



BREEAM UK DOMESTIC REFURBISHMENT

2014 Pre-Assessment

PROJECT:

INDEPENDENCE HOUSE

PROJECT NUMBER:

P2738

DOCUMENT REF:

P2738-BRE-R01

DATE:

31/10/2023

REVISION:

Rev 01

% Score

73%

BREEAM Rating

Excellent Rating

Assessment Type

Residential

For a full fee breakdown refer to page 2.

KENT (HQ)

Unit 3 Grove Dairy Farm Business Centre | Bobbing Hill | Bobbing | Sittingbourne | Kent | ME9 8NY

LONDON

One Bridge Wharf | 56 Caledonian Road | London | N1 9UU

BREEAM PRE-ASSESSMENT

The explanation and outline of how to achieve each credit is found below in the following sections:



Scope

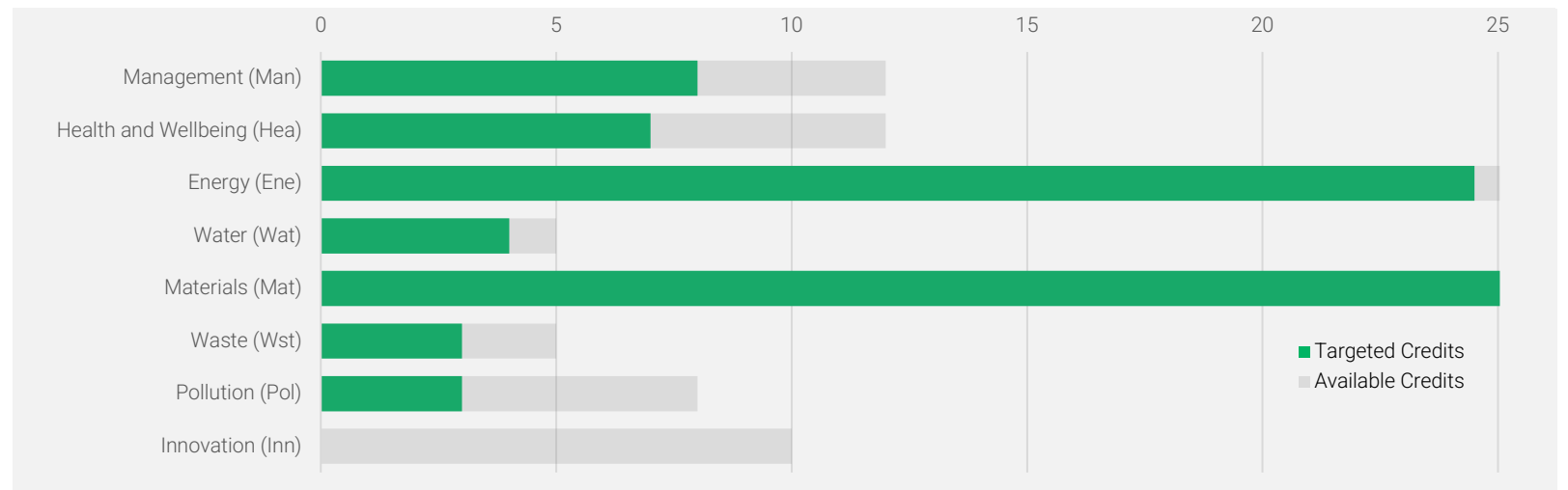
Please note: the final BREEAM score is confirmed by the BRE, **not** QuinnRoss Energy. The final score will be based on the quality of information provided by the whole team, **not** solely QuinnRoss Energy.

Scope of Assessment	
Project type	Residential
Building type	Residential
Is the building designed to be untreated?	N
Heating system type	Y
Cooling system type	N
Are building user lifts present?	Y
Are there any water demands present other than those assessed in Wat 01?	N
Does the building have external areas within the boundary of the assessed development?	Y
Are there statutory requirements, or other issues outside of the control of the project, that impact the ability to provide outdoor space?	N
Are systems specified that contribute to the unregulated energy load?	N

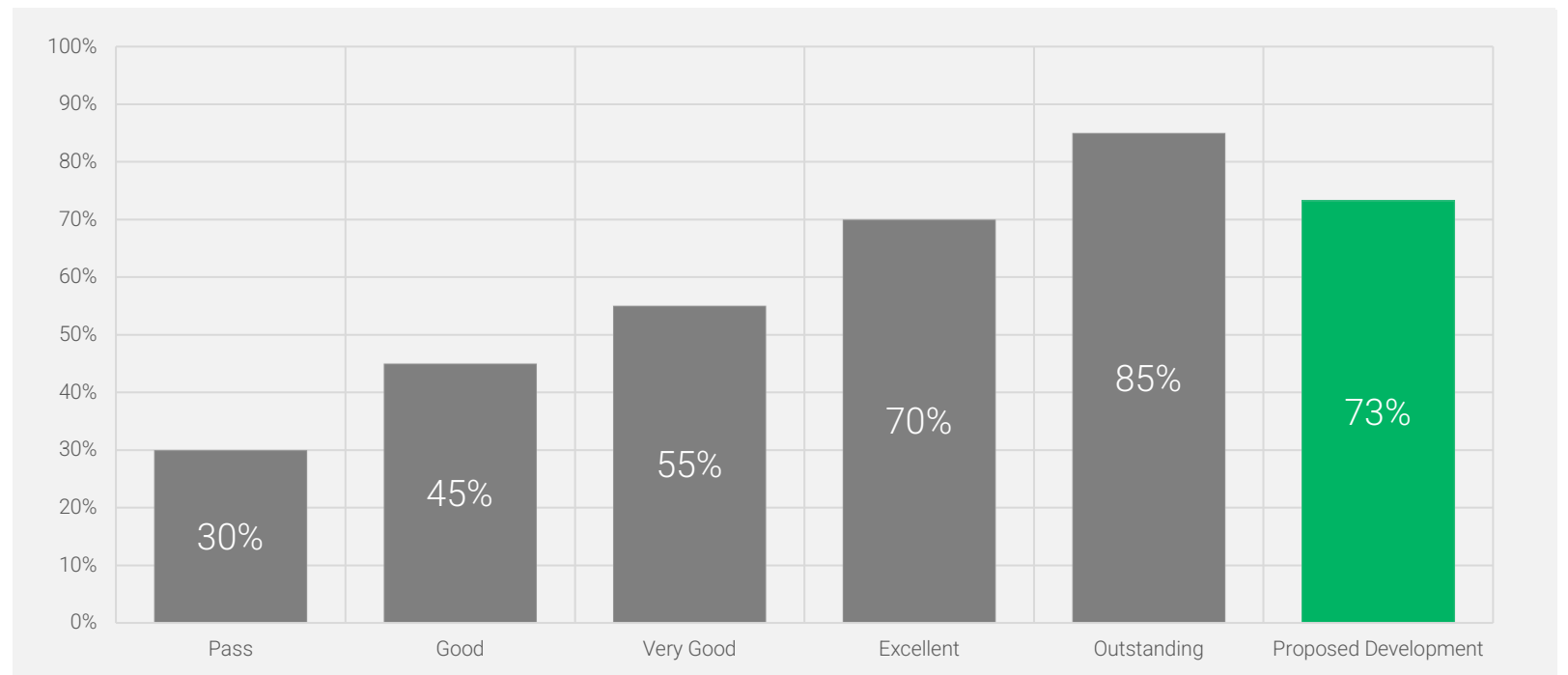
Sub-Section	Available Credits	Targeted Credits
Management (Man)	12	8
Health and Wellbeing (Hea)	12	7
Energy (Ene)	29	25
Water (Wat)	5	4
Materials (Mat)	48	37
Waste (Wst)	5	3
Pollution (Pol)	8	3
Innovation (Inn)	10	0

BREEAM Rating	% Score
Pass	30%
Good	45%
Very Good	55%
Excellent	70%
Outstanding	85%
Proposed Development	73%

Credit Distribution



Score



The explanation and outline of how to achieve each credit is found below in the following sections:



Please note: The client/client's representative will be responsible for sourcing the "consultant" credits. QuinnRoss Energy can help sourcing fees for these if instructed but cannot confirm works and funds.

Please note: Red items are mandatory.

Management (Man)

Man 01: Home user guide	Available Credits	Excellent Rating	Credit Requirements	Evidence Requirements	Typical Responsibility
Provision of Home User Guide (HUG)	3	3	Provide HUG's for each dwelling containing a minimum of the below: - User Guide Contents list - About BREEAM domestic refurbishment - Energy efficiency features and strategies information - Water use - Transport facilities - Materials and waste - Emergency information - Local amenities - Links and reference	Copy of HUG	Project manager
Man 02: Responsible construction practices	Available Credits	Excellent Rating	Credit Requirements	Evidence Requirements	Typical Responsibility
Considerate Constructors	2	1	Option 1 - Where the principal contractor has used the Considerate Constructors Scheme (CCS), credits are awarded depending on CCS score (One credit 24 - 31.5, two credits 32 - 35.5) 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 scheme	Copies off CCS registration and certification, or equivalent system	Contractor
Man 03: Construction site impacts	Available Credits	Excellent Rating	Credit Requirements	Evidence Requirements	Typical Responsibility
Construction site impacts	1	1	Encourage refurbishment site impacts to managed in an environmentally sound manner Large scale projects: Where there is evidence to demonstrate that 2 or more of the sections a-e in Appendix A: Man 03 are completed Small scale projects: Where there is evidence to demonstrate that 2 or more of the sections a-d in Checklist A-5 are completed	List of timber products used, quantity, manufacturer and FSC certificates Share predicted and collated data on the monitoring of energy, water and transport on site See Checklist A5	Contractor
Man 04: Security	Available Credits	Excellent Rating	Credit Requirements	Evidence Requirements	Typical Responsibility
Secure Windows and Doors	1	1	One credit: Secure windows and doors - Where retained doors and accessible windows comply with the minimum security requirements as set out in CN6 - External doors and windows appropriately certified	Manufacturer's details of glazing installed and certification	Architect
Secured by Design	2	0	Two credits: Secure by design - Where the principles and guidance of Secured by Design Section 2 - Physical Security are complied with - A suitably qualified security such as Police Architectural Liaison Officer (ALO) or Crime Prevention Design advisor is consulted at the design stage and their recommendations are incorporated into the refurbishment specification	Suitably qualified security consultant (ALO or CPDA) to be consulted at design stage and recommendations are incorporated into design	-

The explanation and outline of how to achieve each credit is found below in the following sections:

Man 05: Protection and Enhancement of ecological features	Available Credits	Excellent Rating	Credit Requirements	Evidence Requirements	Typical Responsibility
Protection ecological features	1	1	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. 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 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.	Ecologist or project team member's report	Consultant OR project manager

Man 06: Project management	Available Credits	Excellent Rating	Credit Requirements	Evidence Requirements	Typical Responsibility
Project Roles and responsibilities	1	1	Project roles and responsibilities: 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: b. For large scale projects, the project manager assigns individual and shared responsibilities across the key design and refurbishment stages	1. Provide list of stakeholders consulted 2. agenda/minutes from the consultation meetings 3. Documentation demonstrating consultation feedback and subsequent actions	Project manager
Handover and Aftercare	1	0	Handover and aftercare: - Handover meeting is arranged - Where 2 or more of items a-c have been committed to determine project success: - A site inspection within 3 months of occupation. - Conduct post occupancy interviews with building occupants or a survey via phone or posted information within 3 months of occupation. - Longer term after care e.g. a helpline, nominated individual or other appropriate system	Commitment to arranging handover meeting and aftercare support including site inspection with occupant interviews 3 months post occupation	-

Health and Wellbeing (Hea)

Hea 01: Daylighting	Available Credits	Excellent Rating	Credit Requirements	Evidence Requirements	Typical Responsibility
Maintaining good daylighting	1	1	First credit: Refurbished: 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. conversions).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. See CN4	Daylight assessment report	Consultant
Minimum daylighting	1	0	Second credit: The dwelling achieves minimum daylighting levels in the kitchen, living room, dining room and study See Criteria CN1	Daylight assessment report	-

Hea 02: Sound Insulation	Available Credits	Excellent Rating	Credit Requirements	Evidence Requirements	Typical Responsibility
Sound testing	4	2	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 - 13 and Table - 14 2 credits: Part E compliance 3 credits: 3dB higher than Part E4 4 credits: 5dB higher than Part E12	Acoustic consultant's report	Consultant

The explanation and outline of how to achieve each credit is found below in the following sections:



Hea 03: Volatile Organic Compounds	Available Credits	Excellent Rating	Credit Requirements	Evidence Requirements	Typical Responsibility
Avoiding the use of VOCs	1	0	1. Where all decorative paints and varnishes used in the refurbishment have met the requirement in Table - 15. 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 - 15. 3. Where five or fewer products are specified	List of all paints and varnishes used on site and manufacturer details confirming VOCs levels	Contractor
Hea 04: Inclusive design	Available Credits	Excellent Rating	Credit Requirements	Evidence Requirements	Typical Responsibility
Minimum accessibility	2	1	One credit: An access expert or suitably qualified member of the design team (CN6) has completed section 1 of Checklist A8; Access Statement Template, accessibility template with evidence provided of the measures implemented in the refurbishment	Completed CHECKLIST A8	Project manager
Advanced accessibility			Two credits: An access expert or suitably qualified member of the design team (CN6) has completed sections 1 and 2 of Checklist A8; Access Statement Template with evidence provided of the measures implemented in the refurbishment		
Hea 05: Ventilation	Available Credits	Excellent Rating	Credit Requirements	Evidence Requirements	Typical Responsibility
MANDATORY - Minimum Ventilation standards	2	2	One credit: 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 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. 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. 4. The building is a historic building (CN4) and meets the requirements for Historic Buildings below.	Ventilation drawings and manufacturer details of extract system	M&E
Advanced ventilation standards			Two credits: 5. Ventilation is provided for the dwelling that meets the requirements of Section 5 of Building Regulations Part F in full 6. Where the building is a historic building and meets the requirements for Historic Buildings (CN4).		
Hea 06: Safety	Available Credits	Excellent Rating	Credit Requirements	Evidence Requirements	Typical Responsibility
MANDATORY - Fire and carbon monoxide detection and alarm systems	1	1	1. Where the dwelling is provided with a compliant fire detection and alarm system in accordance with relevant compliance notes 2-9 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 carbon monoxide detector and alarm system is provided in accordance with relevant compliance notes 2-9 3. 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 4. 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	Drawings and manufacturer literature of fire alarm	Contractor

The explanation and outline of how to achieve each credit is found below in the following sections:



Energy (Ene)

Ene 01: Improvement in Energy in Energy Efficiency Rating	Available Credits	Excellent Rating	Credit Requirements	Evidence Requirements	Typical Responsibility
Improving the dwellings Energy Efficiency Rating	6	6	Where the refurbishment results in an improvement to the dwelling's Energy Efficiency Rating, in accordance withCN2.	SAP outputs determine credits scored Require "before and after" SAP calculations	Consultant
Ene 02: Energy Efficiency Rating Post Refurbishment	Available Credits	Excellent Rating	Credit Requirements	Evidence Requirements	Typical Responsibility
MANDATORY >2.5 credits - EER Post Refurbishment	4	3	Where as a result of refurbishment, the dwelling meets a minimum Energy Efficiency Rating, credits can be awarded	SAP outputs determine credits scored Require as designed SAP	Consultant
Ene 03: Primary Energy Demand	Available Credits	Excellent Rating	Credit Requirements	Evidence Requirements	Typical Responsibility
Primary Energy Demand	7	5.5	Primary Energy Demand Targets. Where as a result of refurbishment the dwelling meets the Primary Energy Demand targets, up to 7 credits may be awarded:	SAP outputs determine credits scored Require as designed SAPs	Consultant
Ene 04: Renewable Technology	Available Credits	Excellent Rating	Credit Requirements	Evidence Requirements	Typical Responsibility
10% improvement	2	1	One credit: 1. Where at least 10% of the dwellings Primary Energy Demand per annum is supplied by low or zero carbon technologies 2. Where the dwelling has reduced energy demand prior to the specification of renewable technologies with a maximum Primary Energy Demand as follows: a. For detached, semi-detached, bungalows and end terraces:250 kWh/m2/year b. Mid terraces and flats:220 kWh/m2/year	Details / drawings showing renewable tech Full SAP calculations with and without renewable tech to show energy consumption	Consultant
15% improvement			Two credits: 3. 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 4. 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 technologies AND 5. Where the dwelling has reduced energy demand prior to the specification of renewable technologies with a maximum Primary Energy Demand as follows: a. For detached, semi-detached, bungalows and end terraces: 250 kWh/m2/year b. Mid terraces and flats: 220 kWh/m2/year		

The explanation and outline of how to achieve each credit is found below in the following sections:



Ene 05: Energy Labelled White Goods	Available Credits	Excellent Rating	Credit Requirements	Evidence Requirements	Typical Responsibility
Energy Labelled White Goods	2	2	All fridges and freezers or fridge-freezers must achieve an EU energy label E rating All washing machines must achieve an EU energy label B rating All dishwashers must achieve an EU energy label D rating All washer-dryers must achieve an EU energy label D rating Where any of the above are not provided, the EU Energy Efficiency Labelling Scheme Information Leaflet is provided to each dwelling	Manufacturer EU Energy Efficiency Rating certificate	Contractor
Ene 06: Drying Space	Available Credits	Excellent Rating	Credit Requirements	Evidence Requirements	Typical Responsibility
Drying Space	1	1	1. An adequate, secure internal or external space with posts and footings, or fixings holding: a. 1-2 bedrooms: 4m+of drying line b. 3+bedrooms: 6m+of drying line	Drawing and photo of drying line If internal must be in a heated space with adequate, controlled ventilation in line with Building Regs Part F	Architect
Ene 07: Lighting	Available Credits	Excellent Rating	Credit Requirements	Evidence Requirements	Typical Responsibility
External lighting	1	1	One credit: 1. Where Energy Efficient Space lighting (including lighting in communal areas) and Energy Efficient Security lighting is provided OR 2. Where Energy Efficient Space lighting (including lighting in communal areas) and no Security Lighting is provided	Target both credits by appropriate lighting design and product selection Maximum total wattage over floor area must not be greater than 9 watts/m ² for flat	Contractor
Internal lighting	1	1	One Credit: 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/m ²	Provide details of light fittings and lighting density calculation	
Ene 08: Energy Display Devices	Available Credits	Excellent Rating	Credit Requirements	Evidence Requirements	Typical Responsibility
Primary heating OR electrical consumption monitored	2	1	One credit: 1. Where current electricity consumption data is displayed to occupants by a compliant energy display devices OR 2. Where current primary heating fuel consumption data is displayed to occupants by a compliant Energy Display Devices.	Install primary heating fuel consumption Smart Meter in flat - Data to be easily accessible to occupants Electrical only systems noted	Contractor
Primary heating AND electrical consumption monitored			Two credits: 3. Where current electricity AND primary heating fuel consumption data are displayed to occupants by a compliant correctly specified Energy Display Devices. OR 4. Where electricity is the primary heating fuel and current electricity consumption data are displayed to occupants by a compliant Energy Display Devices.		
Ene 09: Cycle Storage	Available Credits	Excellent Rating	Credit Requirements	Evidence Requirements	Typical Responsibility
To supply adequate and secure cycle storage	2	2	One credit: 1. Where individual or communal compliant cycle storage is provided for the following number of cycles: a. Studios or 1 bedroom dwellings – storage for 1 cycle for every two dwellings b. 2 and 3 bedroom dwellings – storage for 1 cycle per dwelling c. 4 bedrooms and above – storage for 2 cycles per dwelling Two credits: 2. Where individual or communal compliant cycle storage is provided for the following number of cycles: b. Studios or 1 bedroom dwellings – storage for 1 cycle per dwelling c. 2 and 3 bedroom dwellings – storage for 2 cycles per dwelling d. 4 bedrooms and above – storage for 4 cycles per dwelling	Drawings showing cycle spaces	Architect

The explanation and outline of how to achieve each credit is found below in the following sections:

Ene 10: Home Office	Available Credits	Excellent Rating	Credit Requirements	Evidence Requirements	Typical Responsibility
Home Office	1	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. The following services must be provided in the suitable room intended as a home office: - Two double power sockets - Window (either of the width and height are to be no less than 450mm) - Adequate ventilation (see CN4) - openable Window	Plan drawing showing potential office space outline and applicable sockets	Architect

Water (Wat)

Wat 01: Water consumption	Available Credits	Excellent Rating	Credit Requirements	Evidence Requirements	Typical Responsibility
MANDATORY >2 credits - Internal water use	3	2	1. Where terminal fittings meet the equivalent terminal fitting consumption standards as detailed in Table - 22 and Table - 23 OR 2. Where the BREEAM Domestic Refurbishment Wat 01 calculator is used to determine the dwellings water consumption, credits may be awarded depending on the calculated whole house water consumption as detailed in Table - 22	Water component schedule Water calculations	Contractor

Wat 02: External water use	Available Credits	Excellent Rating	Credit Requirements	Evidence Requirements	Typical Responsibility
Rainwater collection system	1	1	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	Drawings showing no external space	Architect

Wat 03: Water Meter	Available Credits	Excellent Rating	Credit Requirements	Evidence Requirements	Typical Responsibility
Water meter	1	1	Where an appropriate water meter for measuring usage of mains potable water has been provided to dwelling	Water schematic and manufacturer details of meter	M&E

Materials (Mat)

Mat 01: Environmental Impacts of Materials	Available Credits	Excellent Rating	Credit Requirements	Evidence Requirements	Typical Responsibility
MANDATORY - Environmental impact of materials (Up to 25 credits)	25	20	1. The BREEAM Domestic Refurbishment Mat 01 calculator is used to determine the number of credits awarded. 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: a. Roof b. External walls c. Internal walls (including separating walls) d. Upper and ground floors e. . Windows 2. Up to a maximum of 25 credits can be awarded through achieving a combination of the credits available for each element	Quantity of materials and manufacturer Product's BES 6001 or ISO 14001 certificates BREEAM calculator (to be filled in by assessor)	Contractor

The explanation and outline of how to achieve each credit is found below in the following sections:



Mat 02: Responsible sourcing of materials (min standards - criterion 3 only)	Available Credits	Excellent Rating	Credit Requirements	Evidence Requirements	Typical Responsibility
Responsible sourcing of materials (Up to 12 credits)	15	10	1. Where the applicable new materials for refurbished building elements are assigned a responsible sourcing tier level using a points based system 2. The number of credits achieved is determined as follows using the BREEAM Domestic Refurbishment Mat 02 calculator: 3. Where all new timber used in the project is sourced in accordance with the UK Government's Timber Procurement Policy, as detailed in CN3. a. Copies of Environmental Product Declarations b. A link/reference to the EPD's Product Category Rules c. Online Green Guide calculator output d. Environmental Profile certificate(s) (or certificate number)	Quantity of materials and manufacturer Product's BES 6001 or ISO 14001 certificates FSC certificate for timber products Completed CHECKLIST A-9	Contractor
Mat 03: Insulation	Available Credits	Excellent Rating	Credit Requirements	Evidence Requirements	Typical Responsibility
Embodied impact (4 credits)	4	3	Embodied impact: 1. Where the Insulation Index for new insulation used in the buildings is ≥ 2 and is calculated using the BREEAM Domestic Refurbishment Mat 03 Calculator with reference to CN1, CN2 and CN3. 2. Where Green Guide ratings, required by the BREEAM Domestic Refurbishment Mat 03 Calculator are determined using the Green Guide to specification tool.	List of new insulation used, quantity, manufacturer and thermal conductivity Manufacturer's certification confirming thermal conductivity	Contractor
Responsible sourcing (4 credits)	4	4	Responsible sourcing: 3. Where $\geq 80\%$ of the new thermal insulation used in the building elements is responsibly sourced.	Manufacturer's certification for BES 6001 or ISO 14001 compliance	

The explanation and outline of how to achieve each credit is found below in the following sections:



Waste (Wst)

Wst 01: Household waste	Available Credits	Excellent Rating	Credit Requirements	Evidence Requirements	Typical Responsibility
Adequate recycling facilities	1	0	One credit: can be awarded where the dwelling complies with one of the scenarios detailed in Table - 31	Provisions to be put in place for internal and external bin stores	Contractor
Adequate composting facilities	1	0	Second credit: Dwellings with significant external private space - all of the following are met: 2. Where a composting service or facility is provided for green/garden waste 3. Where a composting service or facility is provided for kitchen waste 4. Where an interior container is provided for kitchen composting waste of at least seven litres OR Dwellings without significant external private space - all of following are met: 5. Where a composting service or facility is provided for kitchen waste 6. Where an interior container is provided for kitchen composting waste of at least seven litres	External bin store noted on drawings	
				All waste and composting provisions are to be in line with local borough waste collection policy	
Wst 02: Refurbishment Site Waste Management	Available Credits	Excellent Rating	Credit Requirements	Evidence Requirements	Typical Responsibility
Site Waste Management Plan	3	3	Projects up to £100k: three credits are awarded 1. Where waste generated through the refurbishment process is managed in accordance with Appendix A: Was 02 Projects up to £300k: three credits are awarded: 2. Where a compliant Level 1 Site Waste Management Plan See Criteria (SWMP) is in place in accordance with CN3. Projects over £300k: up to three credits are available: First credit – management plan 3. Where a compliant Level 2 SWMP is in place in accordance with CN4 Second credit – good practice waste benchmarks 4. Where the first credit has been achieved 5. Where Non-hazardous construction waste generated by the dwellings refurbishment meets or exceeds the resource efficiency benchmark in accordance with CN7 6. Where the amount of waste generated against £100,000 of project value is recorded in the SWMP 7. Where a pre-refurbishment audit of the existing building is completed in accordance with CN10 8. Where the demolition is included as part of the refurbishment programme, then the audit should also cover demolition materials Third credit – best practice waste benchmarks 9. Where the first two credits have been achieved 10. Where on-hazardous demolition waste generated by the dwellings refurbishment meets or exceeds the refurbishment & demolition waste diversion benchmarks in accordance with CN83	Provide copy of SWMP SWMP must contain procedures and commitments for minimising non-hazardous construction waste SWMP must contain licence details for the waste carrier, and permit details for the site the waste is taken to, if waste is removed offsite	Contractor

The explanation and outline of how to achieve each credit is found below in the following sections:



Pollution (Pol)

Pol 01: Nitrogen Oxide Emissions	Available Credits	Excellent Rating	Credit Requirements	Evidence Requirements	Typical Responsibility
Low level NOx emissions	3	0	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: a. One credit where the dry NOx emissions of space heating and hot water systems are ≤100 mg/kWh (NOx class 4 boiler). b. Two credits where the dry NOx emissions of space heating and hot water systems are ≤70 mg/kWh (NOx class 5 boiler). c. Three credits where the dry NOx emissions of space heating and hot water systems are ≤40 mg/kWh.	Manufacturer technical details of boiler Systems that use grid supplied electricity cannot comply	Contractor
Pol 02: Surface water run-off	Available Credits	Excellent Rating	Credit Requirements	Evidence Requirements	Typical Responsibility
Neutral impact on run-off	1	1	One credit: Neutral impact on surface water	Plan drawings before and after refurbishment works showing no increase in building footprint	Architect
Reducing run-off	2	0	Two credits: reducing run-off from site: basic Three credits: Reducing run-off from site: advanced		
Pol 03: Flooding	Available Credits	Excellent Rating	Credit Requirements	Evidence Requirements	Typical Responsibility
MANDATORY > 2 Credits - Low flood risk (2 credits) Medium or high flood risk and resilience measures in place (2 credits)	2	2	Minimum standards 1. A minimum of two credits must be achieved for this issue at the Excellent and Outstanding levels 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. 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. 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; Pol 03 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	Flood risk assessment (FRA) by qualified consultant Drawings showing flood prevention measures IF medium or high risk confirmed in FRA Checklist A-10 completed Flood resilience strategy IF applicable	Consultant