

Kilnwood Vale

Crest Nicholson

BREEAM UK NC V6 Pre-Assessment Report
Commercial – Retail – Shell Only

AES Sustainability Consultants Ltd

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1. Introduction

- 1.1. AES Sustainability Consultants have been instructed by Crest Nicholson to complete a BREEAM Pre-assessment in order to define a strategy to achieve a BREEAM rating for the proposed new units at Kilnwood Vale.
- 1.2. The proposed development includes the construction of 8 retail units and 1 convenience store totaling approximately 1016 m² with appropriate external space and parking as part of a wider residential development.

BREEAM Manual:	BREEAM UK New Construction (NC) V6.1
BREEAM Building Type:	Commercial – Retail
BREEAM Scope:	Shell Only
BRE Registration:	BREEAM-0137-0345
Project Size (GIA):	1016 m ²
Required Rating:	Very Good – 55.00%

2. BREEAM Credit Filter

Designed to be untreated?:	Yes
Commercial cold storage present:	No
Transportation systems present (e.g. lifts, escalators, moving walkways):	No
Unregulated water uses:	Yes
External areas present:	Yes
Statutory requirements impacting outdoor space?:	No
Unregulated energy load:	No
Post-occupancy Ene 01 credits targeted:	No

3. BREEAM Assessment Process

3.1. There are four stages within the BREEAM Assessment process:

- **BREEAM Pre-Assessment:** The BREEAM assessor meets/liases with the project team to establish a robust strategy to ensure the required BREEAM rating is achievable. Targets are set at this stage based on information available and reasonable assumptions. Actions required to be carried out at an early stage are identified for implementation and a credit strategy is set.
- **BREEAM Design Stage:** The project team provide evidence to prove that targeted credits have been incorporated into design. This is verified by the BREEAM assessor. A submission is made to the BRE for Interim Certification.
- **BREEAM Post-Construction Review:** The project team provides as-built information in order to confirm design commitments have been implemented. The BREEAM assessor undertakes a site inspection to verify the construction. A submission is made to the BRE for Final Certification.
- **BREEAM Post-Occupancy Stage:** An optional stage for shell only and fully fitted buildings. Monitoring and reporting processes are carried out during the period of 12-24 months after full building occupation in order to understand the actual performance of the building and optimise this in line with design expectations.

3.2. A BREEAM rating is achieved at the Design and Post Construction stages where:

- Credits are awarded to exceed the BREEAM rating benchmark. In order to achieve BREEAM Outstanding a score of 85% or more must be achieved; Excellent 70%; Very Good 55%; Good 45% and Pass 30%.
- The minimum standards for the rating level targeted are achieved. This involves compliance with specific credit areas to demonstrate a fundamental level of performance in key areas.

3.3. Any change to the scope of works may cause alteration to the applicable criteria and credits within the assessment would be subject to change.

4. Pre-Assessment Score Summary

4.1. The Pre-assessment has established the following:

- **Available Credits:** Credits that are available to the building type
- **Targeted Credits:** Credits that have been targeted in order to achieve the required rating
- **Potential Credits:** Credits that have potential to be targeted where required to achieve the required rating

4.2. The table below summarises the value of available, targeted and potential credits within the assessment.

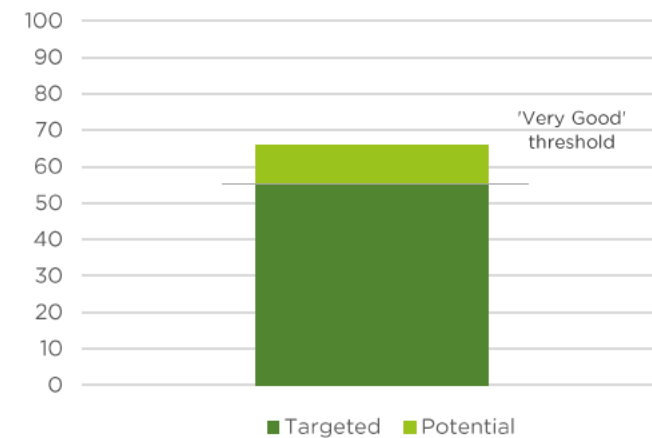
4.3. A summary of the credit strategy is presented in Appendix A – BREEAM Credit Strategy Summary.

4.4. If all targeted credits were achieved, BREEAM Very Good would be achieved with a score of 55.13% and all minimum requirements met.

4.5. If all targeted and potential credits were achieved, BREEAM Very Good would be achieved with a score of 65.71% and all minimum requirements met.

	Credit Value (%)	Credits Available	Credits Targeted	Targeted %	Credits Potential	Potential %
Management	0.80	15	10	8.00	0	0.00
Health & Wellbeing	0.88	8	5	4.38	2	1.75
Energy	0.73	13	2	1.46	0	0.00
Transport	1.21	12	7	8.46	2	2.42
Water	0.67	3	3	2.00	0	0.00
Materials	1.57	14	4	6.29	2	3.14
Waste	0.80	10	8	6.40	1	0.80
Land use & Ecology	1.46	13	9	13.15	1	1.46
Pollution	1.00	6	5	5.00	1	1.00
Exemplary	1.00	10	0	0.00	0	0.00
				55.13		10.57

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5. Conclusion & Recommendations

- 5.1. A BREEAM Pre-assessment has been completed in order to define a strategy to achieve a BREEAM rating for the proposed new Kilnwood Vale. The presented strategy achieves a targeted score of 55.13% and a rating of BREEAM 'Very Good'.
- 5.2. Appendix A – BREEAM Credit Strategy Summary presents the proposed assessment strategy presents a summary of the criteria requirements.
- 5.3. In order to achieve a particular rating, it is important to ensure all applicable minimum standards are met. These are identified and targeted within the credit strategy.
- 5.4. Within the assessment methodology there are a number of credits that have time limitations. To ensure compliance with the credit strategy it is critical that early-stage requirements are actioned appropriately. Failure to do so may prevent the rating being achieved and/or lead to increased costs. Section 4 of this report provides further detail.
- 5.5. 'Unknown' potential credits at this stage include those associated with sourcing of materials and requirements for particular certification, given the current and likely medium-term impact of shortages in construction materials.
- 5.6. It is recommended that a contingency of ~4.00% above the scoring threshold for a desired rating is incorporated into the targeted score. This provides a safety net to protect the ability to achieve a particular rating. An additional meeting has been held to review the potential credits, and the team are actively investigating picking up the following:
- Tra02 Electrical Vehicle Charging
 - Tra02 Car Share Spaces
 - Mat02 Environmental Product Declarations
 - Mat03 Responsible Sourcing
 - Pol03 Minimising Watercourse Pollution
- 5.7. It should be noted that the principles and outcome of this BREEAM Pre-Assessment are likely to be typical of any further phases on this site, given the speculative nature of the Shell Only units.
- 5.8. To ensure the rating is achieved, the project team should progress design in line with the presented strategy. Where it is found the proposed strategy is not suitable for a particular credit area, the BREEAM assessor should be notified immediately.
- 5.9. The project team should provide the BREEAM assessor with evidence submissions once available to ensure any compliance issues are identified in good time for compliance to be achieved.

6. Appendix A – BREEAM Credit Strategy Summary

- 6.1. This credit strategy summary outlines the available, targeted and potential credits within the assessment. The responsible party for compliance is identified and a comment is presented in relation to any available documentation referenced or assumptions taken during formation of the credit strategy. Credits will only be achieved where compliant evidence is provided to the assessor.

MANAGEMENT - 1 credit = 0.80%						
		Available	Targeted	Potential	Responsible Party	Comments
Man 01: Project brief and design	Project delivery planning	1	1		Client	Meeting of project delivery stakeholders prior to completion of concept design to identify/define roles, responsibilities and contributions. Early stage meeting minutes and responsibilities matrix required. Team to contact planning architect to get template completed along with DTM minutes - issued 17/12.
	Stakeholder consultation	1	0		Client	Credit not targeted - Stage 2 credit.
	Prereq: Sustainability Targets	Y	Y		Client	BREEAM Excellent has been agreed as a formal strategic performance target.
	BREEAM AP Concept Design	1	0		Client	Stage 2 credit, not targeted.
	BREEAM AP Developed Design	1	0		Client	Credit cannot be achieved without achieving the above Stage 2 credit. Not targeted.
Man 02: Life cycle cost and service life planning	Elemental LCC	2	0		Client	Elemental LCC report would need to be completed by a LCC Specialist at RIBA Stage 2. Stage 2 credit, not targeted.
	Component LCC options	1	1		Client/ Contractor	Component LCC report to be completed by a LCC Specialist at RIBA Stage 4. AES are quoting - Stage 4 completion end of December 2025.
	Capital cost reporting	1	1		Contractor	Contractor will report capital cost.
Man 03: Responsible construction practices	Prereq: Legal & sustainable timber	-	Yes		Contractor	Contractor will prove the use of only legal and sustainable timber.
	Environmental management	1	1		Contractor	Selected contractor would be required to hold ISO14001 and adhere to PPG6 guidelines. Confirmation found online that Crest hold EMS accreditation, team to send over certificate.
	Prereq: Sustainability Targets	-	Yes		Client / Contractor	Contractor will prove the use of only legal and sustainable timber.
	BREEAM AP Construction	1	1		Contractor / Sustainability Consultant	AES instructed as BREEAM AP going forward.

	Responsible construction management	2	2		Contractor	2 credits (CCS) = a score of 39 (with a minimum of 13 in each section) plus demonstration of additional item 'g' from table 4.1 in the BREEAM manual. Exemplary credit will be achieved where 'p' and 'q' from the list are also demonstrated, in reference to GN33. Where a CCS score of 39 is not achieved, alternative compliance through the checklist 4.1 is required. Checklist issued 17/12, all mandatory elements and 6 additional items to be evidenced to achieve 2 credits.
	Monitoring of utility consumption	1	1		Contractor	Targets will need to be set for site energy consumption in kWh and water consumption in litres and the usage monitored, recorded and reported throughout the construction process.
	Transport of materials and waste	1	1		Contractor	Targets will need to be set for transportation of materials and waste to and from the site and monitored, recorded and reported throughout the construction process.
Man 04: Commissioning and handover	Commissioning schedule and responsibilities	N/A			N/A	N/A - Not applicable to Shell Only assessments.
	Commissioning design and preparation	N/A			N/A	N/A - Not applicable to Shell Only assessments.
	Testing and inspecting building fabric	1	1		Client	Pre completion thermographic survey and air test would be required and any required remedial works completed prior to hand over.
	Building user guide and training	N/A			N/A	N/A - Not applicable to Shell Only assessments.
Man 05: Aftercare	Aftercare support	N/A			N/A	N/A - Not applicable to Shell Only assessments.
	Commissioning implementation	N/A			N/A	N/A - Not applicable to Shell Only assessments.
	Post occupancy evaluation	N/A			N/A	N/A - Not applicable to Shell Only assessments.
		15	10	0		

HEALTH AND WELLBEING - 1 credit = 1.00%						
		Available	Targeted	Potential	Responsible Party	Comments
Hea 01: Visual comfort	Control of glare from sunlight	N/A			N/A	N/A
	Daylighting	2	0	2	Sustainability Consultant	Daylighting analysis would have to be undertaken to confirm all applicable spaces are BREEAM compliant. Specific building criteria applies. AES are quoting.
	View out	1	1		Architect	A calculation is needed to confirm that 95% of the floor area in 95% of spaces where close work is predicted be undertaken (offices etc.) will be within 8m of an external wall where the opening is more than 20% of the surrounding wall area. Marked up plans confirming compliance received.
	External lighting	1	1		M&E	External lighting to be in line with BS 5489-1:2013 and BS EN 12464-2:2014.
Hea 02: Indoor air quality	Prerequisite: IAQ plan	N/A			N/A	N/A - Not applicable to Shell Only assessments.
	Ventilation	N/A			N/A	N/A - Not applicable to Shell Only assessments.
Hea 04: Thermal comfort	Thermal modelling	N/A			N/A	N/A - Not applicable to Shell Only assessments.
	Design for future thermal comfort	N/A			N/A	N/A - Not applicable to Shell Only assessments.
Hea 05: Acoustic performance	Sound insulation	N/A			N/A	N/A - Not applicable to Shell Only assessments.
	Indoor ambient noise level	1	1		Acoustician / Contractor	A Suitably Qualified Acoustician must carry out a quantifiable assessment of the specification of the build form, construction and any external factors likely to affect the indoor ambient noise levels. Appointment guide issued 17/12.
	Room acoustics	N/A			N/A	
Hea 06: Security	Security of site and building	1	0		Architect	A Suitably Qualified Security Specialist (SQSS) required to have conducted a BREEAM compliant Security Needs Assessment (SNA) during or prior to completion of Stage 3 in with line Knowledge Base. Recommendations of SNA must be integrated into design. Team confirmed in PA meeting Stage 4 concludes Dec 2025 so project too far past Stage 3 for compliance.
Hea 07: Safe & Healthy Surroundings	Safe access	1	1		Architect	Onsite car parking and delivery area to be separately accessed to any standard parking. Dedicated cycle paths and pedestrian paths required throughout the development (from development entrance to cycle storage/ building entrance). Appears achievable based on site plan, requested confirmation of delivery areas 12/01

	Outside space	1	1		Landscape Architect	Seating areas are likely to be provided in outdoor areas and designated non smoking. Non smoking requirement can be dismissed where outside pace is within the public realm as per KBCN1508. Team have confirmed landscape drawings are on 4P.
		8	5	2		

ENERGY - 1 credit = 0.73%						
		Available	Targeted	Potential	Responsible Party	Comments
Ene 01: Reduction of energy use and carbon emissions	Energy performance	9	0		M&E	Total number of credits achieved dependent on the results of BRUKL and .inp files for each of the retail spaces. The BRUKL must be compliant with Building Regulations Part L2 2021. Brukl INP received confirming worst performing units currently achieving 0 credits (Block 4 Units 4 and 5 & Convenience store). See email 17/12 from Lindsey Dean, team to confirm whether design changes would be considered to improve performance.
	Prediction of Operational Energy Consumption	N/A			N/A	N/A - Not applicable to Shell Only assessments.
Ene 02: Energy monitoring	Sub-metering of end use categories	N/A			N/A	N/A - Not applicable to Shell Only assessments.
	Sub-metering of high energy load and tenancy areas	N/A			N/A	N/A - Not applicable to Shell Only assessments.
Ene 03: External lighting	External lighting	1	1		M&E	External lighting, existing and proposed, to achieve a minimum average of 70ll/cw, automatic controls and presence detection in intermittent areas.
Ene 04: Low carbon design	Passive design analysis	1	0		M&E	Credit not targeted - Stage 2 credit.
	Free cooling	1	0		M&E	Credit not targeted.
	Low and zero carbon technologies	1	1		M&E	Low Zero Carbon technology study to be completed at Concept Design stage (Can be done at Stage 3 in accordance with KBCN1052). Any LZC recommendations are to be included within the development and reflected within the Technical Design stage drawings. AES are quoting.
Ene 06: Energy efficient equipment	Energy consumption	N/A			N/A	N/A - Not applicable to Shell Only assessments.
	Energy efficient features - lifts	N/A			N/A	N/A - Not applicable to Shell Only assessments.
	Energy efficient features - escalators or moving walks	N/A			N/A	N/A - Not applicable to Shell Only assessments.
Ene 07: Energy efficient laboratory systems		N/A			N/A	N/A - Not applicable to Shell Only assessments.
Ene 08: Energy efficient equipment		N/A			N/A	N/A - Not applicable to Shell Only assessments.
		13	2	0		

TRANSPORT - 1 credit = 1.21%						
		Available	Targeted	Potential	Responsible Party	Comments
Tra 01: Transport assessment & travel plan	Transport assessment & travel plan	2	2		Transport Consultant	Travel Assessment and Travel Plan to be completed by the Transport Consultant at Concept design stage. It has been assumed these reports are available as part of the planning submission documents.
Tra 02: Sustainable transport measures	Sustainable transport measures	10	5	2	Transport Consultant / Architect	<u>Targeted</u> - Cycle storage - 10 cycle spaces required for retail developments with multiple small units (KBCN0187), cycle spaces must be covered and accessible to all units. (1 point) Team confirmed in PA meeting that 16 cycle storage spaces specified but these are not currently covered. - Indicative mark up of cyclist facilities - Provision of two of the following: showers (in each unit), changing rooms, lockers or drying spaces. (1 point). Team confirmed in PA meeting that capped off water supply specified externally to each unit for future connection. - Multiple enhanced amenities - Outdoor amenity space and future retail store as per KBCN0264 (3 points) <u>Potential</u> - Car sharing spaces - 5% of car parking spaces must be dedicated car share spaces. CS spaces to be given priority location (1 point). - Electric recharging stations - 10% of parking spaces need to be either active or passive EV charging (infrastructure/ ducting in accordance with KBCN1247). (1 point) <u>Not targeted</u> - Accessibility Index > 8 (1 point). - Increase of existing Accessibility Index through provision of additional amenities. (3 points potential). - Public Information system (1 point) - Consultation with Local Authority on state of local cycling network and agree and implement an improvement measure additional to local plans (2 points potential) - Existing amenities - Initial review to confirm its unlikely there are amenities within 500m. Team confirmed in PA meeting that commercial units do not have dedicated parking spaces and there are existing spaces outside of the red line boundary which will likely be used - see email 17/12 Crest to look into achievability of EV and CS credits.
		12	7	2		

WATER - 1 credit = 1.00%						
		Available	Targeted	Potential	Responsible Party	Comments
Wat 01: Water consumption	Water consumption	N/A			N/A	N/A - Not applicable to Shell Only assessments.
Wat 02: Water monitoring	Pulsed water meter and submeters BREEAM Very Good Rating Minimum Standard (Criterion 1)	1	1		M&E	Capped off pulsed output water meter required for each unit. Pulsed output water meter required on the mains water supply. M&E to confirm whether this is specified.
Wat 03: Water leak detection and prevention	Leak detection system	1	1		M&E	Water infrastructure specified allows for future installation of water leak detection system to the mains water supply for each retail unit by tenant (as per KBCN0771). Team confirmed in PA meeting each unit has external capped off water supply allowing for future internal connect. M&E to confirm whether leak detection specified on mains external water supply.
	Flow control devices	N/A			N/A	N/A - Not applicable to Shell Only assessments.
Wat 04: Water efficient equipment	Water efficient consumption	1	1	0	Landscape Architect	It has been assumed that there is no irrigation specified and credit compliance shall be sought through confirmation of manual watering of landscaping onsite.
		3	3	0		

MATERIALS - 1 credit = 1.57%						
		Available	Targeted	Potential	Responsible Party	Comments
Mat 01: Environmental impacts from construction products	Building LCA - Concept Design - Superstructure	6	0		Client / Architect	Stage 2 credits, not targeted.
	Building LCA - Technical Design - Superstructure					
	LCA Options - Concept Design - Superstructure					
	LCA Options - Technical Design - Superstructure					
	LCA Options - Concept Design - Substructure/hard landscaping	1	0		Client / Architect	Stage 2 credits, not targeted.
Mat 02: Environmental impacts from construction products	Environmental Product Declarations	1	0	1	Contractor	Credit not targeted. Enough products with EPD certificates required to achieve a total EPD point score of at least 20. Team to confirm whether procurement of products with EPDs is within spec. CS to discuss with commercial team.
Mat 03: Responsible sourcing of construction products	Prereq: Legal & sustainable timber BREEAM Very Good Rating Minimum Standard (Criterion 1)	-	Yes		Contractor	Contractor will prove the use of only legal and sustainable timber.

	Sustainable procurement	1	1		Client	A sustainable procurement plan to be in place at concept design stage. It has assumed the client has a sustainable procurement plan available. Requested plan and issued criteria 17/12.
	Responsible sourcing	3	2	1	Contractor	Team to be aware from early stage that products to be procured with responsible sourcing certification - BES6001, ISO14001, FSC/PEFC.
Mat 05: Designing for durability and resilience	Protecting the building from damage and degradation	1	1		Architect	Durability and resilience report to be completed. AES will provide template once Design Stage assessment set up.
Mat 06: Material efficiency	Optimisation measures investigated and implemented	1	0		Collaboration	Credit not targeted. Stage 1 / 2 credit.
		14	4	2		

WASTE - 1 credit = 0.89%						
		Available	Targeted	Potential	Responsible Party	Comments
Wst 01: Construction waste management	Pre-demolition audit	N/A			N/A	No demolition taking place.
	Resource efficiency	3	2	1	Contractor	Provision of site waste management plan and achievement of waste volume targets:≤ 7.5m3 (actual, not bulk volume) / ≤ 6.5 tonnes per 100m2 GIFA.
	Diversion from landfill	1	1		Contractor	Achievement of waste diverted from landfill targets: 70% Volume / 80% Tonnage
Wst 02: Sustainable aggregates	Sustainable aggregate points	1	0		Contractor	Credit not targeted. Compliance will be reviewed once contractor has identified viable aggregate sources.
Wst 03: Operational waste	Recycling and non recyclable waste storage	1	1		Architect	Accessible waste/ recycling storage area of sufficient size (indicative) required, including baler and organic waste facilities where large amounts of organic or operational waste is predicted to be produced. 2m2 recyclable waste storage required per 1000m2 floor area. Since the commercial units are small the additional m2 catering requirements does not need to be met in accordance with KBCN1162. Team to confirm in statement for evidence once DS assessment set up.
Wst 04: Speculative finishes		N/A			N/A	N/A - Not applicable to Shell Only assessments.
Wst 05: Adaptation to climate change	Resilience of building	1	1		Architect	Adaptation to climate change study to be completed. Stage 2 credit, AES can issue template and team to complete based on Stage 2 activities and decisions. Team to contact planning architect to get Wst05 template complete - issued 17/12.
Wst 06: Design for disassembly and adaptability	Recommendations	1	1		Architect	Functional adaptability study to be completed. Stage 2 credit, AES can issue template, team to complete based on Stage 2 activities and decisions. Team to contact planning architect to get Wst06 template complete - issued 17/12.
	Implementation	1	1		Architect	
		10	8	1		

LANDUSE & ECOLOGY - 1 credit = 1.46%							
		Available	Targeted	Potential	Responsible Party	Comments	
LE01: Site selection	Previously occupied land	1	0		Architect	Team confirmed in PA meeting that site was previously a landfill site. BRE have confirmed this does not count as previously occupied land.	
	Contaminated land	1	0		Environmental Consultant	Any sources of contamination identified would need to be remediated in line with a remediation strategy. It is not currently anticipated that there will be any contamination onsite.	
LE02: Ecological risks and opportunities - comprehensive route	Prerequisite: statutory obligations	-	Yes		Ecologist	Ecologist to confirm achievable credits. Ecologist to complete GN40 document alongside Concept Design PEA report and confirm the onsite ecological enhancement strategy and complete the pre/ post development enhancement calculations. Credit targets are currently assumptions. GN40 issued and PEA requested 17/12.	
	Survey and evaluation	1	1		Ecologist		
	Determining ecological outcomes	1	1		Ecologist		
LE03: Managing impacts on ecology - comprehensive route	Prerequisite: ecological risks and opportunities	-	Yes		Ecologist		
	Planning and measures on site	1	1		Ecologist		
	Managing negative impacts	2	1	1	Ecologist		
LE04: Ecological change and enhancement - comprehensive route	Prerequisite: managing negative impacts on ecology	-	Yes		Ecologist		
	Ecological enhancement	1	1		Ecologist		
	Change and enhancement of ecology	3	2		Ecologist		
LE05: Long term ecology management and maintenance	Prerequisite: statutory obligations	-	Yes		Ecologist		
	Management and maintenance throughout the project	1	1		Contractor		
	Landscape and ecology management plan	1	1		Ecologist		
		13	9	1			

POLLUTION - 1 credit = 1.00%						
		Available	Targeted	Potential	Responsible Party	Comments
Pol 01: Impact of refrigerants	Absence of refrigerant containing systems	N/A			N/A	N/A - Not applicable to Shell Only assessments.
	Refrigerant containing systems DELCO2/GWP	N/A			N/A	N/A - Not applicable to Shell Only assessments.
	Hermetically sealed systems or leak detection	N/A			N/A	N/A - Not applicable to Shell Only assessments.
Pol 02: Local air quality	Non combustion systems or low NOx	N/A			N/A	N/A - Not applicable to Shell Only assessments.

Pol 03: Flood and surface water management	Flood risk zone	2	2		Drainage Engineer	Flood Risk Assessment required. The Environment Agency online confirms the site has a low flood risk. FRA flooding sources issued 17/12.
	Surface water runoff (rate)	1	1		Drainage Engineer	Drainage engineer to complete GN38. Credit currently targeted on the assumption that the runoff rate will not exceed for the developed site compared with the pre-developed site, including the climate change event. BRE have confirmed that the site can only be considered greenfield if it was remediated and left undisturbed for 5 years or more - requested confirmation 17/12. GN38 issued 17/12.
	Surface water runoff (volume)	1	1		Drainage Engineer	Drainage engineer to complete GN38. Credit currently targeted on the assumption that post development volume will not exceed the pre-development scenario, including the climate change event. BRE have confirmed that the site can only be considered greenfield if it was remediated and left undisturbed for 5 years or more - requested confirmation 17/12. GN38 issued 17/12.
	Minimising watercourse pollution	1	0	1	Drainage Engineer	Drainage engineer to complete GN38 and confirm whether credit is achievable. Key criteria to be confirmed that there will be no discharge from the developed site for rainfall up to 5mm, OR, justification in line with KBCN1059.
Pol 04: Reduction of night time light pollution	External lighting	1	1		Electrical Engineer	External lighting in line with Table 2 ILP guidance, can be automatically switched off and any illuminated ads in compliance with ILP PLGO5.
Pol 05: Reduction of noise pollution	Noise impact assessment	N/A			N/A	N/A - Not applicable to Shell Only assessments.
		6	5	1		

EXEMPLARY - 1 credit = 1.00%						
		Available	Targeted	Potential	Responsible Party	Comments
Man 03: Responsible construction practices	Responsible construction management	1	0		Contractor	All items on Table 4.1 must be achieved OR a score of greater than 39 under the Considerate Constructors Scheme along with evidence for points G, P and Q of Table 4.1.
Hea 01: Visual comfort	Daylighting	1	0		Sustainability Consultant	There are no relevant building areas within the scope of works that can be assessed. Credit therefore not awardable.
	Internal and external lighting levels, zoning and control	N/A			N/A	N/A - Not applicable to Shell Only assessments.
Hea 06: Security	Security of site and building	1	0		As above	A SABRE assessment would be required: this is cost prohibitive.
Ene 01: Reduction of energy use and carbon emissions	Reduction of energy use and carbon emissions	N/A			N/A	N/A - Not applicable to Shell Only assessments.
Wat 01: Water consumption	Water consumption	N/A			N/A	N/A - Not applicable to Shell Only assessments.

Mat 01: Building LCA	LCA Options - Concept Design - Core building services	N/A			N/A	N/A - Not applicable to Shell Only assessments.
	LCA and LCC alignment	1	0		Sustainability Consultant	Align options within LCA & LCC, and integrate within design, to achieve credit.
	Third Party verification	1	0		Sustainability Consultant	Suitably qualified person to complete or review & verify LCA work and options to award credit.
Mat 03: Responsible sourcing of construction products	Responsible sourcing	1	0		As above	50% of available points would have to be achieved, including core building services to award credit. Supply chain difficulties may limit the potential here.
Wst 01: Construction waste management	Resource efficiency	1	0		As above	Exemplary level waste quantities to be met to award credit: $\leq 1.6\text{m}^3$ (actual, not bulk volume) / ≤ 1.9 tonnes per 100m ² GIFA
Wst 02: Sustainable aggregates	Sustainable aggregate points	1	0		As above	Sustainable Aggregate Points should be targeted to achieve exemplary level where possible
Wst 05: Adaptation to climate change	Responding to climate change	N/A			N/A	N/A - Not applicable to Shell Only assessments.
LE02: Ecological risks and opportunities	Wider site sustainability	1	0		As above	Would require both Hea 07 credits & Pol 03 minimising watercourse pollution credits, to be achieved. Ecologist to advise if this credit will be achieved.
LE04: Ecological change and enhancement - comprehensive route	Ecological enhancement	1	0		As above	Ecologist to advise if significant net gain will be achieved.
		10	0	0		