovation credits at Criteria following Energy Efficiency Ratin EER post refurbishment ≥50 ≥55 ≥60 ≥55 ≥60 ≥65 ≥70 ≥75 ≥80	5.5 6 furbishment 4 2 g benchmarks will be met as a r Credits 0.5 1 1.5 2 2.5 3 3.5	Minimum Standards esult of refurbishment: Minimum requirements 'Pass' level EER of 50 'Good' level EER of 58 'Very Good level' EER of 65 'Excellent' level EER of 70	applicable Indicative Achie	Yes Credits ved
Ene 02 N Assessmen	≥ 54 ≥ 60 s Energy Efficiency Rating Post Re No. of BREEAM credits available to. of BREEAM innovation credits nt Criteria e following Energy Efficiency Rating EER post refurbishment ≥50 ≥55 ≥60 ≥55 ≥60 ≥55 ≥60 ≥55 ≥80 ≥85	5.5 6 furbishment 2 g benchmarks will be met as a r Credits 0.5 1 1.5 2 2.5 3 3.5 4	Minimum Standards esult of refurbishment: Minimum requirements 'Pass' level EER of 50 'Good' level EER of 58 'Very Good level' EER of 65 'Excellent' level EER of 70	applicable Indicative Achie 2.5	Yes Credits ved
Ene 02 N Assessmen	≥ 54 ≥ 60 s Energy Efficiency Rating Post Re No. of BREEAM credits available No. of BREEAM innovation credits nt Criteria e following Energy Efficiency Rating EER post refurbishment ≥50 ≥55 ≥60 ≥55 ≥60 ≥70 ≥75 ≥80 ≥85 Exemplary ≥90	5.5 6 furbishment 2 g benchmarks will be met as a r Credits 0.5 1 1.5 2 2.5 3 3.5 4 Credits 1 1 2.5 3 3 3.5 4	Minimum Standards esult of refurbishment: Minimum requirements 'Pass' level EER of 50 'Good' level EER of 58 'Very Good level' EER of 65 'Excellent' level EER of 70	applicable Indicative Achie 2.5	Yes Credits ved 5
Ene 02 N Assessmen	≥ 54 ≥ 60 s s Energy Efficiency Rating Post Re No. of BREEAM credits available No. of BREEAM innovation credits ant Criteria e following Energy Efficiency Ratin EER post refurbishment ≥50 ≥55 ≥60 ≥55 ≥60 ≥65 ≥70 ≥75 ≥80 ≥85 ≥80 ≥85	5.5 6 furbishment 2 g benchmarks will be met as a r Credits 0.5 1 1.5 2 2.5 3 3.5 4 Credits	Minimum Standards esult of refurbishment: Minimum requirements 'Pass' level EER of 50 'Good' level EER of 58 'Very Good level' EER of 65 'Excellent' level EER of 70	applicable Indicative Achie 2.5	Yes Credits ved 5
Ene 02 N Assessmen Where the	≥ 54 ≥ 60 s Energy Efficiency Rating Post Re No. of BREEAM credits available No. of BREEAM innovation credits nt Criteria e following Energy Efficiency Rating EER post refurbishment ≥50 ≥55 ≥60 ≥55 ≥60 ≥65 ≥70 ≥75 ≥80 ≥85 Exemplary ≥90 ≥100	5.5 6 furbishment 2 g benchmarks will be met as a r Credits 0.5 1 1.5 2 2.5 3 3.5 4 Credits 1 1 2.5 3 3 3.5 4	Minimum Standards esult of refurbishment: Minimum requirements 'Pass' level EER of 50 'Good' level EER of 58 'Very Good level' EER of 65 'Excellent' level EER of 70	applicable Indicative Achie 2.5	Yes Credits ved 5
Ene 02 N Assessmen	≥ 54 ≥ 60 s Energy Efficiency Rating Post Re No. of BREEAM credits available No. of BREEAM innovation credits nt Criteria e following Energy Efficiency Rating EER post refurbishment ≥50 ≥55 ≥60 ≥55 ≥60 ≥65 ≥70 ≥75 ≥80 ≥85 Exemplary ≥90 ≥100	5.5 6 furbishment 2 g benchmarks will be met as a r Credits 0.5 1 1.5 2 2.5 3 3.5 4 Credits 1 1 2.5 3 3 3.5 4	Minimum Standards esult of refurbishment: Minimum requirements 'Pass' level EER of 50 'Good' level EER of 58 'Very Good level' EER of 65 'Excellent' level EER of 70	applicable Indicative Achie 2.5	Yes Credits ved 5
Ene 02 N Assessmen Where the	≥ 54 ≥ 60 s Energy Efficiency Rating Post Re No. of BREEAM credits available No. of BREEAM innovation credits nt Criteria e following Energy Efficiency Rating EER post refurbishment ≥50 ≥55 ≥60 ≥55 ≥60 ≥65 ≥70 ≥75 ≥80 ≥85 Exemplary ≥90 ≥100	5.5 6 furbishment 2 g benchmarks will be met as a r Credits 0.5 1 1.5 2 2.5 3 3.5 4 Credits 1 1 2.5 3 3 3.5 4	Minimum Standards esult of refurbishment: Minimum requirements 'Pass' level EER of 50 'Good' level EER of 58 'Very Good level' EER of 65 'Excellent' level EER of 70	applicable Indicative Achie 2.5	Yes Credits ved 5
Ene 02 N Assessmen Where the	≥ 54 ≥ 60 s Energy Efficiency Rating Post Re No. of BREEAM credits available No. of BREEAM innovation credits nt Criteria e following Energy Efficiency Rating EER post refurbishment ≥50 ≥55 ≥60 ≥55 ≥60 ≥65 ≥70 ≥75 ≥80 ≥85 Exemplary ≥90 ≥100	5.5 6 furbishment 2 g benchmarks will be met as a r Credits 0.5 1 1.5 2 2.5 3 3.5 4 Credits 1 1 2.5 3 3 3.5 4	Minimum Standards esult of refurbishment: Minimum requirements 'Pass' level EER of 50 'Good' level EER of 58 'Very Good level' EER of 65 'Excellent' level EER of 70	applicable Indicative Achie 2.5	Yes Credits ved 5
Ene 02 N Assessmen Where the	≥ 54 ≥ 60 s Energy Efficiency Rating Post Re No. of BREEAM credits available No. of BREEAM innovation credits nt Criteria e following Energy Efficiency Rating EER post refurbishment ≥50 ≥55 ≥60 ≥55 ≥60 ≥65 ≥70 ≥75 ≥80 ≥85 Exemplary ≥90 ≥100	5.5 6 furbishment 2 g benchmarks will be met as a r Credits 0.5 1 1.5 2 2.5 3 3.5 4 Credits 1 1 2.5 3 3 3.5 4	Minimum Standards esult of refurbishment: Minimum requirements 'Pass' level EER of 50 'Good' level EER of 58 'Very Good level' EER of 65 'Excellent' level EER of 70	applicable Indicative Achie 2.5	Yes Credits ved 5
Ene 02 N Assessmen Where the	≥ 54 ≥ 60 s Energy Efficiency Rating Post Re No. of BREEAM credits available No. of BREEAM innovation credits nt Criteria e following Energy Efficiency Rating EER post refurbishment ≥50 ≥55 ≥60 ≥55 ≥60 ≥65 ≥70 ≥75 ≥80 ≥85 Exemplary ≥90 ≥100	5.5 6 furbishment 2 g benchmarks will be met as a r Credits 0.5 1 1.5 2 2.5 3 3.5 4 Credits 1 1 2.5 3 3 3.5 4	Minimum Standards esult of refurbishment: Minimum requirements 'Pass' level EER of 50 'Good' level EER of 58 'Very Good level' EER of 65 'Excellent' level EER of 70	applicable Indicative Achie 2.5	Yes Credits ved 5

N	No. of BREEAM credits available	7	Available contribution to o	verall score 10.38%
	lo. of BREEAM innovation credits	0	Minimum Standards	
Assessme	nt Criteria			Indicative Credits Achieved
Where the	e following Primary Energy Demand	d benchmarks will be met as a i	result of refurbishment:	2.5
				2.5
	Primary Energy Demand Post	Credits		
	Refurbishment (kWh/m ² /year)			
	≤ 400 ≤ 370	0.5		
	<u>≤ 370</u> ≤ 340	1.5		
	≤ 320	2		
	≤ 300	2.5		
	≤ 280	3		
	≤ 260	3.5		
	≤ 240 ≤ 220	4.5		
	≤ 220 ≤ 200	5		
	≤ 180	5.5		
	≤ 160	6		
	≤ 140	6.5		
	≤ 120	7		
Comment	s			
Johnsteine				
Ene Od	Ponowable Technologies			
Ene 04	Renewable Technologies No. of BREEAM credits available	2	Available contribution to o	verall score 2.97%
	No. of BREEAM innovation credits	0	Minimum Standards	
	nt Criteria	•	Willing Standards	Indicative Credits
	e dwelling will meet the following %	6 contribution from renewable	s and primary energy demand	Achieved
targets as	a result of refurbishment			2
	Dwelling Type	Primary Energy Demand	Percentage from R	enewables 2 Credits
	Detached	≤ 250 kWh/m ² /year	1 Credit ≥10%	≥20%
	Semi-Detached	S 250 KWII/III / yedi	≥10%	≥20%
	Bungalow		≥10%	≥20%
	End of Terrace		≥10%	≥20%
	A 41 1 T	1 220 1 1 1 2 1		
	Mid Terrace	≤ 220 kWh/m²/year	≥10%	≥20%
	Low Rise Flat	≤ 220 kwn/m /year	≥10%	≥20%
	Low Rise Flat Mid Rise Flat	≤ 220 kWh/m /year	≥10% ≥10%	≥20% ≥15%
	Low Rise Flat	≤ 220 kWh/m /year	≥10%	≥20%
Comment	Low Rise Flat Mid Rise Flat High Rise Flat	s 220 kwn/m /year	≥10% ≥10%	≥20% ≥15%
Comment	Low Rise Flat Mid Rise Flat High Rise Flat	s 220 kwn/m /year	≥10% ≥10%	≥20% ≥15%
Comment	Low Rise Flat Mid Rise Flat High Rise Flat	s 220 kwn/m /year	≥10% ≥10%	≥20% ≥15%
Comment	Low Rise Flat Mid Rise Flat High Rise Flat	s 220 kwn/m /year	≥10% ≥10%	≥20% ≥15%
Comment	Low Rise Flat Mid Rise Flat High Rise Flat	s 220 kwn/m /year	≥10% ≥10%	≥20% ≥15%
	Low Rise Flat Mid Rise Flat High Rise Flat	≤ 220 kWn/m /year	≥10% ≥10%	≥20% ≥15%
Comment Ene 05	Low Rise Flat Mid Rise Flat High Rise Flat s Energy Labelled White Goods		≥10% ≥10% ≥10%	≥20% ≥15% ≥15%
Ene 05	Low Rise Flat Mid Rise Flat High Rise Flat s Energy Labelled White Goods No. of BREEAM credits available	2	≥10% ≥10% ≥10%	≥20% ≥15% ≥15%
Ene 05	Low Rise Flat Mid Rise Flat High Rise Flat s Energy Labelled White Goods No. of BREEAM credits available to. of BREEAM innovation credits		≥10% ≥10% ≥10%	≥20% ≥15% ≥15% verall score 2.97% sapplicable No
Ene 05 M Assessme	Low Rise Flat Mid Rise Flat High Rise Flat s Energy Labelled White Goods No. of BREEAM credits available	2 0	≥10% ≥10% ≥10%	≥20% ≥15% ≥15% verall score 2.97% applicable No Indicative Credits
Ene 05 Massessme	Low Rise Flat Mid Rise Flat High Rise Flat s Energy Labelled White Goods No. of BREEAM credits available Io. of BREEAM innovation credits nt Criteria	2 0	≥10% ≥10% ≥10%	≥20% ≥15% ≥15% verall score 2.97% sapplicable No
Ene 05 Massessme	Low Rise Flat Mid Rise Flat High Rise Flat s Energy Labelled White Goods No. of BREEAM credits available Io. of BREEAM innovation credits nt Criteria	2 0	≥10% ≥10% ≥10%	≥20% ≥15% ≥15% verall score 2.97% sapplicable No Indicative Credits Achieved
Ene 05 Massessme	Low Rise Flat Mid Rise Flat High Rise Flat s Energy Labelled White Goods No. of BREEAM credits available No. of BREEAM innovation credits nt Criteria ergy Efficiency White goods are to	2 0 be provided as follows: Appliance provided	≥10% ≥10% ≥10% Available contribution to or Minimum Standards	≥20% ≥15% ≥15% verall score 2.97% sapplicable No Indicative Credits Achieved
Ene 05 Massessme	Low Rise Flat Mid Rise Flat High Rise Flat s Energy Labelled White Goods No. of BREEAM credits available No. of BREEAM innovation credits nt Criteria ergy Efficiency White goods are to First Credit	2 0 be provided as follows: Appliance provided Energy Saving Trust	≥10% ≥10% ≥10% Available contribution to or Minimum Standards Appliance not to be provided EU Energy Efficiency Labelling	≥20% ≥15% ≥15% verall score 2.97% sapplicable No Indicative Credits Achieved
Ene 05 Massessme	Low Rise Flat Mid Rise Flat High Rise Flat s Energy Labelled White Goods No. of BREEAM credits available to. of BREEAM innovation credits nt Criteria ergy Efficiency White goods are to First Credit Appliance	2 0 be provided as follows: Appliance provided Energy Saving Trust Recommended appliances	≥10% ≥10% ≥10% Available contribution to or Minimum Standards EU Energy Efficiency Labelling Scheme Information Leaflet	≥20% ≥15% ≥15% verall score 2.97% sapplicable No Indicative Credits Achieved
Ene 05 Massessme	Low Rise Flat Mid Rise Flat High Rise Flat s Energy Labelled White Goods No. of BREEAM credits available to. of BREEAM innovation credits nt Criteria ergy Efficiency White goods are to First Credit Appliance Fridges, Freezers and Fridge-	2 0 be provided as follows: Appliance provided Energy Saving Trust	≥10% ≥10% ≥10% Available contribution to or Minimum Standards Appliance not to be provided EU Energy Efficiency Labelling	≥20% ≥15% ≥15% verall score 2.97% sapplicable No Indicative Credits Achieved
Ene 05 Massessme	Low Rise Flat Mid Rise Flat High Rise Flat s Energy Labelled White Goods No. of BREEAM credits available to. of BREEAM innovation credits nt Criteria ergy Efficiency White goods are to First Credit Appliance Fridges, Freezers and Fridge- Freezers	2 0 be provided as follows: Appliance provided Energy Saving Trust Recommended appliances	≥10% ≥10% ≥10% Available contribution to or Minimum Standards EU Energy Efficiency Labelling Scheme Information Leaflet	≥20% ≥15% ≥15% verall score 2.97% sapplicable No Indicative Credits Achieved
Ene 05 Massessme	Low Rise Flat Mid Rise Flat High Rise Flat s Energy Labelled White Goods No. of BREEAM credits available to. of BREEAM innovation credits nt Criteria ergy Efficiency White goods are to First Credit Appliance Fridges, Freezers and Fridge-	2 0 be provided as follows: Appliance provided Energy Saving Trust Recommended appliances	≥10% ≥10% ≥10% Available contribution to or Minimum Standards EU Energy Efficiency Labelling Scheme Information Leaflet	≥20% ≥15% ≥15% verall score 2.97% sapplicable No Indicative Credits Achieved
Ene 05 M Assessme	Low Rise Flat Mid Rise Flat High Rise Flat s Energy Labelled White Goods No. of BREEAM credits available so. of BREEAM innovation credits nt Criteria ergy Efficiency White goods are to First Credit Appliance Fridges, Freezers and Fridge- Freezers Second Credit Appliance	2 0 be provided as follows: Appliance provided Energy Saving Trust Recommended appliances specified	≥10% ≥10% ≥10% ≥10% Available contribution to or Minimum Standards EU Energy Efficiency Labelling Scheme Information Leaflet provided to all dwellings	≥20% ≥15% ≥15% verall score 2.97% sapplicable No Indicative Credits Achieved
Ene 05 M Assessme	Low Rise Flat Mid Rise Flat High Rise Flat s Energy Labelled White Goods No. of BREEAM credits available to. of BREEAM innovation credits nt Criteria ergy Efficiency White goods are to First Credit Appliance Fridges, Freezers and Fridge- Freezers Second Credit Appliance Washing Machines and	2 0 be provided as follows: Appliance provided Energy Saving Trust Recommended appliances specified Appliance provided	≥10% ≥10% ≥10% ≥10% Available contribution to or Minimum Standards EU Energy Efficiency Labelling Scheme Information Leaflet provided to all dwellings	≥20% ≥15% ≥15% verall score 2.97% sapplicable No Indicative Credits Achieved
۱ Assessme	Low Rise Flat Mid Rise Flat High Rise Flat s Energy Labelled White Goods No. of BREEAM credits available so. of BREEAM innovation credits nt Criteria ergy Efficiency White goods are to First Credit Appliance Fridges, Freezers and Fridge- Freezers Second Credit Appliance	2 0 be provided as follows: Appliance provided Energy Saving Trust Recommended appliances specified Appliance provided Energy Saving Trust Recommended appliances specified	≥10% ≥10% ≥10% ≥10% Available contribution to or Minimum Standards EU Energy Efficiency Labelling Scheme Information Leaflet provided to all dwellings Appliance not to be provided Second credit not achieved	≥20% ≥15% ≥15% verall score 2.97% sapplicable No Indicative Credits Achieved
Ene 05 M Assessme	Low Rise Flat Mid Rise Flat High Rise Flat s Energy Labelled White Goods No. of BREEAM credits available to. of BREEAM innovation credits nt Criteria ergy Efficiency White goods are to First Credit Appliance Fridges, Freezers and Fridge- Freezers Second Credit Appliance Washing Machines and Dishwashers	2 0 be provided as follows: Appliance provided Energy Saving Trust Recommended appliances specified Appliance provided Energy Saving Trust Recommended appliances specified Appliances specified with B	≥10% ≥10% ≥10% ≥10% Available contribution to or Minimum Standards EU Energy Efficiency Labelling Scheme Information Leaflet provided to all dwellings Appliance not to be provided Second credit not achieved EU Energy Efficiency Labelling	≥20% ≥15% ≥15% verall score 2.97% sapplicable No Indicative Credits Achieved
Ene 05 M Assessme	Low Rise Flat Mid Rise Flat High Rise Flat s s Energy Labelled White Goods No. of BREEAM credits available to. of BREEAM innovation credits int Criteria ergy Efficiency White goods are to First Credit Appliance Fridges, Freezers and Fridge- Freezers Second Credit Appliance Washing Machines and Dishwashers Washer-Dryers and Tumble	2 0 be provided as follows: Appliance provided Energy Saving Trust Recommended appliances specified Appliance provided Energy Saving Trust Recommended appliances specified Appliances specified with B Rating under EU Energy	 ≥10% ≥10% ≥10% ≥10% Available contribution to or Minimum Standards EU Energy Efficiency Labelling Scheme Information Leaflet provided to all dwellings Appliance not to be provided Second credit not achieved EU Energy Efficiency Labelling Scheme Information Leaflet 	≥20% ≥15% ≥15% verall score 2.97% sapplicable No Indicative Credits Achieved
Ene 05 M Assessme	Low Rise Flat Mid Rise Flat High Rise Flat s s Energy Labelled White Goods No. of BREEAM credits available to. of BREEAM innovation credits nt Criteria ergy Efficiency White goods are to First Credit Appliance Fridges, Freezers and Fridge- Freezers Second Credit Appliance Washing Machines and Dishwashers	2 0 be provided as follows: Appliance provided Energy Saving Trust Recommended appliances specified Appliance provided Energy Saving Trust Recommended appliances specified Appliances specified with B	≥10% ≥10% ≥10% ≥10% Available contribution to or Minimum Standards EU Energy Efficiency Labelling Scheme Information Leaflet provided to all dwellings Appliance not to be provided Second credit not achieved EU Energy Efficiency Labelling	≥20% ≥15% ≥15% verall score 2.97% sapplicable No Indicative Credits Achieved
Ene 05 Assessme Where En	Low Rise Flat Mid Rise Flat High Rise Flat s Energy Labelled White Goods No. of BREEAM credits available to. of BREEAM innovation credits nt Criteria ergy Efficiency White goods are to First Credit Appliance Fridges, Freezers and Fridge- Freezers Second Credit Appliance Washing Machines and Dishwashers Washer-Dryers and Tumble Dryers	2 0 be provided as follows: Appliance provided Energy Saving Trust Recommended appliances specified Appliance provided Energy Saving Trust Recommended appliances specified Appliances specified with B Rating under EU Energy	 ≥10% ≥10% ≥10% ≥10% Available contribution to or Minimum Standards EU Energy Efficiency Labelling Scheme Information Leaflet provided to all dwellings Appliance not to be provided Second credit not achieved EU Energy Efficiency Labelling Scheme Information Leaflet 	≥20% ≥15% ≥15% verall score 2.97% sapplicable No Indicative Credits Achieved
Ene 05 M Assessme	Low Rise Flat Mid Rise Flat High Rise Flat s Energy Labelled White Goods No. of BREEAM credits available to. of BREEAM innovation credits nt Criteria ergy Efficiency White goods are to First Credit Appliance Fridges, Freezers and Fridge- Freezers Second Credit Appliance Washing Machines and Dishwashers Washer-Dryers and Tumble Dryers	2 0 be provided as follows: Appliance provided Energy Saving Trust Recommended appliances specified Appliance provided Energy Saving Trust Recommended appliances specified Appliances specified with B Rating under EU Energy	 ≥10% ≥10% ≥10% ≥10% Available contribution to or Minimum Standards EU Energy Efficiency Labelling Scheme Information Leaflet provided to all dwellings Appliance not to be provided Second credit not achieved EU Energy Efficiency Labelling Scheme Information Leaflet 	≥20% ≥15% ≥15% verall score 2.97% sapplicable No Indicative Credits Achieved
Ene 05 Assessme Where En	Low Rise Flat Mid Rise Flat High Rise Flat s Energy Labelled White Goods No. of BREEAM credits available to. of BREEAM innovation credits nt Criteria ergy Efficiency White goods are to First Credit Appliance Fridges, Freezers and Fridge- Freezers Second Credit Appliance Washing Machines and Dishwashers Washer-Dryers and Tumble Dryers	2 0 be provided as follows: Appliance provided Energy Saving Trust Recommended appliances specified Appliance provided Energy Saving Trust Recommended appliances specified Appliances specified with B Rating under EU Energy	 ≥10% ≥10% ≥10% ≥10% Available contribution to or Minimum Standards EU Energy Efficiency Labelling Scheme Information Leaflet provided to all dwellings Appliance not to be provided Second credit not achieved EU Energy Efficiency Labelling Scheme Information Leaflet 	≥20% ≥15% ≥15% verall score 2.97% sapplicable No Indicative Credits Achieved

Ene 06 Drying Space				
No. of BREEAM credits available	1	Available contribution to ov	verall score	1.48%
No. of BREEAM innovation credits	0	Minimum Standards	applicable	No
Assessment Criteria			Indicative	e Credits
Where adequate, secure internal or external	space with posts and footings	or fixings is provided with the	Achie	ved
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 ov		
			verali score	2.97%
No. of BREEAM innovation credits	0	Minimum Standards		2.97% No
No. of BREEAM innovation credits Assessment Criteria	0			No
			applicable	No Credits
Assessment Criteria			applicable Indicative	No e Credits eved
Assessment Criteria			applicable Indicative Achie	No e Credits eved
Assessment Criteria Where energy efficient internal and external External Lighting - 1 Credit Energy Efficient Space Lighting an	lighting is provided as follows: d Energy Efficient Security Ligh	Minimum Standards	applicable Indicative Achie	No e Credits eved
Assessment Criteria Where energy efficient internal and external External Lighting - 1 Credit	lighting is provided as follows: d Energy Efficient Security Ligh	Minimum Standards	applicable Indicative Achie	No e Credits eved
Assessment Criteria Where energy efficient internal and external External Lighting - 1 Credit Energy Efficient Space Lighting an Where Energy Efficient Space Ligh	lighting is provided as follows: d Energy Efficient Security Ligh	Minimum Standards	applicable Indicative Achie	No e Credits eved
Assessment Criteria Where energy efficient internal and external External Lighting - 1 Credit Energy Efficient Space Lighting an Where Energy Efficient Space Ligh Internal Lighting - 1 Credit	lighting is provided as follows: d Energy Efficient Security Ligh nting is provided ONLY	Minimum Standards ting OR	applicable Indicative Achie	No e Credits eved
Assessment Criteria Where energy efficient internal and external External Lighting - 1 Credit Energy Efficient Space Lighting an Where Energy Efficient Space Ligh	lighting is provided as follows: d Energy Efficient Security Ligh nting is provided ONLY	Minimum Standards ting OR	applicable Indicative Achie	No e Credits eved
Assessment Criteria Where energy efficient internal and external External Lighting - 1 Credit Energy Efficient Space Lighting an Where Energy Efficient Space Ligh Internal Lighting - 1 Credit Maximum average wattage acros	lighting is provided as follows: d Energy Efficient Security Ligh nting is provided ONLY	Minimum Standards ting OR	applicable Indicative Achie	No e Credits eved
Assessment Criteria Where energy efficient internal and external External Lighting - 1 Credit Energy Efficient Space Lighting an Where Energy Efficient Space Ligh Internal Lighting - 1 Credit	lighting is provided as follows: d Energy Efficient Security Ligh nting is provided ONLY	Minimum Standards ting OR	applicable Indicative Achie	No e Credits eved
Assessment Criteria Where energy efficient internal and external External Lighting - 1 Credit Energy Efficient Space Lighting an Where Energy Efficient Space Ligh Internal Lighting - 1 Credit Maximum average wattage acros	lighting is provided as follows: d Energy Efficient Security Ligh nting is provided ONLY	Minimum Standards ting OR	applicable Indicative Achie	No e Credits eved
Assessment Criteria Where energy efficient internal and external External Lighting - 1 Credit Energy Efficient Space Lighting an Where Energy Efficient Space Ligh Internal Lighting - 1 Credit Maximum average wattage acros	lighting is provided as follows: d Energy Efficient Security Ligh nting is provided ONLY	Minimum Standards ting OR	applicable Indicative Achie	No e Credits eved
Assessment Criteria Where energy efficient internal and external External Lighting - 1 Credit Energy Efficient Space Lighting an Where Energy Efficient Space Ligh Internal Lighting - 1 Credit Maximum average wattage acros	lighting is provided as follows: d Energy Efficient Security Ligh nting is provided ONLY	Minimum Standards ting OR	applicable Indicative Achie	No e Credits eved
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4 bedrooms 2 per dwelling 4 per dwelling comments)
Ene 10 Home Office		2-3 bedrooms	1 per dwelling	2 per dwelling	
Ene 10 Home Office		4 bedrooms	2 per dwelling	4 per dwelling]
Ene 10 Home Office	Comment	ts			
	Ene 10	Home Office			
No. of BREEAM credits available 1 Available contribution to overall score 1.48%			1	Available contribution to ov	verall score 1.48%
No. of BREEAM innovation credits 0 Minimum Standards applicable No		No. of BREEAM innovation credits	0	Minimum Standards	applicable No
ssessment Criteria Indicative Credits	Assessme	ent Criteria			Indicative Credits
Where sufficient space and services will be provided to allow occupants to set up a home office in a suitable Achieved poom with adequate ventilation 1			ovided to allow occupants to	set up a home office in a suitable	
	- John With				±
	Comment	ts			
comments					
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No. of BREEAM innovation credits 1 Available contribution to overall score No. of BREEAM innovation credits 1 Minimum Standards applicable Inter Citeria 1 Minimum Standards applicable Inter Citeria International standards International standards Calculated Water Consumption meets the following consumption benchmarks, or where terminal fitting Minimum Standard Credits Calculated Water Consumption standards International standards N/A 0 140-150 Coord OR All space N/A 0.5 140-150 Coord OR All space N/A 0.5 129-139 All showers specified to "Scellent" N/A 1.5 118-128 All bathroom and WC room fittings specified to "Scellent" N/A 1.5 118-128 All Bathroom and WC room fittings specified to "Scellent" BREEAM Excellent 2 107-117 Specified to "Scellent" BREEAM Excellent 2 107-117 Specified to "Scellent" All Bathroom nettings specified to "Scellent" 2 107-117 Specified to "Scellent" BREEAM Excellent 2 2 107-117 Specified to "Scellent" N/A		ATER	Section Weighting: 11%	Indicative Se	ction Score
No. of BREAM innovation credits 1 Minimum Standards applicable end Citrain Indicitive Indicitive end Citrain Equivalent terninal fitting Minimum Standards Indicitive Calculated Water consumption Equivalent terninal fitting Minimum Standard Credits 2150 Typical baseline performance N/A 0 140-150 All showers specified to 'Good' OR All taps and WC's N/A 0.5 129-139 All showers specified to 'Good' OR All taps and WC's N/A 0.5 118-128 All showers specified to 'Good' OR All taps specified to 'Good' OR All bathroom fittings specified to 'Good' OR All taps specified to 'Good' OR All bathroom fittings specified to 'Good' OR All taps specified to 'Good' OR All bathroom fittings specified to 'Good' OR All taps specified to 'Good' OR All bathroom fittings specified to 'Goo			3	Available contribution to o	verall score
Activity Activity activity Equivalent terminal fitting Minimum Standard Credits Calculated Water consumption Equivalent terminal fitting Minimum Standard Credits 140-150 Fujical Baseline performance N/A 0 140-150 Good R All taps and WCs N/A 0.5 120-150 Good R All taps and WCs N/A 0.5 120-150 Good R All taps and WCs N/A 0.5 120-150 Good R All taps and WCs N/A 0.5 120-150 Good R All taps and WCs N/A 0.5 1218-128 All showers specified to 'Excellent' BREEAM Very Good 1 118-128 All bathroom and WC room fittings specified to 'Excellent' N/A 1.5 107-117 Specified to 'Excellent' BREEAM Excellent 2 07-117 Specified to 'Good' OR All Bathroom fittings specified to 'Good' OR All B	No. of BREE				s applicable
and the following water consumption standards: and adds Calculated Water Consumption Equivalent terminal fitting (Iftres/person/day) Equivalent terminal fitting Minimum Standard Credits 140-150 All showers specified to 'Scood' OR NIA 0 0 140-150 Good' OR Nitchen fittings and WC's N/A 0.5 0 129-139 All showers specified to 'Excellent' N/A 0.5 129-139 All showers specified to 'Excellent' BREEAM Very Good 1 118-128 All showers specified to 'Excellent' N/A 1.5 118-128 All bathroom and WC room fittings specified to 'Excellent' N/A 1.5 107-117 Specified to 'Excellent' BREEAM Excellent 2 0 Good' OR All Bathroom fittings specified to 'Good' N/A 2.5 107-117 Specified to 'Good' OR All Bathroom stittings specified to 'Good' N/A 2.5 0 Texellent' and WC room fittings specified to 'Good' N/A 2.5 107-117 Specified to 'Good' OR All Bathroom stittings specified to 'Good' N/A 2.5 0 Texellent' and WC room fittings specified to 'Good' N/A 2.5 100-15	nent Criteria	water consumption me	ets the following consumption h	enchmarks or where terminal	
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>150 Typical baseline performance N/A 0 140-150 All showers specified to 'Good' OR All taps and WC's to 'Good' OR All taps and WC's and batroom taps to 'Good' N/A 0.5 129-139 All showers specified to 'Excellent' OR All showers and batroom taps to 'Good' BREEAM Very Good 1 118-128 All batroom and WC room fittings specified to 'Excellent' N/A 1.5 118-128 All batroom and WC room fittings specified to 'Excellent' N/A 1.5 0 'Excellent' OR All Batroom fittings specified to 'Excellent' BREEAM Excellent 2 107-117 Specified to 'Excellent' O'Good' OR All Batroom fittings specified to 'Good' BREEAM Excellent 2 107-117 Specified to 'Good' OR All batrooms, kitchen and utility room fittings specified to 'Good' N/A 2.5 96-106 O'Excellent' and WC room fittings specified to 'Good' OR All batroom fittings specified to 'Good' N/A 2.5 VILITY orom specified to 'Good' OR All batrooms, kitchen and utility room fittings specified to 'Good' OR All batroom fittings specified to 'Good' N/A 2.5 VILITY orom specified to 'Good' OR All batroom fittings specified to 'Good' N/A 2.5 Cood' NOTE: 'Good' fittings are equivalent to good practice fittings with 'Excellent' fittings				Minimum Standard	Credits
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129-139 "Excellent" OR All showers and bathroom taps to 'Good' 1 118-128 All bathroom and WC room fittings specified to Secellent' N/A 1.5 118-128 All bathroom fittings specified to 'Excellent' N/A 1.5 107-117 Specified to 'Excellent' OR All Bathroom fittings specified to 'Excellent' OR All Bathroom fittings specified to 'Excellent' BREEAM Excellent 2 107-117 Specified to 'Excellent' of Good' OR All Bathroom fittings, kitchen and utilty room and WC room fittings specified to 'Good' OR All bathrooms, kitchens and utility rooms specified to 'Excellent' N/A 2.5 96-106 Specified to 'Good' All bathroom fittings specified to 'Excellent' N/A 2.5 VOTE: 'Good' fittings are equivalent to good practice fittings with "Excellent" fittings equivalent to best practice fitting (see the technical manual for full details. Indicative I Credits All Credits All Less than 80//person/day Indicative I Credits All Credits All Credits All Credits All Credits All Credits All Credits All Credits All Credits All Credits All Less than 80//person/day Indicative I Credits All Credits Alll		140-150	'Good' OR All taps and WC's to 'Good' OR Kitchen fittings	N/A	0.5
118-128 fittings specified to 'Good' OR N/A 1.5 All bathroom fittings specified to 'Excellent' All Bathroom fittings specified to 'Excellent' BREEAM Excellent 2 107-117 Specified to 'Excellent' and WC room fittings specified to 'Excellent' BREEAM Excellent 2 107-117 Specified to 'Excellent' and WC room fittings specified to 'Good' OR All Bathroom fittings specified to 'Good' BREEAM Excellent 2 96-106 All kitchen, bathroom, utility room and WC room, kitchens and willity rooms specified to 'Good' OR All bathrooms, kitchens and we'' room, kitchens and we'' room fittings specified to 'Excellent' N/A 2.5 96-106 bathroom fittings specified to 'Good' BREEAM Outstanding 3 victing rooms specified to 'Good' BREEAM Outstanding 3 victing specified to 'Good' All bathroom fittings specified to 'Good' BREEAM Outstanding 3 victing specified to 'Good' BREEAM Outstanding 3 3 victor in the specified to 'Good' BREEAM Outstanding 3 4 victor in the specified to 'Good' Good' BREEAM Curdits available 'I the water consumption is less than 80/person/day Indicative 'Credits A' available contribution to overall score No. of BREEAM readits available 'I the water consumption is less than 80/person/day Indi		129-139	'Excellent' OR All showers	BREEAM Very Good	1
Image: Second State Sta		118-128	fittings specified to 'Good' OR All bathroom fittings specified	N/A	1.5
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		107-117	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	BREEAM Excellent	2
<95		96-106	room and WC room fittings specified to 'Good' OR All bathrooms, kitchens and utility rooms specified to	N/A	2.5
NOTE: 'Good' fittings are equivalent to good practice fittings with "Excellent" fittings equivalent to best practice fittings (see the technical manual for full details. Indicative for the set of		<95	to 'Excellent' and WC room, kitchen and utility room	BREEAM Outstanding	3
Exemplary Credit If the water consumption is less than 80l/person/day Indicative Credits A Ints Indicative I Indicative I No. of BREEAM credits available 1 Available contribution to overall score No. of BREEAM innovation credits 0 Minimum Standards applicable Indicative I Indicative I Indicative I No. of BREEAM innovation credits 0 Minimum Standards applicable Indicative I Indicative I Achie Indicative I Indicative I Indicative I Interview I Intervi Interview I			ent to good practice fittings with	n "Excellent" fittings equivalent to	best
Available Use No. of BREEAM credits available 1 No. of BREEAM credits available 1 Available contribution to overall score No. of BREEAM innovation credits 0 Minimum Standards applicable Indicative Indicative Achie Cone Credit Where a compliant rainwater collection system for external/internal irrigation use has been provided to dwellings. OR Where dwellings have no individual or communal garden space.			If the water consumption is		Credits /
2 External Water Use No. of BREEAM credits available 1 Available contribution to overall score No. of BREEAM innovation credits 0 Minimum Standards applicable Indicative Indicative he following requirements will be met: Indicative Requirements: Requirements: One Credit Where a compliant rainwater collection system for external/internal irrigation use has been provided to dwellings. OR Where dwellings have no individual or communal garden space.					
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Nent Criteria Indicative he following requirements will be met: Achie Requirements: 1 One Credit Where a compliant rainwater collection system for external/internal irrigation use has been provided to dwellings. OR Where dwellings have no individual or communal garden space.			1	Available contribution to o	verall score
he following requirements will be met:		AM innovation credits	0	Minimum Standard	
Requirements: One Credit Where a compliant rainwater collection system for external/internal irrigation use has been provided to dwellings. One Credit OR Where dwellings have no individual or communal garden space.		requirements will be m	et:		Achi
One Credit Where a compliant rainwater collection system for external/internal irrigation use has been provided to dwellings. OR Where dwellings have no individual or communal garden space.			Requirements:		L
Where dwellings have no individual or communal garden space.		One Credit	Where a compliant rainwate	s been provided to dwellings.	'internal
nts					
			Where dwellings have no	individual or communal garden s	space.
	nts		Where dwellings have no	individual or communal garden s	space.
	nts		Where dwellings have no	individual or communal garden s	space.

Wat 03 Water Meter				
No. of BREEAM credits available	1	Available contribution to ov	erall score	2.20%
No. of BREEAM innovation credits	0	Minimum Standards	applicable	No
Assessment Criteria		Indicative	e Credits	
Where an appropriate water meter for meas	suring usage of mains potable w	vater meter has been provided to	Achie	eved
dwelling(s), one credit may be awarded		ļ	1	
Comments				
MATERIALS	Section Weighting: 8%	Indicative Sec	tion Score	4.62%
Mat 01 Environmental Impact of Materi	als			
No. of BREEAM credits available	25	Available contribution to ov	erall score	4.44%
No. of BREEAM innovation credits	0	Minimum Standards	applicable	No
Assessment Criteria			Indicative	e Credits
Up to 25 credits can be awarded, with credits	-	alculator tool. The table below	Achie	eved
shows the maximum number of credits avail	able for each element:		1	0
Elements	Green Guide Rating credits	Thermal performance credits		
	available	available*		
Roof	5	3		
External walls	5	3.8		
Internal walls (including	5	-		
separating walls)		-		
	5	- <u>1.2</u> 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	3
A	2	2
В	1	1
С	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

Assessme	No. of BREEAM credits available		Available contribution to overall score	2.13%
assessme	No. of BREEAM innovation credits	0	Minimum Standards applicable Indicative	Yes
	int cinteria		Achie	
Where ne	w materials are responsibly source	ed, up to 12 credits may be awa		
or an eler	ment are responsibly sourced. The	e credits achieved are depender	nt on % of point achieved which is	
based upo	on the responsible sourcing tier lev	el of each material sourced as o	letailed below:	
	Table 1			
	Tier level	Points 4		
	2	3.5		
	3	3		
	4	2.5		
	5	2		
	6	1.5		
	7	1		
	8	0		
	Table 2			
		% of available points		
	BREEAM credits	achieved		
	12	≥54%		
	10	≥45%		
	8	≥36%		
	6	≥ 27%		
	2	≥ 18% ≥ 9%		
Comment	:s	1	Procurement Policy Yes	
Comment	'S			
		1		
	s Insulation No. of BREEAM credits available	8	Yes	1.42%
Mat 03	Insulation			1.42% No
Mat 03	Insulation No. of BREEAM credits available		Yes Available contribution to overall score	No
Mat 03 Massessme Where and	Insulation No. of BREEAM credits available No. of BREEAM innovation credits nt Criteria y new insulation specified for use y	0	Yes Available contribution to overall score Minimum Standards applicable Indicative	No Credits
Mat 03 Massessme Where and	Insulation No. of BREEAM credits available No. of BREEAM innovation credits nt Criteria	0 within external walls, ground flo	Yes Available contribution to overall score Minimum Standards applicable Indicative	No Credits ved
N Assessme Where an	Insulation No. of BREEAM credits available No. of BREEAM innovation credits nt Criteria y new insulation specified for use y	0 within external walls, ground flc Requirements	Yes Available contribution to overall score Minimum Standards applicable Indicative or, roof and buildings services 8	No Credits ved
Mat 03 Massessme Where an	Insulation No. of BREEAM credits available No. of BREEAM innovation credits nt Criteria y new insulation specified for use y	0 within external walls, ground flo Requirements Where the Insulation Index for	Yes Available contribution to overall score Minimum Standards applicable Indicative or, roof and buildings services 8	No Credits ved
Mat 03 Massessme Where an	Insulation No. of BREEAM credits available No. of BREEAM innovation credits nt Criteria y new insulation specified for use y	0 within external walls, ground flo Requirements Where the Insulation Index for buildings is ≥2	Yes Available contribution to overall score Minimum Standards applicable Indicative Achie 8 new insulation used in the	No Credits ved
Mat 03 Massessme Where an	Insulation No. of BREEAM credits available No. of BREEAM innovation credits nt Criteria y new insulation specified for use v following requirements:	0 within external walls, ground flo Requirements Where the Insulation Index for buildings is ≥2 Where Green Guide ratings are	Yes Available contribution to overall score Minimum Standards applicable Indicative Achie 8 new insulation used in the	No Credits ved
Mat 03 Massessme Where an	Insulation No. of BREEAM credits available No. of BREEAM innovation credits nt Criteria y new insulation specified for use v following requirements:	0 within external walls, ground flo Requirements Where the Insulation Index for buildings is ≥2 Where Green Guide ratings are Guide to specification tool	Yes Available contribution to overall score Minimum Standards applicable Indicative Achie 8 new insulation used in the	No Credits ved
Mat 03 Massessme Where an	Insulation No. of BREEAM credits available No. of BREEAM innovation credits nt Criteria y new insulation specified for use y following requirements: 4 Credits	0 within external walls, ground flo Requirements Where the Insulation Index for buildings is ≥2 Where Green Guide ratings are Guide to specification tool Requirements	Yes Available contribution to overall score Minimum Standards applicable Indicative Achie 8 new insulation used in the	No Credits ved
Mat 03 Massessme Where an	Insulation No. of BREEAM credits available No. of BREEAM innovation credits nt Criteria y new insulation specified for use v following requirements:	0 within external walls, ground flo Requirements Where the Insulation Index for buildings is ≥2 Where Green Guide ratings are Guide to specification tool Requirements	Yes Available contribution to overall score Minimum Standards applicable ior, roof and buildings services Indicative Achier 8 new insulation used in the e determined using the Green hal insulation used in the building	No Credits ved
Mat 03 Massessme Where an	Insulation No. of BREEAM credits available No. of BREEAM innovation credits nt Criteria y new insulation specified for use y following requirements: 4 Credits	0 within external walls, ground flo Requirements Where the Insulation Index for buildings is ≥ 2 Where Green Guide ratings are Guide to specification tool Requirements Where $\geq 80\%$ of the new therm	Yes Available contribution to overall score Minimum Standards applicable ior, roof and buildings services Indicative Achier 8 new insulation used in the e determined using the Green hal insulation used in the building	No Credits ved
Mat 03 Massessme Where an	Insulation No. of BREEAM credits available No. of BREEAM innovation credits nt Criteria y new insulation specified for use y following requirements: 4 Credits 4 Credits	0 within external walls, ground flo Requirements Where the Insulation Index for buildings is ≥ 2 Where Green Guide ratings are Guide to specification tool Requirements Where $\geq 80\%$ of the new therm	Yes Available contribution to overall score Minimum Standards applicable ior, roof and buildings services Indicative Achier 8 new insulation used in the e determined using the Green hal insulation used in the building	No Credits ved
Mat 03 M Assessme Where an meet the f	Insulation No. of BREEAM credits available No. of BREEAM innovation credits nt Criteria y new insulation specified for use y following requirements: 4 Credits 4 Credits	0 within external walls, ground flo Requirements Where the Insulation Index for buildings is ≥ 2 Where Green Guide ratings are Guide to specification tool Requirements Where $\geq 80\%$ of the new therm	Yes Available contribution to overall score Minimum Standards applicable ior, roof and buildings services Indicative Achier 8 new insulation used in the e determined using the Green hal insulation used in the building	No Credits ved
Mat 03 M Assessme Where an meet the f	Insulation No. of BREEAM credits available No. of BREEAM innovation credits nt Criteria y new insulation specified for use y following requirements: 4 Credits 4 Credits	0 within external walls, ground flo Requirements Where the Insulation Index for buildings is ≥ 2 Where Green Guide ratings are Guide to specification tool Requirements Where $\geq 80\%$ of the new therm	Yes Available contribution to overall score Minimum Standards applicable ior, roof and buildings services Indicative Achier 8 new insulation used in the e determined using the Green hal insulation used in the building	No Credits ved
Mat 03 M Assessme Where an meet the f	Insulation No. of BREEAM credits available No. of BREEAM innovation credits nt Criteria y new insulation specified for use y following requirements: 4 Credits 4 Credits	0 within external walls, ground flo Requirements Where the Insulation Index for buildings is ≥ 2 Where Green Guide ratings are Guide to specification tool Requirements Where $\geq 80\%$ of the new therm	Yes Available contribution to overall score Minimum Standards applicable ior, roof and buildings services Indicative Achier 8 new insulation used in the e determined using the Green hal insulation used in the building	No Credits ved
Mat 03 M Assessme Where an meet the f	Insulation No. of BREEAM credits available No. of BREEAM innovation credits nt Criteria y new insulation specified for use y following requirements: 4 Credits 4 Credits	0 within external walls, ground flo Requirements Where the Insulation Index for buildings is ≥ 2 Where Green Guide ratings are Guide to specification tool Requirements Where $\geq 80\%$ of the new therm	Yes Available contribution to overall score Minimum Standards applicable ior, roof and buildings services Indicative Achier 8 new insulation used in the e determined using the Green hal insulation used in the building	No Credits ved

WASTE	Section Weighting: 3%	Indicative Section Score	3.00%
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		Indicati	ve Credits
Where compliant recycling and composting	facilities are provided, up to two	o credits may be awarded as Act	nieved
follows			2

Scenario	Internal recycling storage requirements
	3 internal recycling containers provided where recycling is not
	sorted post collection
	1 internal recycling container provided where recycling is sorted
Compliant collection scheme in	post collection
place	Minimum 30 litre total capacity, no single container less than 7
	litre capacity
	Dedicated position in accordance with compliance note 1
No compliant collection scheme	3 internal recycling containers provided
in place	Minimum 60 litre total capacity
No adequate external storage	Dedicated position in accordance with compliance note 1
No compliant collection scheme	3 internal recycling containers provided
	Minimum 30 litre total capacity, no single container smaller
in place	than 7 litre capacity
Adequate external storage provided	Dedicated position in accordance with compliance note 1

Second credit - Composting faci	lities
With external space	Without external space
Where a composting service or	Where a composting service
facility is provided for	or facility is provided for
green/garden waste	kitchen waste
Where a composting service or	Where an interior container is
facility is provided for kitchen	provided for kitchen
waste	composting waste of at least
Where an interior container is	
provided for kitchen	
composting waste of at least 7	
litres	
	-
its	

Со

No. of BREEAM credits availabl b. of BREEAM innovation credit		Available contribution to o Minimum Standard	
t Criteria	5 1	Within un Standard	Indicative
	on the site waste managen	nent plan to be implemented as	Achiev
ereality are available depending	on the site waste managen	nent plan to be implemented as	3
Projects up to £100k			5
	Where waste generated t	hrough the refurbishment process is	Indicative In
Three Credits	managed in accordance w		Credits Ac
		1; Site Waste Management Plan	
Exemplary Credit	(SWMP) is in place		
Projects up to £300k			
Three Credits		1; Site Waste Management Plan]
	(SWMP) is in place		_
		2; Site Waste Management Plan	
	(SWMP) is in place		-
		ion waste generated by the dwellings xceeds the resource efficiency	
	benchmark	xceeds the resource enciency	
Exemplary Credit	DETICITITATI		-
	The percentage of non-ha	zardous construction waste and	
		ed by the project has been diverted	
		r exceeds the refurbishment &	
	demolition waste diversio		
			-
Projects over £300k			_
First Credit	Where a compliant Level	2; Site Waste Management Plan	7
Management Plan	(SWMP) is in place		
	First credit achieved		
	Non-hazardous constructi	ion waste generated by the dwellings	
		xceeds the resource efficiency	
	benchmark		4
Second Credit		ed against £100,000 of project value is	<i>i</i>
Good Practice Waste Benchmarks	recorded in the SWMP	false suisting building is second as d	-
Benchinarks	Pre-returbishment audit o	of the existing building is completed	
	If demolition is included a	s part of the refurbishment	1
		it should also cover demolition	
	materials		
	Where the first two credit	ts have been achieved achieved]
Third Credit		molition waste generated by the	
Best Practice Waste	U U	neets or exceeds the refurbishment &	
Benchmarks	demolition waste diversio	n benchmarks	
	Where non-hazardous of	construction waste generated by the	1
	dwellings refurbishment	meets or exceeds the <i>exemplary level</i>	
Exemplary Credit	resource	efficiency benchmark	
Exemplary creat		demolition waste generated by the	
		meets or exceeds the exemplary level	
	diver	rsion benchmarks	1
	-		

	POLLUTION	Section Weighting: 6%	Indicative Sec	Indicative Section Score	
Pol 01	NOx Emissions				
	No. of BREEAM credits available	3	Available contribution to ov	erall score	2.2
N	No. of BREEAM innovation credits	0	Minimum Standards	applicable	N
	nt Criteria			Indicative	e Cred
	e awarded on the basis of NOx em	•	on of space heating and hot	Achie	
ter syst	tems for each refurbished dwelling	as follows:		3	}
			(Emissions		
	One Credit		NOx class 4 boiler)		
	Two Credits		NOx class 5 boiler)		
	Three Credits	≤40 r	ng/kWh		
omments	s				
Pol 02	Surface Water Runoff				
	No. of BREEAM credits available	3	Available contribution to ov	erall score	2.2
N	No. of BREEAM innovation credits	1	Minimum Standards	applicable	N
sessmer	nt Criteria			Indicative	e Cred
nere imr	pacts of the refurbishment on surf	ace water runoff are neutralise	d or where runoff is reduced as a	Achie	
	efurbishment, up to three credits of			3	
		Requirements			-
		New hard standing areas must	he nermeable		
	First Credit		meable area additional run-off mu	st ho	
				St De	
	Neutral Impact on Surface	managed on site			
	Water		out by an appropriately qualified		
		professional			
		Requirements		<u> </u>	
	Second Credit		f for rainfall depths up to 5 mm, ha	ave been	
		managed on site using source of			
	Reducing Run-Off From Site:	Include runoff from all existing	and new parts of the roof.		
	Basic	An appropriately qualified prof	essional should be used to design	an	
	Dasie	appropriate drainage strategy	for the site		
		Requirements			
		Where run-off as a result of the	e refurbishment is managed on site	e using	
		source control			
		An appropriately qualified prof	essional should be used to design	an	
		appropriate drainage strategy	for the site.		
	Third Condition				
	Third Credit	The peak rate of run-off as a re	sult of the refurbishment for the 1	in 100	
		year event has been reduced b	v 75% from the existing site.		
	Reducing Run-Off From Site:		charged into the watercourses and	sewers	
	Advanced		t, for a 1 in 100 year event of 6 ho		
		duration has been reduced by			
		An allowance for climate change	ge must be included for all of the a	hove	
			h current best practice (PPS25, 20:		
		Requirements	in current best practice (FF323, 20.	10).	
			- I	Indicative	. C
		Where all run-off from the dev using source control	eloped site is managed on site	Achie	
				Achie	
		The peak rate of run off as a re	sult of the refurbishment for the	U	,
		'			
		1 in 1 year event is reduced to	zero.		
			sult of the refurbishment for the		
	Exemplary Credit	1 in 100 year event is reduced	to zero.		
		There is no volume of run-off of	lischarged into the watercourses		
		and sewers as a result of the re	furbishment, for a 1 in 100 year		
		event of 6 hour duration.			
		An allowance for climate chang	ge must be included for all of the		
			nce with current best practice		
		above calculations, in accordar			
		above calculations, in accordar (PPS25, 2010).			
mment	s				
mments	s				
mments	s				
mments	s				

No. of BREEAM credits available	2	Available contribution to overall score	1.50
No. of BREEAM innovation credits	0	Minimum Standards applicable	Yes
ssment Criteria		Indicative	e Credit
		Achie	ved
re the dwelling is located in a low flood	l risk zone, or where in a medium	n to high flood risk zone and a 2	
resilience/resistance strategy has bee	n implemented, up to two credit	s can be awarded as follows:	
Minimum Standards	A minimum of two credits must	t be achieved for this issue at the Excellent	
	and Outstanding levels		
Option 1 - Low Flood Risk			
	Where a Flood Risk Assessmen	t (FRA) has been carried out and the	
Two Credits	assessed dwellings are defined	as having a low annual probability of	
	flooding.		cative Credits Achieved 2 It
	Ŭ	as having a medium or high annual	
	probability of flooding.		
		-	
	measures to keep water away t	the dwelling is defined as achieving	
Two Credits	measures to keep water away t avoidance from flooding by foll	the dwelling is defined as achieving	
Two Credits	measures to keep water away t	the dwelling is defined as achieving	
Two Credits	measures to keep water away t avoidance from flooding by foll Flow Chart.	the dwelling is defined as achieving owing Checklist A-10; Decision Strategy	
Two Credits	measures to keep water away t avoidance from flooding by foll Flow Chart. Where avoidance is not possibl	the dwelling is defined as achieving owing Checklist A-10; Decision Strategy e, two credits are achieved where a full	
Two Credits	measures to keep water away t avoidance from flooding by foll Flow Chart. Where avoidance is not possibl flood resilience/resistance stra	the dwelling is defined as achieving owing Checklist A-10; Decision Strategy e, two credits are achieved where a full tegy is implemented for the dwellings in	
Two Credits	measures to keep water away t avoidance from flooding by foll Flow Chart. Where avoidance is not possibl flood resilience/resistance stra	the dwelling is defined as achieving owing Checklist A-10; Decision Strategy e, two credits are achieved where a full tegy is implemented for the dwellings in	
Two Credits	Credits Where a Flood Risk Assessment (FRA) has been carried out and the assessed dwellings are defined as having a low annual probability of flooding. lium / High Flood Risk Where a Flood Risk Assessment (FRA) has been carried out and the assessed dwellings are defined as having a medium or high annual probability of flooding. Two credits are awarded where as a result of the dwellings floor level or measures to keep water away the dwelling is defined as achieving avoidance from flooding by following Checklist A-10; Decision Strategy Flow Chart. Where avoidance is not possible, two credits are achieved where a full flood resilience/resistance strategy is implemented for the dwellings in accordance with recommendations made by a Suitably Qualified Building		
Two Credits	measures to keep water away t avoidance from flooding by foll Flow Chart. Where avoidance is not possibl flood resilience/resistance stra accordance with recommendat	the dwelling is defined as achieving owing Checklist A-10; Decision Strategy e, two credits are achieved where a full tegy is implemented for the dwellings in	
	measures to keep water away t avoidance from flooding by foll Flow Chart. Where avoidance is not possibl flood resilience/resistance stra accordance with recommendat	the dwelling is defined as achieving owing Checklist A-10; Decision Strategy e, two credits are achieved where a full tegy is implemented for the dwellings in	
	measures to keep water away t avoidance from flooding by foll Flow Chart. Where avoidance is not possibl flood resilience/resistance stra accordance with recommendat	the dwelling is defined as achieving owing Checklist A-10; Decision Strategy e, two credits are achieved where a full tegy is implemented for the dwellings in	
	measures to keep water away t avoidance from flooding by foll Flow Chart. Where avoidance is not possibl flood resilience/resistance stra accordance with recommendat	the dwelling is defined as achieving owing Checklist A-10; Decision Strategy e, two credits are achieved where a full tegy is implemented for the dwellings in	
	measures to keep water away t avoidance from flooding by foll Flow Chart. Where avoidance is not possibl flood resilience/resistance stra accordance with recommendat	the dwelling is defined as achieving owing Checklist A-10; Decision Strategy e, two credits are achieved where a full tegy is implemented for the dwellings in	