BREEAM minimum standard	Criteria to be met	Responsibility	Evidence typically required at design stage	Applicant comments	BREEAM criteria also likely to be achieved as part of a SKA assessment?
Responsible construction practices (Man 03): Achieve at least 1 credit	The principal contractor has used a 'compliant' organisational, local or national considerate construction scheme and their performance against the scheme has been confirmed by independent assessment and verification. This is typically the Considerate Construction Scheme (CCS). One credit where the contractor achieves 'compliance' with the criteria of a compliant scheme.	Contractor	Evidence of CCS application and statement confirming at least 1 credit will be targeted.	This is addressed by SKA, and the relevant SKA point targeted.	Yes
Building user guide (Man 04)	A Building User Guide (BUG) is developed or (where present) an existing Building User Guide is updated, prior to handover for distribution to the building occupiers and premises managers, with a draft copy developed and discussed with users first (where the building occupants are known) to ensure the guide is most appropriate and useful to potential users.	Contractor and client	Draft building user guide	SKA also requires a building user guide. Although the contents differ slightly, this can be easily achieved. The SKA point for a compliant building user guide is targeted.	Yes, but with minor changes
Seasonal commissioning (Man 05)	The following seasonal commissioning activities will be completed over a minimum 12-month period, once the building becomes substantially occupied (except solar photovoltaics): Complex systems - Specialist Commissioning Manager: i. Testing of all building services under full load conditions, i.e. heating equipment in mid-winter, cooling/ventilation equipment in mid-summer, and under part load conditions (spring/autumn). ii. Where applicable, testing should also be carried out during periods of extreme (high or low) occupancy. iii. Interviews with building occupants (where they are affected by the complex services) to identify problems or concerns regarding the effectiveness of the systems. iv. Re-commissioning of systems (following any work needed to serve revised loads), and incorporating any revisions in operating procedures into the operations and maintenance (O&M) manuals.	Contractor	Commissioning plan	Seasonal commissioning is also required by SKA. Noting the criteria differ slightly, this is achievable.	Yes, but with uplift to commissioning plan and responsibilities

	b. Simple systems (naturally ventilated) - external consultant/aftercare team/facilities manager: i. Review thermal comfort, ventilation, and lighting, at three, six and nine month intervals after initial occupation, either by measurement or occupant feedback. ii. Take all reasonable steps to re-commission systems following the review to take account of deficiencies identified and incorporate any relevant revisions in operating procedures into the O&M manuals.				
Reduction of energy use and carbon emissions (Ene 01): Achieve at least 6 credits	Option 1: Credits are calculated either through the BRUKL report (which the BREEAM assessor will upload to the BREEAM portal which calculates the number of BREEAM points) OR Option 2: Where the design team complete the attached Ene 01 tool. This then also needs to be uploaded to the BREEAM portal by the BREEAM assessor.	MEP (first option) MEP and architects (second option)	BRUKL report or completed Ene 01 proforma (document "BREEAM_UK_RFO_2014_Ene01_Option_2_proforma_V1.0" attached)	Awaiting confirmation of completion of BRUKL report	TBC
Energy monitoring (Ene 02)	1. Energy metering systems are installed that enable at least 90% of the estimated annual energy consumption of each fuel to be assigned to the various end-use categories of energy consuming systems. 2. The energy consuming systems in buildings with a total useful floor area greater than 1,000m2 are metered using an appropriate energy monitoring and management system. 3. The systems in smaller buildings are metered either with an energy monitoring and management system or with separate accessible energy sub-meters with pulsed or other open protocol communication outputs, to enable future connection to an energy monitoring and management system.	MEP	Specification	Awaiting confirmation of presence of the relevant energy consuming systems e.g.: • Space heating • Domestic hot water heating • Humidification • Cooling • Ventilation, i.e. fans (major) • Pumps • Lighting* • Small power* • Renewable or low carbon systems (separately) • Controls	TBC

	4. The end energy consuming uses are identifiable to the building users, for example through labelling or data outputs.			• Other major energy consuming systems/plant, where appropriate *Due to traditional distribution methods, it can be difficult to separate lighting and small power cost effectively. It is acceptable, within a single floor, for lighting and small power to be combined for metering purposes, provided that sub-metering is provided for each floor plate.	
Water consumption (Wat 01): Achieve at least 1 credit	1 credit is achieved where a minimum 12.5% reduction in potable water consumption is achieved. The efficiency of the following 'domestic scale' water-consuming components must be included in the assessment (where specified/relevant to project type as defined by Table 42): • WCs • Urinals • Taps (wash hand basins and where specified kitchen taps and waste disposal unit) • Showers • Baths • Dishwashers (domestic and commercial sized) • Washing machine (domestic and commercial or industrial sized)	Architect / MEP	Specification and manufacturer's literature confirming flow rates, flush volumes etc. Confirmation from the client re any retained fittings Completed Wat 01 calculator tool (document "BREEAM_UK_RFO_2014_Wat01_Calculator_v0.0) attached	Addressed by SKA but not in the same format. Further details on format can be provided.	TBC
Water monitoring (Wat 02)	The specification of a water meter on the mains water supply to each building; this includes instances where water is supplied via a borehole or other private source. The meter has a pulsed or other open protocol communication output to enable connection to an appropriate utility monitoring and management	MEP	Specification	Criteria confirmed as achievable.	Yes

	system, e.g. a building management system (BMS), for the monitoring of water consumption. If the refurbishment zone is within a site that has an existing BMS, managed by the same occupier/owner (as the space undergoing refurbishment or fit-out), the pulsed/digital water meter(s) for the refurbishment or fit-out zone must be connected to the existing BMS				
Responsible timber sourcing (Mat 03)	All timber and timber-based products used on the project is Legally harvested and traded timber.	Contractor	Material specification PEFC or FSC certificates for all timber used	Easy to achieve as this is standard practice. Addressed by SKA.	Yes
Operational waste (Wst 03)	1. Dedicated space(s) is provided for the segregation and storage of operational recyclable waste volumes generated by the assessed building/unit, its occupant(s) and activities. This space must be: a. Clearly labelled, to assist with segregation, storage and collection of the recyclable waste streams b. Accessible to building occupants or facilities operators for the deposit of materials and collections by waste management contractors c. Of a capacity appropriate to the building type, size, number of units (if relevant) and predicted volumes of waste that will arise from daily/weekly operational activities and occupancy rates*. 2. Where the consistent generation in volume of the appropriate operational waste streams is likely to exist, e.g. large amounts of packaging or compostable waste generated by the building's use and operation, the following facilities are provided: a. Static waste compactor(s) or baler(s); situated in a service area or dedicated waste management space. b. Vessel(s) for composting suitable organic waste resulting from the building's daily operation and use; OR adequate space(s) for storing segregated food waste and compostable organic material prior to collection and delivery to an alternative composting facility.	Architect	Marked up drawings	Recyclable waste storage is addressed by SKA but criteria are less stringent. Awaiting confirmation on if the criteria in the second column are being met.	TBC

	c. Where organic waste is to be stored/composted on-site, a water outlet is provided adjacent to or within the facility for cleaning and hygiene purposes.				