



BREEAM Domestic Refurbishment Pre-Assessment Report

Proposed Residential Conversion - 54 George St, TW9 1HJ.

**ENVIRONMENTAL AND
SUSTAINABILITY CONSULTANTS**

Document Control

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1 Executive Summary

Encon Associates Limited have been appointed by Dalesford Estates Ltd to undertake a BREEAM Domestic Refurbishment Pre-Assessment to evaluate the proposed residential conversion at 54 George St, London against the BREEAM Domestic Refurbishment methodology. The project consists of an existing building converted to 8No new dwellings.

This BREEAM Domestic Refurbishment Pre-Assessment report has been undertaken based on a full BREEAM Pre-Assessment webinar meeting completed by Glenn Miles of Encon Associates Limited who is a qualified and licensed BREEAM assessor on the 25th March 2021. The attendees of the Pre-Assessment meeting and their roles within the project are listed below:

- Glenn Miles/Encon Associates Ltd - BREEAM Assessor and Design Stage AP
- Metin Gurpinar/Dalesford Estates Limited - Client and Contractor
- Chiara Del Giudice/USL Architects - Architect

This BREEAM Domestic Refurbishment Pre-Assessment report highlights that the proposed development 54 George Street, London could meet a BREEAM **Excellent Level of 76.11%** if the scheme were to be formally assessed against the BREEAM Domestic Refurbishment methodology.

2 Introduction

This BREEAM Domestic Refurbishment Pre-Assessment report summarises the buildings performance against the BREEAM Domestic Refurbishment methodology to establish its BREEAM rating in line with planning requirements in support of a full planning application.

The BREEAM Domestic Refurbishment scheme is a performance based assessment method and certification scheme for refurbished buildings. The primary aim of BREEAM is to mitigate the life cycle impacts of refurbished buildings on the environment in a robust and cost effective manner. This is achieved through integration and use of the scheme by clients and their project teams at key stages in the design and construction process. This enables the client, through the BREEAM Assessor and the BRE Global certification process, to measure, evaluate and reflect the performance of their building against best practice in an independent and robust manner. This performance is quantified by a number of individual measures and associated criteria stretching across a range of nine environmental issues which is ultimately expressed as a single certified BREEAM rating.

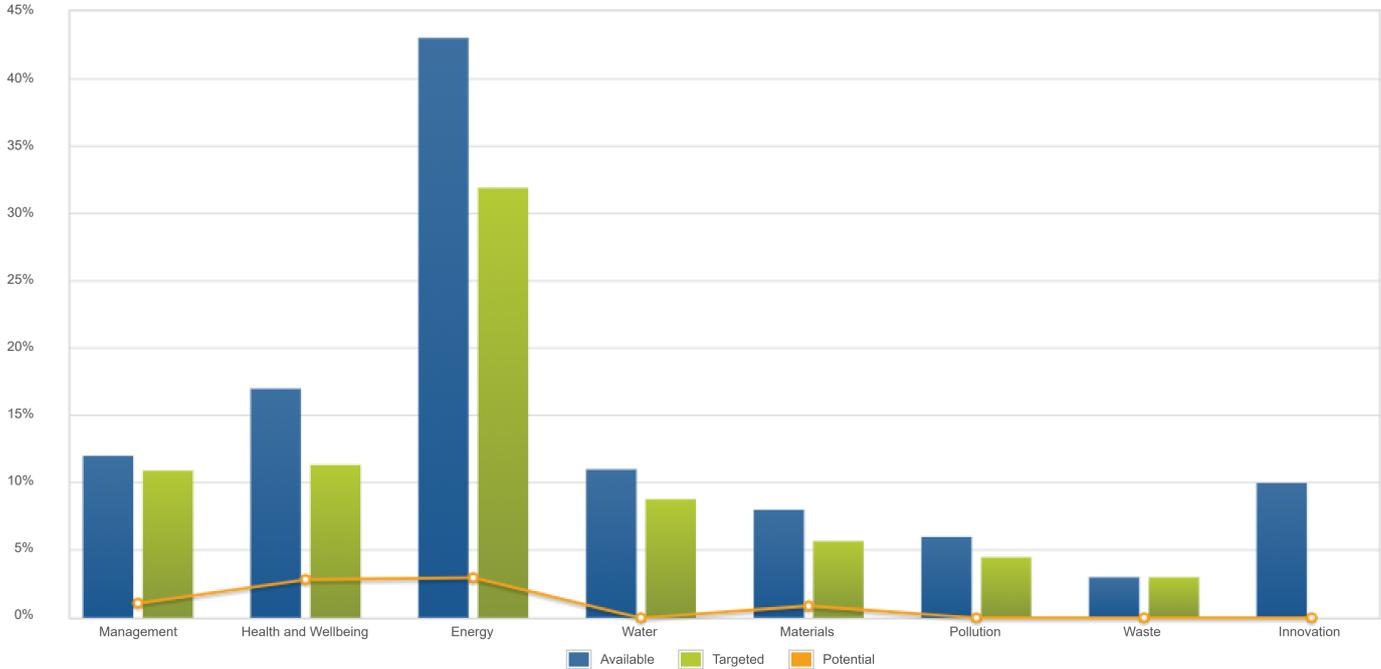
3 Pre-Assessment Results Summary

Section Summary

Project:	A5058 - 54 George Street TW9 1HJ
Report:	Pre-Assessment Stage
Design Target:	Excellent - 76.11%
Potential Rating:	Excellent - 83.89%

Section	Available		Targeted		Potential	
	Credits	Percent	Credits	Percent	Credits	Percent
Management	11	12%	10	10.91%	1	1.09%
Health and Wellbeing	12	17%	8	11.33%	2	2.83%
Energy	29	43%	21.5	31.88%	2	2.97%
Water	5	11%	4	8.8%	0	0%
Materials	45	8%	32	5.69%	5	0.89%
Pollution	8	6%	6	4.5%	0	0%
Waste	5	3%	5	3%	0	0%
Innovation	10	10%	0	0%	0	0%
Total	125	110.00%	86.5	76.11%	10	7.78%

Performance by Section



4 Pre-Assessment Results Criteria Summary

Criteria Summary

Project:	A5058 - 54 George Street TW9 1HJ
Report:	Pre-Assessment Stage
Design Target:	Excellent - 76.11%
Potential Rating:	Excellent - 83.89%

Management	Compliance Requirements	Available		Targeted		Potential	
Man 01: Home Users Guide	<p>Three credits</p> <p>Provision of a home users guide: Where a Home User Guide containing the information listed in the 'User Guide Contents List' has been produced and supplied to all homes.</p>	3	3.27%	3	3.27%	0	0%

Glenn Miles (Encon Associates):
BREEAM Pre-Assessment Meeting 25/03/21

- Three credits targeted
- Home user guide to be completed

Man 02: Responsible Construction Practices	<p>For this issue large scale projects and small scale projects are assessed under different criteria. Up to 2 credits may be awarded with an innovation credit available for exemplary performance as follows:</p> <p>Two Credits - Large Scale Projects</p> <p>Where either option 1 or 2 is adopted as follows:</p> <p>1. Option 1 - Where the principal contractor has used the Considerate Constructors Scheme (CCS) as detailed in CN1. Credits are awarded depending on the CCS Code of Considerate Practice score achieved, as outlined in Table - 10</p> <p>2. Option 2 - Where the principal contractor has used a compliant alternative scheme as detailed in CN4. Credits are awarded on the level of compliance with the alternative compliant scheme, as outlined in Table - 1</p> <p>Two Credits - Small Scale Projects</p> <p>3. Where the requirements of criterion 1 or 2 has been met</p> <p>OR</p> <p>4. Where the principle contractor addresses all mandatory items in Checklist A-4; Small Scale Refurbishment: Responsible Construction Practices, credits are as follows:</p> <p>a. Where 50% optional items in Checklist A-4; Small Scale Refurbishment: Responsible Con-struction Practices, have been addressed, one credit can be awarded</p> <p>b. Where 80% optional items in Checklist A-4; Small Scale Refurbishment: Responsible Construction Practices, have been addressed, two credits can be awarded.</p> <p>Exemplary Credit Requirements</p> <p>Where either option 1 or 2 (Table 4-1) is adopted as follows:</p> <p>5. Option 1 - Where the principle contractor has been certified under the Considerate Constructors Scheme (CCS) and reaches the level required for the innovation credit.</p> <p>6. Option 2 - Where the principle contractor has used an alternative scheme which addresses all of the items (optional and mandatory) on the relevant checklist (Checklist A-2; Considerate Constructors Scheme and Checklist A-4; Small Scale Refurbishment: Responsible Construction Practices, for large scale and Checklist A-4; Small Scale Refurbishment: Responsible Construction Practices for small scale).</p>	2	2.18%	2	2.18%	0	0%
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Glenn Miles (Encon Associates):
BREEAM Pre-Assessment Meeting 25/03/21

- Two credits targeted
- Scheme classed as large Scale
- Registration with CCS and achieve a score of 35+ with a score of seven in each section required.

<p>Man 03: Construction Site Impacts</p>	<p>For this issue large and small scale projects are assessed under different criteria. Up to one credit may be awarded for this issue as follows:</p> <p>One Credit: Large Scale Projects</p> <p>1. Where there is evidence to demonstrate that 2 or more of the sections a-e in Appendix A: Man 03 are completed.</p> <p>One credit: Small Scale Projects</p> <p>2. Where there is evidence to demonstrate that 2 or more of the sections a-d in Checklist A-6 are completed.</p>	1	1.09%	1	1.09%	0	0%
<p>Glenn Miles (Encon Associates):</p> <p><u>BREEAM Pre-Assessment Meeting 25/03/21</u></p> <ul style="list-style-type: none"> • Credit targeted • Scheme classed as large Scale • All timber to be sourced from suppliers capable of providing FSC/PEFC certification • Full monitoring of Construction site impacts to be undertaken (See Man 03 credits for full details) 							
<p>Man 04: Security</p>	<p>Up to two credits may be awarded for this issue as follows:</p> <p>One Credit - secure windows and doors</p> <p>1. Where retained external doors and accessible windows comply with the minimum security requirements as set out in CN6</p> <p>2. Where the following newly added features are appropriately certified:</p> <ul style="list-style-type: none"> a. External door sets b. Windows <p>Two Credits - Secured by design</p> <p>3. Where the principles and guidance of Secured by Design Section 2 – Physical Security are complied with.</p> <p>4. A suitably qualified security consultant such as the Police Architectural Liaison Officer (ALO) or Crime prevention design advisor (CPDA) is consulted at the design stage and their recommendations are incorporated into the refurbishment specification.</p>	2	2.18%	1	1.09%	1	1.09%
<p>Glenn Miles (Encon Associates):</p> <p><u>BREEAM Pre-Assessment Meeting 25/03/21</u></p> <ul style="list-style-type: none"> • First credit targeted. • It was advised that Secured by Design windows will be installed. • Individual alarms will be installed for each property and intercoms. • It was advised that a Secured by Design or a Security Needs Assessment has not been carried out to date. • Glenn Miles (Encon Associates) to provide Security Needs Assessment proposals. • Second credit marked as potential. 							
<p>Man 05: Protection and Enhancement of Ecological Features</p>	<p>One Credit - Protecting ecological features</p> <p>1. Where a site survey is carried out by a member of the project team or a Suitably Qualified Ecologist (SQE) to determine the presence of ecological features.</p> <p>2. Where protected species have been identified as present on site, the relevant Statutory Nature Conservation Organisation (SNCO) has been notified and protected species have been adequately protected</p> <p>3. Where all existing features of ecological value (including any of those listed in CN1) on the refurbishment site potentially affected by the works, are maintained and adequately protected during refurbishment works.</p> <p>Exemplary performance requirements – ecological enhancement</p> <p>The following outlines the exemplary level criteria to achieve an innovation credit for this BREEAM issue:</p> <p>4. Where a Suitably Qualified Ecologist has been appointed to recommend appropriate ecological features that will positively enhance the ecology of the site and where the developer adopts all general ecological recommendations and 30% of additional recommendations.</p>	1	1.09%	1	1.09%	0	0%

Glenn Miles (Encon Associates):

BREEAM Pre-Assessment Meeting 25/03/21

- Credit targeted.
- A review of site information shows plot 100% hard standing.
- At this stage it is assumed that the site is of low ecological value with no ecological features requiring protection.
- Ecological survey to be completed by the design team prior to works start.

<p>Man 06: Project Management</p>	<p>Up to two credits may be awarded for this issue along with the opportunity for an additional two innovation credits as follows:</p> <p>First credit - Project Roles and Responsibilities</p> <p>1. Where all of the project team are involved in the project decision making and individual and shared roles and responsibilities are assigned in accordance with CN1 and CN2 as follows:</p> <p style="margin-left: 20px;">a. For small scale projects, the project manager writes a project implementation plan and holds an initiation meeting to assign individual and shared responsibilities amongst the project team including all trades on site:</p> <p style="margin-left: 20px;">b. For large scale projects, the project manager assigns individual and shared responsibilities across the following key design and refurbishment stages:</p> <p style="margin-left: 40px;">i. Planning and Building control notification</p> <p style="margin-left: 40px;">ii. Design</p> <p style="margin-left: 40px;">iii. Refurbishment</p> <p style="margin-left: 40px;">iv. Commissioning and handover</p> <p style="margin-left: 40px;">v. Occupation</p> <p>Second credit - Handover and Aftercare</p> <p>2. Where a handover meeting is arranged</p> <p>3. Where 2 or more of items a-c have been committed to determine project success:</p> <p style="margin-left: 20px;">a. A site inspection within 3 months of occupation.</p> <p style="margin-left: 20px;">b. Conduct post occupancy interviews with building occupants or a survey via phone or posted information within 3 months of occupation.</p> <p style="margin-left: 20px;">c. Longer term after care e.g. a helpline, nominated individual or other appropriate system to support building users for at least the first 12 months of occupation.</p> <p>Exemplary Credit requirements</p> <p>Up to two innovation credits are available as follows:</p> <p>One credit – Early Design Input</p> <p>4. Where a BREEAM Accredited Professional (AP) has been appointed to oversee key stages within the project at an early stage, prior to the production of a refurbishment specification.</p> <p>Or</p> <p>5. for small scale projects where a BREEAM Accredited Professional (AP) or BREEAM Domestic Refurbishment Assessor has been appointed to oversee key stages within the project at an early stage, prior to the production of a refurbishment specification.</p> <p>Note: The appointment of a BREEAM Domestic Refurbishment Assessor early in the project may be the most appropriate option for small scale projects where the appointment of an AP (accredited professional) may not always be feasible.</p> <p>One credit - Thermographic Surveying and Airtightness Testing</p> <p>6. Where Thermographic surveying and Airtightness testing have been carried out at both pre and post refurbishment stages.</p> <p>7. Where an improved air tightness target has been set at design stage and testing demonstrates that this has been achieved post refurbishment.</p>						
	<p>2</p>	<p>2.18%</p>	<p>2</p>	<p>2.18%</p>	<p>0</p>	<p>0%</p>	

Glenn Miles (Encon Associates):

BREEAM Pre-Assessment Meeting 25/03/21

- It is assumed that project team responsibilities have been set at an early stage, therefore first credit targeted.
- Second credit targeted. Contractor/Client to ensure handover and aftercare provided in line with BREEAM requirements.

Management Totals	11	12.00%	10	10.91%	1	1.09%
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Health and Wellbeing	Compliance Requirements	Available		Targeted		Potential	
Hea 01: Daylighting	Up to two credits may be awarded for this issue as follows: First credit - maintaining good daylighting 1. For existing dwellings and change of use projects (e.g. conversions): a. The refurbishment results in a neutral impact on the dwellings daylighting levels in the kitchen, living room, dining room and study with "no" answered for all questions in Appendix A: Hea 01 , parts 1 and 2 (for existing dwellings) or parts 3 and 4 (for change of use e.g. con-versions).	2	2.83%	0	0%	2	2.83%
	2. Where the property is being extended: a. new spaces achieve minimum daylighting levels See Criteria CN1 b. the extension does not significantly reduce daylighting levels in the kitchen, living room, dining room or study of neighbouring properties Second credit - minimum daylighting 3. The dwelling achieves minimum daylighting levels in the kitchen, living room, dining room and study See Criteria CN1						

Glenn Miles (Encon Associates):

BREEAM Pre-Assessment Meeting 25/03/21

- It was advised that a daylight simulation has been completed and all rooms except two meet the requirements.
- Credit marked as potential until daylight simulation provided for review.

Hea 02: Sound Insulation	The following demonstrates compliance (up to four credits may be awarded): Up to four credits are awarded - achieving and going beyond national Regulations Credits are awarded depending on the type of dwelling and whether they are subject to sound testing as follows: Properties where sound testing has been carried out: 1. Where sound testing has been carried out and where the dwelling meets or goes beyond Regulations, up to four credits may be awarded according to the sound insulation credit requirements as shown in Table - 12: sound insulation credit requirements. Properties where sound testing is not feasible (see CN4 and CN5) and not required by the appointed Building Control body: 2. Where existing separating walls and floors are designed to meet the requirements of Building Regulations with compliant construction details, two credit can be awarded (CN6). 3. Where a Suitably Qualified Acoustician (SQA) provides recommendations for the specification of all existing separating walls and floors, confirming in their professional opinion that they have the potential to meet or exceed, the sound insulation credit requirements. Where these recommendations are implemented up to four credits may be awarded as shown in Table - 12: sound insulation credit requirements.	4	5.67%	4	5.67%	0	0%
	Historic Buildings 4. Where the dwelling is a Historic Building and sound testing results demonstrate existing separating walls and floor meet the Historic Building credit requirements, up to four credits may be awarded as shown in Table - 12: sound insulation credit requirementstable (insulation credits for historical buildings) and described in CN10. 5. Where criteria 2 and 3 is achieved using Table 12 OR 6. Where the dwelling achieves criterion 1 or 7 or 8. Detached Properties 7. Where the dwelling is a detached property with no separating walls or floors, four credits should be awarded Properties with separating walls or floors only between non habitable rooms 8. Where existing separating walls or floors only occur between non habitable rooms and where testing is not required by the appointed building control body, four credits should be awarded, see CN3.						

Glenn Miles (Encon Associates):

BREEAM Pre-Assessment Meeting 25/03/21

- Four credits targeted.
- Part E acoustic testing will be completed in line with the Building Regulations.
- It was advised that high levels of acoustic detailing will be provided to show a significant improvement over sound requirements.

<p>Hea 03: Volatile Organic Compounds</p>	<p>One credit—avoiding the use of VOCs</p> <p>1. Where all decorative paints and varnishes used in the refurbishment have met the requirement in Table - 14.</p> <p>2. Where at least five of the eight remaining product categories listed have met the testing requirements and emission levels for Volatile Organic Compound (VOC) emissions against the relevant standards identified in Table - 14.</p> <p>3. Where five or less products are specified within the refurbishment, all must meet the requirements in order to achieve this credit.</p>	1	1.42%	1	1.42%	0	0%
<p>Glenn Miles (Encon Associates):</p> <p><u>BREEAM Pre-Assessment Meeting 25/03/21</u></p> <ul style="list-style-type: none"> • Credit targeted. • Consideration should be made to VOC's when specifying products. • Architect responsible for specification in line with the BREEAM requirements. • It was advised that Dulux paints will be used throughout and this paint meets the VOC testing requirements. • Glenn Miles (Encon Associates) to provide credit specific details for adoption. 							
<p>Hea 04: Inclusive Design</p>	<p>The following demonstrates compliance (up to two credits may be awarded):</p> <p>One credit—minimum accessibility</p> <p>1. An access expert or suitably qualified member of the design team (CN6) has completed section 1 of Appendix A: Hea 04 , accessibility template with evidence provided of the measures implemented in the refurbishment</p> <p>a. The access statement demonstrates reasonable provision to provide accessibility to the dwelling covering section 1 of Checklist A-8 in accordance with CN3 and CN4.</p> <p>Two credits—advanced accessibility</p> <p>2. An access expert or suitably qualified member of the design team (CN6) has completed sections 1 and 2 of Appendix A: Hea 04 with evidence provided of the measures implemented in the refurbishment</p> <p>a. The access statement demonstrates reasonable provision to provide accessibility to the dwelling covering sections 1 and 2 of Checklist A-8 in accordance with CN3 and CN4.</p> <p>Exemplary performance requirements—lifetime homes and Part M</p> <p>The following outlines the exemplary level criteria to achieve an innovation credit for this BREEAM issue:</p> <p>3. One innovation credit can be awarded where an access expert suitably qualified member of the design team (CN6) has completed sections 1, 2 and 3 of Appendix A: Hea 04, access statement template with evidence provided of the measures implemented in the refurbishment</p> <p>a. The access statement demonstrates reasonable provision to meet sections 1, 2 and 3 of Checklist A-8 in accordance with CN3 and CN4.</p>	2	2.83%	0	0%	0	0%
<p>Glenn Miles (Encon Associates):</p> <p><u>BREEAM Pre-Assessment Meeting 25/03/21</u></p> <ul style="list-style-type: none"> • Credit not targeted. • A suitably qualified professional has not been consulted in terms of Lifetime Homes OR Inclusive Design and it is not anticipated this will be completed. • A review of the existing building shows restricted design parameters and it is thought the criteria could not be met. 							
<p>Hea 05: Ventilation</p>	<p>One credit—minimum ventilation requirements</p> <p>One credit can be awarded where the following whole dwelling is brought up to the following ventilation requirements:</p> <p>1. A minimum level of background ventilation is provided (with trickle ventilators or other means of ventilation) for all habitable rooms, kitchens, utility rooms and bathrooms compliant with section 7, Building Regulations Approved Document Part F, 2010</p> <p>2. A minimum level of extract ventilation is provided in all wet rooms (e.g. kitchen, utility and bathrooms), compliant with section 5, Building Regulations Approved Document Part F 2010.</p> <p>3. A minimum level of purge ventilation is provided in all habitable rooms and wet rooms, compliant with section 7, Building Regulations Approved Document Part F, 2010.</p> <p>4. The building is a historic building (CN4) and meets the requirements for Historic Buildings below.</p> <p>Two credits—advanced ventilation</p> <p>Two credits can be awarded where:</p> <p>5. Ventilation is provided for the dwelling that meets the requirements of Section 5 of Building Regulations Part F in full</p> <p>6. Where the building is a historic building and meets the requirements for Historic Buildings (CN4).</p>	2	2.83%	2	2.83%	0	0%

Glenn Miles (Encon Associates):

BREEAM Pre-Assessment Meeting 25/03/21

- All minimum ventilation will be completed in line with Building Regulations Part F, therefore first credit can be achieved.
- The second credit is targeted as compliance in full against Building Regulations Part F will be achieved.
- It was advised that trickle vents will be provided and full extract ventilation to be provided in kitchens and bathrooms.

Hea 06: Safety	<p>One credit may be awarded for this issue as follows:</p> <p>One Credit—fire and carbon monoxide (CO) detection and alarm systems</p> <p>Where a compliant fire detection and fire alarm system is provided in accordance with compliance notes 2-8.</p> <p>1. Where the dwelling is provided with a compliant fire detection and alarm system in accordance with relevant compliance notes 2-9</p> <p>2. Where the dwelling is supplied with mains gas or where any other form of fossil fuel is used within the building (e.g. coal), a compliant fire and carbon monoxide detector and alarm system is provided in accordance with compliance notes 2-9.</p> <p>2. Where the project involves electrical re-wiring the power supply for the smoke alarm and compliant carbon monoxide alarm systems are derived from the dwellings main electricity supply in accordance with CN5. Please see CN9 for compliance where properties are undertaking electrical rewiring.</p> <p>3. Where the project does not involve electrical re-wiring the power supply for the smoke alarm and carbon monoxide alarm systems are derived from a battery supply.</p>						
		1	1.42%	1	1.42%	0	0%

Glenn Miles (Encon Associates):

BREEAM Pre-Assessment Meeting 25/03/21

- Credit targeted.
- All dwellings will be installed with fire, CO2 and smoke detectors in line with Building Regulations.

Health and Wellbeing Totals	12	17.00%	8	11.33%	2	2.83%
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Energy	Compliance Requirements	Available		Targeted		Potential																											
Ene 01: Improvement in Energy Efficiency	Up to 6 credits are awarded – improving the dwellings Energy Efficiency Rating (EER)																																
	1. Where the refurbishment results in an improvement to the dwellings Energy Efficiency Rating, in accordance with CN2.																																
	Table - 16: EER improvement credit benchmarks.																																
	<table border="1"> <thead> <tr> <th data-bbox="328 313 424 342">Credits</th> <th data-bbox="430 313 584 342">Improvement in EER</th> </tr> </thead> <tbody> <tr> <td data-bbox="328 358 424 387">0.5</td> <td data-bbox="430 358 584 387">≥5</td> </tr> <tr> <td data-bbox="328 396 424 425">1.0</td> <td data-bbox="430 396 584 425">≥9</td> </tr> <tr> <td data-bbox="328 434 424 463">1.5</td> <td data-bbox="430 434 584 463">≥13</td> </tr> <tr> <td data-bbox="328 472 424 501">2.0</td> <td data-bbox="430 472 584 501">≥17</td> </tr> <tr> <td data-bbox="328 510 424 539">2.5</td> <td data-bbox="430 510 584 539">≥21</td> </tr> <tr> <td data-bbox="328 548 424 577">3.0</td> <td data-bbox="430 548 584 577">≥26</td> </tr> <tr> <td data-bbox="328 586 424 616">3.5</td> <td data-bbox="430 586 584 616">≥31</td> </tr> <tr> <td data-bbox="328 624 424 654">4.0</td> <td data-bbox="430 624 584 654">≥36</td> </tr> <tr> <td data-bbox="328 663 424 692">4.5</td> <td data-bbox="430 663 584 692">≥42</td> </tr> <tr> <td data-bbox="328 701 424 730">5.0</td> <td data-bbox="430 701 584 730">≥48</td> </tr> <tr> <td data-bbox="328 739 424 768">5.5</td> <td data-bbox="430 739 584 768">≥54</td> </tr> <tr> <td data-bbox="328 777 424 806">6.0</td> <td data-bbox="430 777 584 806">≥60</td> </tr> </tbody> </table>	Credits	Improvement in EER	0.5	≥5	1.0	≥9	1.5	≥13	2.0	≥17	2.5	≥21	3.0	≥26	3.5	≥31	4.0	≥36	4.5	≥42	5.0	≥48	5.5	≥54	6.0	≥60	6	8.9%	1.5	2.22%	0	0%
	Credits	Improvement in EER																															
	0.5	≥5																															
	1.0	≥9																															
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	4.5	≥42																															
5.0	≥48																																
5.5	≥54																																
6.0	≥60																																

Glenn Miles (Encon Associates):

BREEAM Pre-Assessment Meeting 25/03/21

- At this stage no energy modelling has been completed, however this will be completed at detailed design stage.
- Two credits have been targeted as a reasonable assumption based on the absence of SAP calculations at this stage. It is understood that extensive refurbishment is being completed.

Post Meeting Note 25/03/21

- Design Stage SAP calculations have been provided.
- A review of the SAP calculations show an improvement of the EER of 14 which equates to 1.5 credit which results in a credit reduction of 0.5

Ene 02: Energy Efficiency Rating Post Refurbishment	Up to 4 credits are awarded – EER Post Refurbishment											
	1. Where as a result of refurbishment, the dwelling meets a minimum Energy Efficiency Rating, cred-its can be awarded											
	Table - 18: Minimum EER credit benchmarks.											
	Credits	EER post refurbishment	Minimum requirements									
	0.5	≥50	BREEAM Pass level requires a minimum EER of 50									
	1	≥55	BREEAM Good level requires a minimum EER of 58									
	1.5	≥60										
	2	≥65	BREEAM Very Good level requires a minimum EER of 65				4	5.93%	4	5.93%	0	0%
	2.5	≥70	BREEAM Excellent level requires a minimum EER of 70									
	3	≥75										
3.5	≥80	BREEAM Outstanding level requires a minimum EER of 81										
4	≥85											
Exemplary performance requirements												
The following outlines the exemplary level criteria to achieve an innovation credit for this BREEAM issue:												
2. One innovation credit can be awarded where the assessed dwellings achieve an EER post refurbishment of ≥90, equivalent to an Energy Performance Certificate band A												
3. Two innovation credits can be awarded where the assessed dwelling achieves an EER post refurbishment of ≥100												

Glenn Miles (Encon Associates):

BREEAM Pre-Assessment Meeting 25/03/21

- At this stage no energy modelling has been completed, however this will be completed at detailed design stage.
- Three and a half credits have been targeted as a reasonable assumption based on the absence of SAP calculations at this stage. It is understood that extensive refurbishment is being completed.

Post Meeting Note 25/03/21

- Design Stage SAP calculations have been provided.
- A review of the SAP calculations show an EER of 87 which equates to 4 credits which results in a credit improvement of 0.5

Ene 03: Primary Energy Demand						7	10.38%	7	10.38%	0	0%
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Glenn Miles (Encon Associates):

BREEAM Pre-Assessment Meeting 25/03/21

- At this stage no energy modelling has been completed, however this will be completed at detailed design stage.
- Two credits have been targeted as a reasonable assumption based on the absence of SAP calculations at this stage. It is understood that extensive refurbishment is being completed.

Post Meeting Note 25/03/21

- Design Stage SAP calculations have been provided.
- A review of the SAP calculations show Primary Energy Demand of 81kwh/m2 which results in a credit score of seven credits, therefore and increase of four credits.

<p>Ene 04: Renewable Technologies</p>	<p>One credit:</p> <ol style="list-style-type: none"> Where at least 10% of the dwellings Primary Energy Demand per annum is supplied by low or zero carbon technologiesAND Where the dwelling has reduced energy demand prior to the specification of renewable technologies with a maximum Primary Energy Demand as follows: <ol style="list-style-type: none"> For detached, semi-detached, bungalows and end terraces: 250 kWh/m2/year Mid terraces and flats: 220 kWh/m2/year <p>Two credits:</p> <ol style="list-style-type: none"> Where for mid to high rise flats at least 15% of each dwellings Primary Energy Demand per annum is supplied by low or zero carbon technologies Where for dwellings other than mid to high rise flats at least 20% of each dwellings Primary Energy Demand per annum is supplied by low or zero carbon technologiesAND Where the dwelling has reduced energy demand prior to the specification of renewable technologies with a maximum Primary Energy Demand as follows: <ol style="list-style-type: none"> For detached, semi-detached, bungalows and end terraces: 250 kWh/m2/year Mid terraces and flats: 220 kWh/m2/year 	2	2.97%	0	0%	2	2.97%
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Glenn Miles (Encon Associates):
BREEAM Pre-Assessment Meeting 25/03/21

- Credit not targeted at this stage.
- PV is likely to be installed under Phase 2 plans.

<p>Ene 05: Energy Labelled White Goods</p>	<p>First credit – Fridges, freezers and fridge-freezers</p> <ol style="list-style-type: none"> Fridges and freezers or fridge-freezers are recognised by the Energy Saving Trust Recommended labelling scheme, carrying the Energy Saving Trust Recommended Label <p>OR</p> <ol style="list-style-type: none"> Where no white goods are provided to the dwelling(s) but the EU Energy Efficiency Labelling Scheme Information Leaflet is provided to each dwelling <p>Second credit – washing machines, dishwashers, tumble dryers and washer dryers</p> <ol style="list-style-type: none"> Washing machines and dishwashers are recognised by the Energy Saving Trust Recommended labelling scheme, carrying the Energy Saving Trust Recommended Label <p>AND EITHER</p> <ol style="list-style-type: none"> Washer dryers and tumble dryers have a B rating under the EU Energy Efficiency Labelling Scheme (where a washer dryer is provided, it is not necessary to also provide a washing machine) <p>OR</p> <ol style="list-style-type: none"> Where a washer dryer or tumble dryer is not provided, the EU Energy Efficiency Labelling Scheme Information Leaflet is provided to each dwelling 	2	2.97%	2	2.97%	0	0%
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Glenn Miles (Encon Associates):
BREEAM Pre-Assessment Meeting 25/03/21

- Two credits targeted.
- The minimum recommended EU labelled fridge, freezers, washing machines and tumble dryer to be fitted. EU Energy labelling to also be provided.
- It was advised that A+ rated fridge freezers will be provided and washing machine/Dishwasher with maximum B ratings.

<p>Ene 06: Drying Space</p>	<p>One credit</p> <ol style="list-style-type: none"> An adequate, secure internal or external space with posts and footings, or fixings holding: <ol style="list-style-type: none"> 1-2 bedrooms: 4m+ of drying line 3+ bedrooms: 6m+ of drying line 	1	1.48%	1	1.48%	0	0%
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Glenn Miles (Encon Associates):
BREEAM Pre-Assessment Meeting 25/03/21

- Credit targeted.
- Drying lines to be provided via Brabantia type pull out drying lines in bathrooms and balconies where present.
- All bathrooms to have sufficient ventilation requirements.

<p>Ene 07: Lighting</p>	<p>One credit – External lighting</p> <p>1. Where Energy Efficient Space lighting (including lighting in communal areas) and Energy Efficient Security lighting is provided OR</p> <p>2. Where Energy Efficient Space lighting (including lighting in communal areas) and no Security Lighting is provided</p> <p>One credit - Internal Lighting</p> <p>3. One credit is awarded 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</p>	2	2.97%	2	2.97%	0	0%
<p>Glenn Miles (Encon Associates):</p> <p><u>BREEAM Pre-Assessment Meeting 25/03/21</u></p> <ul style="list-style-type: none"> • Two credit targeted. • All lighting for the development will be LED. • Individual space lighting will be controlled via PIR and photocells. • No dedicated security lighting is provided. • Internal lighting is expected to meet <9w/m2 							
<p>Ene 08: Energy Display Devices</p>	<p>One credit</p> <p>1. Where current electricity consumption data is displayed to occupants by a compliant energy display devices</p> <p>OR</p> <p>2. Where current primary heating fuel consumption data is displayed to occupants by a compliant Energy Display Devices.</p> <p>Two credits</p> <p>3. Where current electricity AND primary heating fuel consumption data are displayed to occupants by a compliant correctly specified Energy Display Devices.</p> <p>OR</p> <p>4. Where electricity is the primary heating fuel and current electricity consumption data are displayed to occupants by a compliant Energy Display Devices.</p> <p>Exemplary Performance</p> <p>The following outlines the exemplary level criteria to achieve an innovation credit for this BREEAM issue:</p> <p>5. Where criterion 3 or 4 have been achieved.</p> <p>6. Where any specified Energy Display Devices is capable of recording consumption data.</p>	2	2.97%	2	2.97%	0	0%
<p>Glenn Miles (Encon Associates):</p> <p><u>BREEAM Pre-Assessment Meeting 25/03/21</u></p> <ul style="list-style-type: none"> • Two credits targeted. • It was advised that Energy display devices will be installed within the properties as part of the clients standard fit out. 							
<p>Ene 09: Cycle Storage</p>	<p>One credit:</p> <p>1. Where individual or communal compliant cycle storage is provided for the following number of cycles:</p> <p>a. Studios or 1 bedroom dwellings – storage for 1 cycle for every two dwellings</p> <p>b. 2 and 3 bedroom dwellings – storage for 1 cycle per dwelling</p> <p>c. 4 bedrooms and above – storage for 2 cycles per dwelling</p> <p>Two credits:</p> <p>2. Where individual or communal compliant cycle storage is provided for the following number of cycles:</p> <p>b. Studios or 1 bedroom dwellings – storage for 1 cycle per dwelling</p> <p>c. 2 and 3 bedroom dwellings – storage for 2 cycles per dwelling</p> <p>d. 4 bedrooms and above – storage for 4 cycles per dwelling</p>	2	2.97%	2	2.97%	0	0%

Glenn Miles (Encon Associates):

BREEAM Pre-Assessment Meeting 25/03/21

- Two credits targeted.
- Basement cycle storage is to be provided for 14 spaces secure and well lit.
- Dwellings to include -
- 6No 1 bed=Requiring 3 spaces
- 1No 1 bed=Requiring 2 spaces
- 1No studio=Requiring 1 space.
- Total space requirement is 6 spaces, therefore compliance is met for two credits.
- **Note:** Cycle storage will need to meet security and lighting compliance.

Ene 10: Home Office	One Credit:						
	1. Where sufficient space and services have been provided which allow the occupants to set up a home office in a suitable room with adequate ventilation	1	1.48%	0	0%	0	0%

Glenn Miles (Encon Associates):

BREEAM Pre-Assessment Meeting 25/03/21

- Credit not targeted.
- Some office provision would be in living rooms which would not meet compliance.

Energy Totals		29	43.00%	21.5	31.88%	2	2.97%
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Water	Compliance Requirements	Available		Targeted		Potential	
Wat 01: Internal Water Use		3	6.6%	2	4.4%	0	0%
Glenn Miles (Encon Associates): <u>BREEAM Pre-Assessment Meeting 25/03/21</u> <ul style="list-style-type: none"> It is anticipated that dwellings will be designed in line with Building minimum Regulations Part G. Two Credits have been assumed as targeted as an Excellent rating is required, therefore 118 litres/person/day maximum water use. Water flows and fittings to be finalised at Detailed Design stage. 							
Wat 02: External Water Use	One credit 1. Where a compliant rainwater collection system for external/internal irrigation use has been provided to dwellings. OR 2. Where dwellings have no individual or communal garden space	1	2.2%	1	2.2%	0	0%
Glenn Miles (Encon Associates): <u>BREEAM Pre-Assessment Meeting 25/03/21</u> <ul style="list-style-type: none"> Credit targeted. No planting requirements or space provision, therefore credit targeted by default. 							
Wat 03: Water Meter	One credit 1. Where an appropriate water meter for measuring usage of mains potable water has been provided to dwelling/s in accordance with CN1 or CN2	1	2.2%	1	2.2%	0	0%
Glenn Miles (Encon Associates): <u>BREEAM Pre-Assessment Meeting 25/03/21</u> <ul style="list-style-type: none"> Credit targeted. Pulsed water meter to be provided to each property. 							
Water Totals		5	11.00%	4	8.80%	0	0.00%

Materials	Compliance Requirements	Available		Targeted		Potential	
Mat 01: Environmental Impact of Materials		25	4.44%	18	3.2%	5	0.89%

Glenn Miles (Encon Associates):

BREEAM Pre-Assessment Meeting 25/03/21

- Full specifications are not available at this stage.
 - Evaluation of the major building elements highlights that the following credits could be targeted based on material assumptions
- Roof - Existing, no changes to be made - **A rating**
- External Walls - Existing Walls, no changes to be made - **A rating**
- External Walls - New Extension to be built with fully reclaimed bricks - **A rating**
- Upper Floor - Existing floor, no changes to be made - **A rating**
- Internal walls to be metal stud with plasterboard
- Windows - 50% windows to be replaced with energy efficient timber sash units. 50% to remain existing - **A rating**
- Based on the above a predicted score of 18/25 is assumed.
 - Credit to be further reviewed at Detailed Design Stage.

Mat 02: Responsible Sourcing of Materials		12	2.13%	6	1.07%	0	0%
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Glenn Miles (Encon Associates):

BREEAM Pre-Assessment Meeting 25/03/21

- Architect and contractor to ensure that all materials are responsibly sourced.
- The majority of the materials indicated are recycled or can be responsibly sourced.
- Assumed six credits from twelve at this stage.
- Credit to be further reviewed at Detailed Design stage.

Mat 03: Insulation	<p>Up to 8 credits may be awarded for this issue as follows:</p> <p>Pre-requisite</p> <p>Any new insulation specified for use within the following building elements must be assessed:</p> <ol style="list-style-type: none"> 1. External walls 2. Ground floor 3. Roof 4. Building services <p>4 Credits - Embodied Impact</p> <ol style="list-style-type: none"> 1. Where the Insulation Index for new insulation used in the buildings is ≥ 2 and is calculated using the BREEAM Domestic Refurbishment Mat 03 Insulation Calculator with reference to CN1, CN2 and CN3. 2. Where Green Guide ratings, required by the BREEAM Domestic Refurbishment Mat 03 Insulation Calculator are determined using the Green Guide to specification tool. <p>4 Credits - Responsible Sourcing</p> <ol style="list-style-type: none"> 3. Where $\geq 80\%$ of the new thermal insulation used in the building elements is responsibly sourced 	8	1.42%	8	1.42%	0	0%
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Glenn Miles (Encon Associates):

BREEAM Pre-Assessment Meeting 25/03/21

- Only internal rockwool RWA45 type insulation assumed for partition elements which is responsibly sourced to BES6001.
- Isover glass fibre to be used for services.
- Therefore full credits assumed.
- If alternative insulation is to be used this should be responsibly sourced.

Materials Totals	45	8.00%	32	5.69%	5	0.89%
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Pollution	Compliance Requirements	Available		Targeted		Potential	
Pol 01: Nitrogen Oxide Emissions	<p>Up to 3 credits – Low NOx space heating and hot water systems</p> <p>1. Credits are awarded on the basis of NOx emissions arising from the operation of space heating and hot water systems for each refurbished dwelling as follows:</p> <p>a. One credit where the dry NOx emissions of space heating and hot water systems are ≤100 mg/kWh (NOx class 4 boiler).</p> <p>b. Two credits where the dry NOx emissions of space heating and hot water systems are ≤70 mg/kWh (NOx class 5 boiler).</p> <p>c. Three credits where the dry NOx emissions of space heating and hot water systems are ≤40 mg/kWh</p>	3	2.25%	3	2.25%	0	0%

Glenn Miles (Encon Associates):

BREEAM Pre-Assessment Meeting 25/03/21

- Three credits targeted
- Ultra low NOx condensing combi boiler has been assumed (Valiant Ecotec) which will have a NOx value of <40mg

Pol 02: Surface Water Runoff	<p>One Credit – neutral impact on surface water</p> <p>1. Where any new hard standing areas are permeable, this must include all new pavements, driveways and where applicable public rights of way, car parks and non-adoptable roads (e.g. community scale refurbishment projects).</p> <p>2. Where the building is being extended onto any previously permeable surfaces, or an impermeable surface that drains onto a permeable surface (e.g. paving slabs set on concrete that drained onto soft landscaped areas) the additional run-off for rainfall depths up to 5 mm caused by the area of the extension must be managed on site using appropriate Sustainable Drainage Systems (SuDS) such as Soakaways.</p> <p>3. Any calculations necessary to demonstrate that criterion 2 will be achieved should be carried out by an Appropriately Qualified Professional (AQP) seeCN6.</p> <p>OR Two Credits – reducing run-off from site: basic</p> <p>4. Where criteria 1, 2 and 3 have been achieved.</p> <p>5. Where all run-off from the roof for rainfall depths up to 5 mm, have been managed on site using source control methods (e.g. through infiltration, soakaways etc.). This should include runoff from all existing and new parts of the roof.</p> <p>6. Where required, an appropriately qualified professional should be used to design an appropriate drainage strategy for the site, ensuring criterion 1 is achieved</p> <p>OR Three Credits – reducing run-off from site: advanced</p> <p>7. An appropriately qualified professional should be used to design an appropriate drainage strategy for the site.</p> <p>8. Where run-off as a result of the refurbishment is managed on site using source control achieving the following requirements:</p> <p>a. The peak rate of run-off as a result of the refurbishment for the 1 in 100 year event has been reduced by 75% from the existing site.</p> <p>b. The total volume of run-off discharged into the watercourses and sewers as a result of the refurbishment, for a 1 in 100 year event of 6 hour duration has been reduced by 75%</p> <p>c. An allowance for climate change must be included for all of the above calculations, in accordance with the current best practice (PPS25, 2010)</p> <p>Exemplary level requirements</p> <p>The following outlines the exemplary level requirements to achieve an innovation credit for this BREEAM issue.</p> <p>9. Where all run-off from the developed site is managed on site using source control. The following must be achieved to confirm compliance:</p> <p>a. The peak rate of run-off as a result of the refurbishment for the 1 in 1 year event is reduced to zero.</p> <p>b. The peak rate of run-off as a result of the refurbishment for the 1 in 100 year event is reduced to zero.</p> <p>c. There is no volume of run-off discharged into the watercourses and sewers as a result of the refurbishment, for a 1 in 100 year event of 6 hour duration.</p> <p>d. An allowance for climate change must be included for all of the above calculations, in accordance with current best practice (PPS25, 2010).</p> <p>10. Where an appropriately qualified professional has been employed to provide the above calculations and design an appropriate drainage strategy for the site, ensuring all above criteria are achieved</p>	3	2.25%	1	0.75%	0	0%

Glenn Miles (Encon Associates):

BREEAM Pre-Assessment Meeting 25/03/21

- One credit targeted.
- A neutral change to the surface water run off is expected as no works are being completed to change the permeable/impermeable surfaces for the site.
- Surface water to connect to existing drains.

<p>Pol 03: Flooding</p>	<p>Two Credits - low flood risk or flood mitigation</p> <p>Minimum standards</p> <p>1. A minimum of two credits must be achieved for this issue at the Excellent and Outstanding levels</p> <p>Option 1 – Low flood risk</p> <p>2. Where a Flood Risk Assessment (FRA) has been carried out and the assessed dwellings are defined as having a low annual probability of flooding.</p> <p>Option 2 – Medium/High Flood Risk</p> <p>3. 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.</p> <p>4. 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.</p> <p>5. 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 Professional</p>	2	1.5%	2	1.5%	0	0%
<p>Glenn Miles (Encon Associates):</p> <p><u>BREEAM Pre-Assessment Meeting 25/03/21</u></p> <ul style="list-style-type: none"> • A review of the EA flood maps based on postcode TW91HJ indicates that the site is situated in flood zone 1. • Two credits targeted. 							
<p>Pollution Totals</p>		8	6.00%	6	4.50%	0	0.00%

Waste	Compliance Requirements	Available		Targeted		Potential	
Was 01: Household Waste	<p>First credit – Recycling facilities</p> <p>1. One credit can be awarded where the dwelling complies with one of the scenarios detailed in Table - 31 below:</p> <p>Refer to supporting documents for Table - 31: Recycling storage requirements</p> <p>Second credit – Composting Facilities</p> <p>Dwellings with significant external private space - all of the following are met:</p> <p>2. Where a composting service or facility is provided for green/garden waste</p> <p>3. Where a composting service or facility is provided for kitchen waste</p> <p>4. Where an interior container is provided for kitchen composting waste of at least seven litres</p> <p>Dwellings without significant external private space - all of following are met:</p> <p>5. Where a composting service or facility is provided for kitchen waste</p> <p>6. Where an interior container is provided for kitchen composting waste of at least seven litres</p>	2	1.2%	2	1.2%	0	0%

Glenn Miles (Encon Associates):

BREEAM Pre-Assessment Meeting 25/03/21

- Two credit targeted.
- It was advised that a triple bin system will be installed in the dwellings along with provision for composting.
- A centralised bin store will be provided with 2No 360l bins for recycling, 1No Eurobin for general waste and 240l bin for composting.

<p>Was 02: Refurbishment Site Waste Management</p>	<p>Credits are awarded depending on the scale and the estimated cost of refurbishment. Up to three credits may be awarded for this issue along with the opportunity for an innovation credit as follows:</p> <p>Projects up to £100k: three credits are awarded:</p> <p>1. Where waste generated through the refurbishment process is managed in accordance with Appendix A: Was 02</p> <p>Projects up to £300k: three credits are awarded:</p> <p>2. Where a compliant Level 1; Site Waste Management Plan See Criteria (SWMP) is in place in accordance with CN3.</p> <p>Projects over £300k: up to three credits are available:</p> <p>First credit – management plan</p> <p>3. Where a compliant Level 2; SWMP is in place in accordance with CN4</p> <p>Second credit – good practice waste benchmarks</p> <p>4. Where the first credit has been achieved</p> <p>5. Where Non-hazardous construction waste generated by the dwellings refurbishment meets or exceeds the resource efficiency benchmark in accordance with CN7</p> <p>6. Where the amount of waste generated against £100,000 of project value is recorded in the SWMP</p> <p>7. Where a pre-refurbishment audit of the existing building is completed in accordance with CN10</p> <p>8. Where the demolition is included as part of the refurbishment programme, then the audit should also cover demolition materials</p> <p>Third credit – best practice waste benchmarks</p> <p>9. Where the first two credits have been achieved</p> <p>10. Where Non-hazardous demolition waste generated by the dwellings refurbishment meets or exceeds the refurbishment & demolition waste diversion benchmarks in accordance with CN8</p> <p>Exemplary Level Requirements</p> <p>Projects less than £100k</p> <p>11. Where a compliant Level 1; Site Waste Management Plan (SWMP) is in place in accordance with CN3</p> <p>Projects up to £300k</p> <p>12. Where a compliant Level 2; SWMP is in place in accordance with CN4</p> <p>13. Where Non-hazardous construction waste generated by the dwellings refurbishment meets or exceeds the resource efficiency benchmarks in accordance with CN7</p> <p>14. The percentage of non-hazardous construction waste and demolition waste (where applicable) generated by the project has been diverted from landfill and meets or exceeds the refurbishment & demolition waste diversion benchmarks in accordance with CN8</p> <p>Projects over £300k</p> <p>15. Where non-hazardous construction waste generated by the dwellings refurbishment meets or exceeds the exemplary level resource efficiency benchmark in accordance with CN11</p> <p>16. Where Non-hazardous demolition waste generated by the dwellings refurbishment meets or exceeds the exemplary level diversion benchmarks in accordance with CN12</p>	3	1.8%	3	1.8%	0	0%	
<p>Glenn Miles (Encon Associates):</p> <p><u>BREEAM Pre-Assessment Meeting 25/03/21</u></p> <ul style="list-style-type: none"> • Three credits targeted. • Credit value >£300k • The main contractor to adopt a full SWMP in line with their statutory requirements and waste benchmarks indicated with the BREEAM manual. 								
Waste Totals			5	3.00%	5	3.00%	0	0.00%

Innovation	Compliance Requirements	Available		Targeted		Potential	
Inn 01: Innovation	<p>Up to a maximum of 10 credits available in aggregate from a combination of the following:</p> <p>Exemplary level requirements in existing BREEAM issues</p> <p>1. Where the building demonstrates exemplary performance by meeting defined exemplary level performance criteria in one or more of following BREEAM assessment issues:</p> <ul style="list-style-type: none"> 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) <p>Once innovation credit can be awarded for each individual BREEAM issue exemplary performance level complied with. Please refer to the relevant BREEAM issue within this Scheme Document for the exemplary level performance assessment criteria.</p> <p>Approved Innovations</p> <p>One innovation credit can be awarded for each innovatoin application approved by BRE Global, where the building complies with the criteria defined within the Approved Innovation application form.</p>	10	10%	0	0%	0	0%
Man 02: Responsible Construction Practices		1	1%	0	0%	0	0%
Man 05: Protection and Enhancement of Ecological Value		1	1%	0	0%	0	0%
Man 06: Project Management		2	2%	0	0%	0	0%
Hea 04: Inclusive Design		1	1%	0	0%	0	0%
Ene 02: Energy Efficiency Rating		2	2%	0	0%	0	0%
Ene 08: Display Energy Divices		1	1%	0	0%	0	0%
Wat 01: Internal Water Use		1	1%	0	0%	0	0%
Pol 02: Surface Water Run-off		1	1%	0	0%	0	0%
Was 02: Refurbishment Site Waste Management		1	1%	0	0%	0	0%
Innovation Totals (Up to a maximum of 10 credits)		10	10.00%	0	0.00%	0	0.00%
Overall Totals		125	110.00%	86.5	76.11%	10	7.78%

5 Assessor Declaration

This Pre-Assessment report has been prepared by Encon Associates Ltd based on a full webinar Pre-Assessment meeting completed 25th March 2021.

Signed for and on behalf of Encon Associates

A handwritten signature in black ink, appearing to read 'Glenn Miles', is written in a cursive style.

Glenn Miles BREEAM Accredited Assessor and Professional (BREEAM AP 0137)

Director

Encon Associates Limited