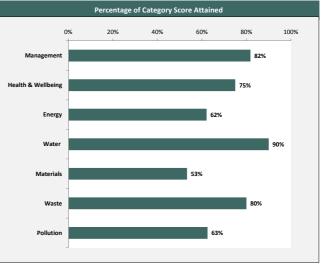
BREEAM Domestic Refurbishment 2012 Pre-Assessment Estimator v0.6: Results Summary

BREEAM®

		Building name	49 Fitzjoh	ins Avenue, Can	nden, London
	Indicative	Building Score		71.57%	
	Indicative E	Building Rating		BREEAM Excell	ent
	Issue	Credits Available	Indicative Credits Achieved	Weighting	Section Score
	Man 01	3	3		
	Man 02	2	1		
	Man 03	1	1		
Management	Man 04	2	2	12%	9.82%
	Man 05	1	1		
	Man 06	2	1		
	Hea 01	2	1		
	Hea 02	4	4		
Health and	Hea 02	4	4		
Wellbeing	Hea 03	2	1	17%	12.75%
wenbeing	Hea 04 Hea 05	2	1		
	Hea 05	1	1		
	Hea Uo	T	1		
	Ene 01	6	4		
	Ene 02	4	2.5		
	Ene 03	7	2.5		
	Ene 04	2	0		
Energy	Ene 05	2	2	43%	26.69%
2.00.87	Ene 06	1	1		
	Ene 07	2	1		
	Ene 08	2	2		
	Ene 09	2	2		
	Ene 10	1	1		
	Wat 01	3	2.5		
Water	Wat 02	1	1	11%	9.90%
	Wat 03	1	1		
	Mat 01	25	12		
Materials	Mat 02	12	8	8%	4.27%
	Mat 03	8	4		
	Was 01	2	2		
Waste	Was 01 Was 02	3	2	3%	2.40%
	1103 02	5	2		
	Del 01	2	2		
Dellette	Pol 01	3	2	604	2 75%
Pollution	Pol 02	3	1	6%	3.75%
	Pol 02	2	2		
Innovat	ion	10	2	N/A	2.00%

This assessment and indicative BREEAM rating is not a formal certified BREEAM assessment or rating and must not be communicated as such. The score presented is indicative of a dwelling's potential performance and is based on a simplified pre-formal BREEAM assessment and unverified commitments given at an early stage in the design process.





BREEAM Domestic Refurbishment This assessment and indicative BREEAM rating is not a f			communicated as such.			Minimum St	B	Global Ltd 2012
Management Health & Wellbeing	esign process. Building nam licative building score (% Indicative BREEAM ratir	ne 49 Fitzjohns Avenue, Ca 6) 71.57% ng BREEAM Exce Water Materials Wa	mden, London	Ene 02 Wat 01 Hea 05 Hea 06 Pol 03 Mat 02	Pass Good	Very Good	Excellent	Outstanding
INNOVATION Comments		Section Weighting: 10%			Indicative	Section Score:	2.00%	
MANAGEMENT		Section Weighting: 12%			Indicative	Section Score:	9.82%	
Man 01 Home Users Guide		_			·			
No. of BREEAM credits available No. of BREEAM innovation credits	3 0	-			n to overall score dards applicable:		.7% Io	
Assessment Criteria Where a Home Users Guide be provided to all dwa Comments A Home User Guide will be created and						A criteria as set		ive Credits 3 01.
Man 02 Responsible Construction Practices								
No. of BREEAM credits available	2	-	Availat		to overall score: nimum Standards	2.1	.8% Io	_
No. of BREEAM innovation credits Assessment Criteria	-				iimum Standards	<u>``</u>	-	ive Credits
Where a compliant considerate construction scher Large Scale - project with more than 5				elow:			1	I
Considerate Constructor	sScheme	One Cred Score of 25-34 with a score		Score of 35-39	Two Credits with a score of 7	in each section		
	s scheme							
Alternative Compliant	Scheme	Compliance	ce	В	Beyond Compliand	e		
Small Scale - project with 5 units or fe	wer	One Cred	it		Two Credits			
Considerate Constructor	s Scheme	Score of 25-34 with a score		Score of 35-39	with a score of 7	in each section		
Alternative Compliant	Scheme	Complianc	ce	В	Beyond Compliance	e		
Checklist A-3		50% of the option	nal items	80%	of the optional it	ems		
Exemplary Credit							Indicative	e Innovation
Considerate Constructor	s Scheme	Score of 40 or more with a sco	re of 7 in each section					Achieved Se Select
Alternative Compliant	Scheme	Exemplary Level Co	ompliance			ľ		
Checklist A-3*		All Items (Optional &	Mandatory)	* Small Scal	e Project Only			
				1				
Comments One credit	is assumed here as th	e project will be registered with th	e Considerate Construct	ors Scheme with	n a target score of	34.		
Man 03 Construction Site Impacts No. of BREEAM credits available	1		Availa	ble contribution	n to overall score	1.0	9%	
No. of BREEAM innovation credits Assessment Criteria	0			Minimum Stan	ndards applicable	N	o Indicati	ive Credits
Where evidence demonstrate that site impacts wi	ll be monitored, as de	tailed below:	One Cred	li+				1
Large Scale		M/house the sus is assistences to store						
Small Scale		Where there is evidence to der						
		Where there is evidence to der	nonstrate that 2 or more	e of the sections	in Checklist A-5 a	are completed]	
Larg	e Scale - Checklist A-4	Sections of Checklist	2	Small Scale - Che	ecklist A-5			
Monitor, report and set targets for C			Set objectives for red			gy use arising		
Monitor, report and set targets	for water consumptio	n arising from site activities	1	from site act				
A main contractor w	vith an environmental	materials policy	Set objectives for re	educing water u	se arising from si	e activities		
A main contractor that ope			Main contract	tor environment	tal materials state	ment		
80% of site timber is re			80% of site timber	is reclaimed, re-	-used or responsil	bly sourced		
Same definition of small and large sca	-						J	

Comments

A minimum of 80% of the timber used to facilitate construction will be sustainable sourced in accordance with the UK Governments Timber Procurement Policy.

No. of BREEAM innovation credits 0 essment Criteria	Available contribution to overall score: 2.18%	
accment Criteria	Minimum Standards applicable: No	
ere the following requirements will be met:		Indicative Credit
		2
One Credit Secure windows and doors	External doors and accessible windows meet minimum standards and appropriately certified	
	Principles and guidance of Secured by Design Section 2 are complied with	
Two Credits Secured by design	A suitably qualified security consultant is consulted at the design stage and their recommendations are incorporated into the refurbishment	
nments		
	inimum standards and are appropriately certified. It is also assumed that the Secured by Design principles are im	plemented and th
Po	plice Architectural Laison officer is consulted during detailed design.	
an 05 Protection and Enhancement of Ecological Features		
No. of BREEAM credits available 1	Available contribution to overall score: 1.09%	
No. of BREEAM innovation credits 1	Minimum Standards applicable: No	Indiantina Cuadit
essment Criteria ere the following requirements will be met:		Indicative Credit
	Site survey carried out to determine presence of ecological features	-
One Credit	Statutory Nature Conservation Organisation notified of protected species	
Protecting Ecological Features	Features of ecological value protected during refurbishment works	
		ndicative Innovat
	A suitably qualified ecologist recommends features to enhance ecology of the site	Credits Achieve
Exemplary Credit		1
Ecological enhancement	adopts all general ecological recommendations	
	adopts 30% of additional recommendations	
an 06 Project Management No. of BREEAM credits available 2 No. of BREEAM innovation credits 2	Available contribution to overall score 2.18% Minimum Standards applicable No	
essment Criteria		Indicative Credit
ere the following requirements will be met:		1
	Where all of the project team are involved in the project decision making	
	Small Scale - the project manager assigns individual and shared responsibilities amongst the project team including all trades on site	
One Credit		
	Large Scale - the project manager assigns individual and shared responsibilities across the following key	
	design and refurbishment stages.	
Project Roles and Responsibilities	design and refurbishment stages: i. Planning and Building control notification	
Project Roles and Responsibilities	i. Planning and Building control notification ii. Design	
Project Roles and Responsibilities	i. Planning and Building control notification ii. Design iii. Refurbishment	
Project Roles and Responsibilities	i. Planning and Building control notification ii. Design iii. Refurbishment iv. Commissioning and handover	
Project Roles and Responsibilities	i. Planning and Building control notification ii. Design iii. Refurbishment	
Project Roles and Responsibilities	i. Planning and Building control notification ii. Design iii. Refurbishment iv. Commissioning and handover v. Occupation	
	i. Planning and Building control notification ii. Design iii. Refurbishment iv. Commissioning and handover v. Occupation	
	i. Planning and Building control notification ii. Design iii. Refurbishment iv. Commissioning and handover v. Occupation Ok Large Scale projects: more than five units and more than £100k Handover meeting arranged	
Small Scale projects: five units or fewer and less than £100	i. Planning and Building control notification ii. Design iii. Refurbishment iv. Commissioning and handover v. Occupation Ok Large Scale projects: more than five units and more than £100k Handover meeting arranged 2 or more of the following committed to:	
	i. Planning and Building control notification ii. Design iii. Refurbishment iv. Commissioning and handover v. Occupation Ok Large Scale projects: more than five units and more than £100k Handover meeting arranged	
Small Scale projects: five units or fewer and less than £100	i. Planning and Building control notification ii. Design iii. Refurbishment iv. Commissioning and handover v. Occupation Large Scale projects: more than five units and more than £100k Handover meeting arranged 2 or more of the following committed to: - 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	
Small Scale projects: five units or fewer and less than £100 One Credit	i. Planning and Building control notification ii. Design iii. Refurbishment iv. Commissioning and handover v. Occupation Ok Large Scale projects: more than five units and more than £100k Handover meeting arranged 2 or more of the following committed to: - 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	
Small Scale projects: five units or fewer and less than £100 One Credit	i. Planning and Building control notification ii. Design iii. Refurbishment iv. Commissioning and handover v. Occupation UK Large Scale projects: more than five units and more than £100k Handover meeting arranged 2 or more of the following committed to: - 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 to support building users for at least the first 12 months of occupation	ndicative Innovat
Small Scale projects: five units or fewer and less than £100 One Credit	i. Planning and Building control notification ii. Design iii. Refurbishment iv. Commissioning and handover v. Occupation UK Large Scale projects: more than five units and more than £100k Handover meeting arranged 2 or more of the following committed to: - 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 to support building users for at least the first 12 months of occupation	ndicative Innovat Credits Achieve
Small Scale projects: five units or fewer and less than £100 One Credit Handover and Aftercare Exemplary Credits	i. Planning and Building control notification ii. Design iii. Refurbishment iv. Commissioning and handover v. Occupation	Credits Achieve
Small Scale projects: five units or fewer and less than £100 One Credit Handover and Aftercare	i. Planning and Building control notification ii. Design iii. Refurbishment iv. Commissioning and handover v. Occupation	Credits Achieve
Small Scale projects: five units or fewer and less than £100 One Credit Handover and Aftercare Exemplary Credits	i. Planning and Building control notification ii. Design iii. Refurbishment iv. Commissioning and handover v. Occupation	Credits Achieve
Small Scale projects: five units or fewer and less than £100 One Credit Handover and Aftercare Exemplary Credits One Exemplary Credit	i. Planning and Building control notification ii. Design iii. Refurbishment iv. Commissioning and handover v. Occupation k Large Scale projects: more than five units and more than £100k Handover meeting arranged 2 or more of the following committed to: - 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 to support building users for at least the first 12 months of occupation Where A BREEAM Accredited Professional has been appointed to oversee key stages within the project. OR Where a BREEAM Domestic Refurbishment Assessor has been appointed at an early stage of the project, prior to the production of a refurbishment specification	Credits Achieve
Small Scale projects: five units or fewer and less than £100 One Credit Handover and Aftercare Exemplary Credits One Exemplary Credit	i. Planning and Building control notification ii. Design iii. Refurbishment iv. Commissioning and handover v. Occupation	Credits Achieve
Small Scale projects: five units or fewer and less than £100 One Credit Handover and Aftercare Exemplary Credits Dne Exemplary Credit Early Design Input	i. Planning and Building control notification ii. Pesign iii. Refurbishment iv. Commissioning and handover v. Occupation k Large Scale projects: more than five units and more than £100k Handover meeting arranged 2 or more of the following committed to: - 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 to support building users for at least the first 12 months of occupation Where A BREEAM Accredited Professional has been appointed to oversee key stages within the project. OR Where a BREEAM Domestic Refurbishment Assessor has been appointed at an early stage of the project, prior to the production of a refurbishment specification Where Thermographic surveying and Airtightness testing have been carried out at both pre and post refurbishment stages	Credits Achieve
Small Scale projects: five units or fewer and less than £100 One Credit Handover and Aftercare Exemplary Credits One Exemplary Credit Early Design Input	i. Planning and Building control notification ii. Design iii. Refurbishment iv. Commissioning and handover v. Occupation	Credits Achieve

HEALTH & WELLBEING	Section Weighting: 17% Indicative Section Score	12.75%
Hea 01 Daylighting		
No. of BREEAM credits available2No. of BREEAM innovation credits0	Available contribution to overall score 2.8 Minimum Standards applicable N	3% 0
Assessment Criteria		Indicative Credits
Where the refurbishment results in a neutral impact on daylig awarded as follows: For Existing Dwellings and Change of Use Projects	hting or where minimum daylighting standards are met, up to two credits may be	1
First Credit Maintaining Good Daylighting	The refurbishment results in a neutral impact on the dwellings daylighting levels in the kitchen, living room, dining room and study	
Where the property is being extended	Now spaces achieve minimum doutighting lovels	
First Credit Maintaining Good Daylighting	New spaces achieve minimum daylighting levels The extension does not significantly reduce daylighting levels in the kitchen, living room, dining room or study of neighbouring properties	
For All Properties Second Credit Minimum Daylighting	The dwelling achieves minimum daylighting levels in the kitchen, living room, dining room and study	
Comments		
	hment will achieve at minimum one credit with no advserse impact on daylighting.	
Hea 02 Sound Insulation		
No. of BREEAM credits available4No. of BREEAM innovation credits0	Available contribution to overall score 5.6 Minimum Standards applicable N	
Assessment Criteria		Indicative Credits
To ensure the provision of acceptable sound insulation standa Properties where sound testing has been carried out:	irds and so minimise the likelihood of hoise complaints.	4
Up to Four Credits	Four credits awarded according to the improvement over building regulations. See table in additional information in Technical Manual	
Properties where sound testing is not feasible and not requi	red by the appointed Building Control body	·
Two Credits	Where existing separating walls and floors are designed to meet the requirements of Building Regulations with compliant construction details	
	Where a Suitably Qualified Acoustician (SQA) provides recommendations for the specification of all existing separating walls and floors	
Up to Four Credits	SQA confirms in their professional opinion that they have the potential to meet or exceed the sound insulation credit requirements	
	Where these recommendations are implemented	
	See table in additional information in Technical Manual	
Historic Buildings		
	Where the dwelling is a Historic Building and sound testing results demonstrate existing separating walls and floor meet the Historic Building credit requirements	
	See table in additional information in Technical Manual	
Up to Four Credits	Where sound testing is not feasible and not required by the appointed Building Control body meeting criteria 2 and 3 using Table 12	
	Properties where sound testing has been carried out, credits awarded according to the improvement over building regulations. See table in additional information in Technical Manual	
	Where the dwelling is a detached property	
	Where the dwelling is a propertywith separating walls or floors only between non habitable rooms OR Testing not required by building control body	
Detached Properties Four Credits	By Default	1
Properties with separating walls or floors only between non	habitable rooms OR Testing not required by building control body	1
Four Credits	By Default]
Comments		
The aweiling is detached and so four credits can be awarded b	y default. There is a linking corridor between the dwelling and the adjacent school however there is no phy	vsical connection.
Hea 03 Volatile Organic Compounds No. of BREEAM credits available 1	Available contribution to overall score 1.4	2%
No. of BREEAM innovation credits 0		0
Assessment Criteria Where the refurbishment avoids the use of VOCs with new pr	oducts meeting the following requirements:	Indicative Credits 1
in the second seco	Where all decorative paints and varnishes used in the refurbishment have met the requirement listed in table 5.4 in the Technical Manual	
One Credit	Where at least five of the eight remaining product categories listed in table 5.4 have met the testing	
Avoiding the use of VOCs	requirements and emission levels for Volatile Organic Compound (VOC) emissions against the relevant standards identified within table 5.4 in the Technical Manual Where five or less products are specified within the refurbishment, all must meet the requirements in	
	Where five or less products are specified within the refurbishment, all must meet the requirements in order to achieve this credit.	
Comments		
The contractor	will commit to meeting the requirements as set out in the technical manual.	
Hea 04 Inclusive Design No. of BREEAM credits available 2	Available contribution to overall score 2.8	3%
No. of BREEAM innovation credits 1		0
Assessment Criteria Where an access statement has been carried out using Checklist A-8 of th	ne Technical Manual to optimise the accessibility of the home as follows:	Indicative Credits 1

Section 1 Section 2 One Credit Minimum Accessibility Completed with Evidence Two Credits Advanced Accessibility Completed with Evidence Completed with Evidence Ope Credit Where an access expert suitably qualified member of the design team has completed sections 1, 2 and 3 of Checklist A- 8, access statement template with evidence provided of the measures implemented in the refurbishment Image: Completed with Evidence			Checklist A-8 of the T	Fechnical Manual
Minimum Accessibility Completed with Evidence Two Credits Completed with Evidence Completed with Evidence Advanced Accessibility Completed with Evidence Completed with Evidence ry Performance Where an access expert suitably qualified member of the design team has completed sections 1, 2 and 3 of Checklist A-			Section 1	Section 2
Advanced Accessibility Completed with Evidence Completed with Evidence ry Performance Where an access expert suitably qualified member of the design team has completed sections 1, 2 and 3 of Checklist A-			Completed with Evidence	
One Credit Where an access expert suitably qualified member of the design team has completed sections 1, 2 and 3 of Checklist A-			Completed with Evidence	Completed with Evidence
One Credit	plary Performance			
	One Credit			
			the second s	
	Assum	es a suitable assessment is comp	bleted by a qualified access expert as part of the design de	evelopment and secures at minimum 1 credit
Assumes a suitable assessment is completed by a qualified access expert as part of the design development and secures at minimum 1 credit				
Assumes a suitable assessment is completed by a qualified access expert as part of the design development and secures at minimum 1 credit				

No. of BREEAM credits available	2	-		inimum Standards and table	Yes	
No. of BREEAM innovation credits ssment Criteria	0		M	inimum Standards applicable	Yes	Indicative Credit
Where the dwelling meets the foll	owing ventilation require	ements:				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,			
			ple rooms, kitchens, utility room ilding Regulations Approved Do	•	tion 7,	
One Cred	lit	A minimum level of extract	ventilation is provided in all wet	rooms (e.g. kitchen, utility and bath	n-rooms),	
Minimum Ventilation	One Credit Minimum Ventilation Requirement s		section 5, Building Regulations	Approved Document Part F 2010.		
		A minimum level of purges	entilation is provided in all hab	itable rooms and wet rooms, complia	ant with	
			7, Building Regulations Approve	-		
		It is an historic building	and meets historic building requ	uirements in CN4 of the technical ma	anual	
		Ventilation is provided for the	he dwelling that meets the requ Part F in full	irements of Section 5 of Building Reg	gulations	
Two Crec Advanced Requ						
		Where the building is a histo	oric building and meets the requ note 4 of the technical	irements for Historic Buildings in con manual	mpliance	
ments						
	It is assumed the prop	perty will meet the minimum ven	itilation requirements as set out	t in the technical manual.		
a 06 Safety No. of BREEAM credits available	1		Available	contribution to overall score	1.42%	
No. of BREEAM innovation credits ssment Criteria	0		Μ	inimum Standards applicable	Yes	Indicative Credit
Where a fire and carbon monoxide	e (CO) detection and alar	m system is specified as follows:			\rightarrow	1
		Where a compliant fire dete	ction and fire alarm system is p	rovided		
		Carbon Monoxide detector i	nstalled if dwelling is supplied v	vith mains gas or other fossil fuel		
One Crea Fire and Carbon Monoxide (CO) De		mc				
	·····	Mains supplied fire detection	n and alarm system if project in	volves re-wiring*		
		Deriver and the set of the set of the		tota a Weta na na La cala sa		
		Battery operated fire detect	ion and alarm system if no re-w	iring [*] is to take place		
* see CN9 in Hea 06 for the definit	ion of re-wiring	Battery operated fire detect	ion and alarm system if no re-w	iring ⁺ is to take place		
* see CN9 in Hea 06 for the definit						
		Battery operated fire detects				
aments		assumed that suitable Fire and Co		nstalled.		
ents ENERGY	It is a				on Score 26	.69%
ents ENERGY	It is a	assumed that suitable Fire and Co	O detection equipment will be in	nstalled.	on Score 26 8.90%	.69%
ENERGY ENERGY e 01 Improvement in Energy Efficier No. of BREEAM credits available No. of BREEAM innovation credits	It is a ocy Rating	assumed that suitable Fire and Co	O detection equipment will be in Available	nstalled. Indicative Sectio		
ENERGY E 01 Improvement in Energy Efficier No. of BREEAM credits available No. of BREEAM innovation credits essment Criteria	It is a ocy Rating 6 0	assumed that suitable Fire and Co Section Weighting: 43%	O detection equipment will be in Available M	Indicative Section	8.90%	.69% Indicative Credit 4
ENERGY ENERGY e 01 Improvement in Energy Efficier No. of BREEAM credits available No. of BREEAM innovation credits essment Criteria	It is a Icy Rating 6 0 nprovement in Energy E	Assumed that suitable Fire and Co Section Weighting: 43% fficiency Rating achieved as a res	O detection equipment will be in Available M sult of refurbishment: Credits	Indicative Section	8.90%	Indicative Credit
ENERGY ENERGY e 01 Improvement in Energy Efficier No. of BREEAM credits available No. of BREEAM innovation credits essment Criteria	It is a Icy Rating 6 0 nprovement in Energy E	assumed that suitable Fire and Co Section Weighting: 43%	O detection equipment will be in Available M sult of refurbishment:	Indicative Section	8.90%	Indicative Credit
ENERGY E 01 Improvement in Energy Efficier No. of BREEAM credits available No. of BREEAM innovation credits essment Criteria	It is a Icy Rating 6 0 nprovement in Energy E	Assumed that suitable Fire and CO Section Weighting: 43% fficiency Rating achieved as a resovement in EER ≥ 5 ≥ 9 ≥ 13	O detection equipment will be in Available M sult of refurbishment: Credits 0.5 1 1.5	Indicative Section	8.90%	Indicative Credit
ENERGY ENERGY e 01 Improvement in Energy Efficier No. of BREEAM credits available No. of BREEAM innovation credits essment Criteria	It is a Icy Rating 6 0 nprovement in Energy E	Assumed that suitable Fire and CO Section Weighting: 43% fficiency Rating achieved as a resovement in EER ≥ 5 ≥ 9 ≥ 13 ≥ 17 ≥ 21	O detection equipment will be in Available M sult of refurbishment: Credits 0.5 1 1.5 2 2.5	Indicative Section	8.90%	Indicative Credit
ENERGY ENERGY e 01 Improvement in Energy Efficier No. of BREEAM credits available No. of BREEAM innovation credits essment Criteria	It is a Icy Rating 6 0 nprovement in Energy E	Assumed that suitable Fire and CO Section Weighting: 43% fficiency Rating achieved as a resovement in EER ≥ 5 ≥ 9 ≥ 13 ≥ 17	O detection equipment will be in Available M sult of refurbishment: Credits 0.5 1 1.5 2	Indicative Section	8.90%	Indicative Credit
ENERGY E 01 Improvement in Energy Efficier No. of BREEAM credits available No. of BREEAM innovation credits essment Criteria	It is a Icy Rating 6 0 nprovement in Energy E	Assumed that suitable Fire and CO Section Weighting: 43% fficiency Rating achieved as a resovement in EER ≥ 5 ≥ 9 ≥ 13 ≥ 17 ≥ 21 ≥ 26 ≥ 31 ≥ 36	O detection equipment will be in Available M sult of refurbishment: Credits 0.5 1 1.5 2 2.5 3 3.5 4	Indicative Section	8.90%	Indicative Credit
ENERGY ENERGY e 01 Improvement in Energy Efficier No. of BREEAM credits available No. of BREEAM innovation credits essment Criteria	It is a Icy Rating 6 0 nprovement in Energy E	Assumed that suitable Fire and CO Section Weighting: 43% fficiency Rating achieved as a resovement in EER ≥ 5 ≥ 9 ≥ 13 ≥ 17 ≥ 21 ≥ 26 ≥ 31	O detection equipment will be in Available M sult of refurbishment: Credits 0.5 1 1.5 2 2.5 3 3.5	Indicative Section	8.90%	Indicative Credit
ENERGY ENERGY e 01 Improvement in Energy Efficier No. of BREEAM credits available No. of BREEAM innovation credits essment Criteria	It is a Icy Rating 6 0 nprovement in Energy E	Assumed that suitable Fire and CO Section Weighting: 43% fficiency Rating achieved as a resovement in EER ≥ 5 ≥ 9 ≥ 13 ≥ 17 ≥ 21 ≥ 26 ≥ 31 ≥ 36 ≥ 42 ≥ 48 ≥ 54	O detection equipment will be in Available M sult of refurbishment: Credits 0.5 1 1.5 2 1.5 2 2.5 3 3 3.5 4 4 4.5 5 5 5.5	Indicative Section	8.90%	Indicative Credit
ENERGY e 01 Improvement in Energy Efficier No. of BREEAM credits available No. of BREEAM innovation credits essment Criteria ere the following targets are met for the in	It is a Icy Rating 6 0 nprovement in Energy E	Assumed that suitable Fire and CO Section Weighting: 43% fficiency Rating achieved as a resource of the section of the sect	O detection equipment will be in Available M sult of refurbishment: Credits 0.5 1 1.5 2 2.5 3 3.5 3.5 4 4 4.5 5	Indicative Section	8.90%	Indicative Credit
ENERGY ENERGY e 01 Improvement in Energy Efficien No. of BREEAM credits available No. of BREEAM innovation credits essment Criteria ere the following targets are met for the in	It is a	Assumed that suitable Fire and Co Section Weighting: 43% fficiency Rating achieved as a res provement in EER ≥ 5 ≥ 9 ≥ 13 ≥ 17 ≥ 21 ≥ 26 ≥ 31 ≥ 36 ≥ 42 ≥ 48 ≥ 54 ≥ 60 hnce compared with pre-refurbish	O detection equipment will be in Available M sult of refurbishment: Credits 0.5 1 1.5 2 2.5 3 3.5 4 4 4.5 5 5.5 6 mment SAP calculation to be cor	nstalled. Indicative Section contribution to overall score inimum Standards applicable	8.90% No	Indicative Credit 4
ENERGY ENERGY e 01 Improvement in Energy Efficien No. of BREEAM credits available No. of BREEAM innovation credits essment Criteria ere the following targets are met for the in	It is a	Assumed that suitable Fire and Co Section Weighting: 43% fficiency Rating achieved as a resovement in EER ≥ 5 ≥ 9 ≥ 13 ≥ 17 ≥ 21 ≥ 26 ≥ 31 ≥ 36 ≥ 42 ≥ 48 ≥ 54 ≥ 60	O detection equipment will be in Available M sult of refurbishment: Credits 0.5 1 1.5 2 2.5 3 3.5 4 4.5 5 5.5 6 ment SAP calculation to be cor energy efficiency of the existing	nstalled. Indicative Section contribution to overall score inimum Standards applicable	8.90% No	Indicative Credit 4
ENERGY EO1 Improvement in Energy Efficien No. of BREEAM credits available No. of BREEAM innovation credits ere the following targets are met for the in ere the following targets are met for the in ments umes that an improvement of >36 is achie e 02 Energy Efficiency Rating Post R	It is a acy Rating 6 0 mprovement in Energy E Impro- Impro- eved based on perfromantin the Tech high heat loss and poot efurbishment	Assumed that suitable Fire and CO Section Weighting: 43% fficiency Rating achieved as a resovement in EER ≥ 5 ≥ 9 ≥ 13 ≥ 17 ≥ 21 ≥ 26 ≥ 31 ≥ 36 ≥ 42 ≥ 48 ≥ 54 ≥ 60 Ince compared with pre-refurbish inical Guide and anticipated low	O detection equipment will be in Available M sult of refurbishment: Credits 0.5 1 1.5 2 2.5 3 3.5 4 4.5 5 5.5 6 ment SAP calculation to be correnergy efficiency of the existing as set out in the planning applic	nstalled. Indicative Section contribution to overall score inimum Standards applicable	8.90% No	Indicative Credit 4
ENERGY e 01 Improvement in Energy Efficien No. of BREEAM credits available No. of BREEAM innovation credits ere the following targets are met for the in ere the following targets are met for the in ments umes that an improvement of >36 is achie	It is a acy Rating 6 0 mprovement in Energy E Impro- Impro- eved based on perfromation the Tech high heat loss and pool	Assumed that suitable Fire and CO Section Weighting: 43% fficiency Rating achieved as a resovement in EER ≥ 5 ≥ 9 ≥ 13 ≥ 17 ≥ 21 ≥ 26 ≥ 31 ≥ 36 ≥ 42 ≥ 48 ≥ 54 ≥ 60 Ince compared with pre-refurbish inical Guide and anticipated low	O detection equipment will be in Available M sult of refurbishment: Credits 0.5 1 1.5 2 2.5 3 3.5 2 4 4.5 5 5.5 6 ment SAP calculation to be corr energy efficiency of the existing as set out in the planning applic Available	nstalled. Indicative Section contribution to overall score inimum Standards applicable	8.90% No	Indicative Credit 4
ENERGY e 01 Improvement in Energy Efficier No. of BREEAM credits available No. of BREEAM innovation credits erse the following targets are met for the in erre the following targets are met for the in ments ames that an improvement of >36 is achie e 02 Energy Efficiency Rating Post R No. of BREEAM credits available No. of BREEAM credits available No. of BREEAM innovation credits essment Criteria	It is a acy Rating 6 0 mprovement in Energy E Impro- impro- eved based on perfromation in the Tech high heat loss and poor efurbishment 4 2	Assumed that suitable Fire and Co Section Weighting: 43% fficiency Rating achieved as a res ovement in EER ≥ 5 ≥ 9 ≥ 13 ≥ 17 ≥ 21 ≥ 26 ≥ 31 ≥ 36 ≥ 42 ≥ 48 ≥ 54 ≥ 60 Ince compared with pre-refurbish anical Guide and anticipated low for thermal insulation properties a	O detection equipment will be in Available M sult of refurbishment: Credits 0.5 1 1.5 2 2.5 3 3.5 2 4 4.5 5 5.5 6 ment SAP calculation to be corr energy efficiency of the existing as set out in the planning applic Available	nstalled. Indicative Section contribution to overall score inimum Standards applicable	8.90% No ↓ Change of use 5.93%	Indicative Credit 4
ENERGY e 01 Improvement in Energy Efficier No. of BREEAM credits available No. of BREEAM innovation credits ere the following targets are met for the in ere the following targets are met for the in ments imes that an improvement of >36 is achie e 02 Energy Efficiency Rating Post R No. of BREEAM credits available No. of BREEAM credits available No. of BREEAM innovation credits essment Criteria	It is a acy Rating 6 0 mprovement in Energy E Impro- eved based on perfromation in the Tech high heat loss and poor efurbishment 4 2 benchmarks will be met	Assumed that suitable Fire and CO Section Weighting: 43% fficiency Rating achieved as a resovement in EER ≥ 5 ≥ 9 ≥ 13 ≥ 17 ≥ 21 ≥ 26 ≥ 31 ≥ 36 ≥ 42 ≥ 48 ≥ 54 ≥ 60 Ince compared with pre-refurbish anical Guide and anticipated low for thermal insulation properties a as a result of refurbishment: st refurbishment	O detection equipment will be in Available M sult of refurbishment: Credits Credits Credits Credits Available Available Available Available M	Indicative Section inimum Standards applicable mpleted in accrodance with material of building with ations Sustainability Plan. Contribution to overall score inimum Standards applicable Minimum requirements	8.90% No	Indicative Credit 4
ENERGY e 01 Improvement in Energy Efficier No. of BREEAM credits available No. of BREEAM innovation credits erse the following targets are met for the in erre the following targets are met for the in ments ames that an improvement of >36 is achie e 02 Energy Efficiency Rating Post R No. of BREEAM credits available No. of BREEAM credits available No. of BREEAM innovation credits essment Criteria	It is a acy Rating 6 0 mprovement in Energy E Impro- eved based on perfromation in the Tech high heat loss and poor efurbishment 4 2 benchmarks will be met	Assumed that suitable Fire and Co Section Weighting: 43% fficiency Rating achieved as a res ovement in EER ≥ 5 ≥ 9 ≥ 13 ≥ 17 ≥ 21 ≥ 26 ≥ 31 ≥ 36 ≥ 42 ≥ 48 ≥ 54 ≥ 60 Ince compared with pre-refurbish mical Guide and anticipated low or thermal insulation properties a as a result of refurbishment: st refurbishment ≥ 50	O detection equipment will be in Available M sult of refurbishment: Credits 0.5 1 1.5 2 2.5 3 3.5 4 4 4.5 5 5 5 6 ment SAP calculation to be corr energy efficiency of the existing as set out in the planning applic Available M	Indicative Section Contribution to overall score Inimum Standards applicable Indicative Section Indicat	8.90% No	Indicative Credit 4
ENERGY e 01 Improvement in Energy Efficier No. of BREEAM credits available No. of BREEAM innovation credits ere the following targets are met for the in ere the following targets are met for the in ments imes that an improvement of >36 is achie e 02 Energy Efficiency Rating Post R No. of BREEAM credits available No. of BREEAM credits available No. of BREEAM innovation credits essment Criteria	It is a acy Rating 6 0 mprovement in Energy E Impro- eved based on perfromation in the Tech high heat loss and poor efurbishment 4 2 benchmarks will be met	Assumed that suitable Fire and Co Section Weighting: 43% fficiency Rating achieved as a res ovement in EER ≥ 5 ≥ 9 ≥ 13 ≥ 17 ≥ 21 ≥ 26 ≥ 31 ≥ 36 ≥ 42 ≥ 48 ≥ 54 ≥ 60 Ince compared with pre-refurbish anical Guide and anticipated low for thermal insulation properties a as a result of refurbishment: st refurbishment ≥ 50 ≥ 55 ≥ 60	O detection equipment will be in Available M sult of refurbishment: Credits Credits Credits Credits Credits Available A Credits	Indicative Section Indicative Se	8.90% No	Indicative Credit 4
ENERGY e 01 Improvement in Energy Efficier No. of BREEAM credits available No. of BREEAM innovation credits erse the following targets are met for the in erre the following targets are met for the in ments ames that an improvement of >36 is achie e 02 Energy Efficiency Rating Post R No. of BREEAM credits available No. of BREEAM credits available No. of BREEAM innovation credits essment Criteria	It is a acy Rating 6 0 mprovement in Energy E Impro- eved based on perfromation in the Tech high heat loss and poor efurbishment 4 2 benchmarks will be met	Assumed that suitable Fire and Co Section Weighting: 43% fficiency Rating achieved as a res ovement in EER ≥ 5 ≥ 9 ≥ 13 ≥ 17 ≥ 21 ≥ 26 ≥ 31 ≥ 36 ≥ 42 ≥ 48 ≥ 54 ≥ 60 Ince compared with pre-refurbish mical Guide and anticipated low or thermal insulation properties at as a result of refurbishment: st refurbishment ≥ 50 ≥ 55 ≥ 60 ≥ 55 ≥ 60	O detection equipment will be in Available M sult of refurbishment: Credits O.5 Credits O.5 Credits Credits Available Au Credits Credits	Indicative Section Contribution to overall score Inimum Standards applicable Inpleted in accrodance with material of g building with ations Sustainability Plan. Incontribution to overall score Inimum Standards applicable Inimu	8.90% No ↓ ↓ ↓	Indicative Credit 4
ENERGY e 01 Improvement in Energy Efficier No. of BREEAM credits available No. of BREEAM innovation credits erse the following targets are met for the in erre the following targets are met for the in ments ames that an improvement of >36 is achie e 02 Energy Efficiency Rating Post R No. of BREEAM credits available No. of BREEAM credits available No. of BREEAM innovation credits essment Criteria	It is a acy Rating 6 0 mprovement in Energy E Impro- eved based on perfromation in the Tech high heat loss and poor efurbishment 4 2 benchmarks will be met	assumed that suitable Fire and Co Section Weighting: 43% fficiency Rating achieved as a res ovement in EER ≥ 5 ≥ 9 ≥ 13 ≥ 17 ≥ 21 ≥ 26 ≥ 31 ≥ 36 ≥ 42 ≥ 48 ≥ 54 ≥ 60 Ince compared with pre-refurbish mical Guide and anticipated low or thermal insulation properties a as a result of refurbishment: st refurbishment ≥ 50 ≥ 55 ≥ 60 ≥ 57 ≥ 70 ≥ 75	O detection equipment will be in Available M sult of refurbishment: Credits Credits Credits Credits Credits Available A Credits	Indicative Section Contribution to overall score Inimum Standards applicable Indicative Section Indicative S	8.90% No	Indicative Credit 4
ENERGY e 01 Improvement in Energy Efficier No. of BREEAM credits available No. of BREEAM innovation credits erse the following targets are met for the in erre the following targets are met for the in ments ames that an improvement of >36 is achie e 02 Energy Efficiency Rating Post R No. of BREEAM credits available No. of BREEAM credits available No. of BREEAM innovation credits essment Criteria	It is a acy Rating 6 0 mprovement in Energy E Impro- eved based on perfromation in the Tech high heat loss and poor efurbishment 4 2 benchmarks will be met	Assumed that suitable Fire and Co Section Weighting: 43% fficiency Rating achieved as a resource of the section of the sect	O detection equipment will be in Available M sult of refurbishment: Credits 0.5 1 Credits 0.5 2 2 2.5 3 3 4 4 4.5 5 5 5 5 6 ment SAP calculation to be corr energy efficiency of the existing as set out in the planning applic Available M Credits Credits Credits Available M Credits Available M Credits Available M Credits Available M Available A	Indicative Section Contribution to overall score Inimum Standards applicable Inpleted in accrodance with material of g building with ations Sustainability Plan. Incontribution to overall score Inimum Standards applicable Inimu	8.90% No	Indicative Credit 4
Imments ENERGY e 01 Improvement in Energy Efficient No. of BREEAM credits available No. of BREEAM innovation credits ere the following targets are met for the in ere the following targets are met for the in ments umes that an improvement of >36 is achie e 02 Energy Efficiency Rating Post R No. of BREEAM credits available	It is a acy Rating 6 0 mprovement in Energy E Impro- eved based on perfromation in the Tech high heat loss and poor efurbishment 4 2 benchmarks will be met EER poor	assumed that suitable Fire and Co Section Weighting: 43% fficiency Rating achieved as a res ovement in EER ≥ 5 ≥ 9 ≥ 13 ≥ 17 ≥ 21 ≥ 26 ≥ 31 ≥ 36 ≥ 42 ≥ 48 ≥ 54 ≥ 60 Ince compared with pre-refurbish nnical Guide and anticipated low or thermal insulation properties a as a result of refurbishment: st refurbishment ≥ 50 ≥ 55 ≥ 60 ≥ 60 ≥ 55 ≥ 60 ≥ 55 ≥ 60 ≥ 55 ≥ 60 ≥ 55 ≥ 60 ≥ 55 ≥ 60 ≥ 55 ≥ 80 ≥ 85	O detection equipment will be in Available M sult of refurbishment: Credits 0.5 1 0.5 1 1.5 2 2.5 3 3.5 4 4 4.5 5 5 5 6 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Indicative Section Contribution to overall score Inimum Standards applicable Indicative Section Indicative S	8.90% No	Indicative Credit 4 e conventions as s Indicative Credit 2.5
ENERGY e 01 Improvement in Energy Efficient No. of BREEAM credits available No. of BREEAM innovation credits ersesment Criteria ere the following targets are met for the in ments umes that an improvement of >36 is achie No. of BREEAM credits available No. of BREEAM innovation credits	It is a acy Rating 6 0 mprovement in Energy E Impro- eved based on perfromation in the Tech high heat loss and poor efurbishment 4 2 benchmarks will be met EER poor	Assumed that suitable Fire and Co Section Weighting: 43% fficiency Rating achieved as a resource of the section of the sect	O detection equipment will be in Available M sult of refurbishment: Credits O.5 Credits O.5 Credits Cred	Indicative Section Contribution to overall score Inimum Standards applicable Indicative Section Indicative S	8.90% No	Indicative Credit 4
ENERGY e 01 Improvement in Energy Efficient No. of BREEAM credits available No. of BREEAM innovation credits erse the following targets are met for the in ere the following targets are met for the in ments umes that an improvement of >36 is achie e 02 Energy Efficiency Rating Post R No. of BREEAM credits available No. of BREEAM credits available No. of BREEAM innovation credits essment Criteria	It is a acy Rating 6 0 mprovement in Energy E Impro- eved based on perfromation in the Tech high heat loss and poor efurbishment 4 2 benchmarks will be met EER poor	assumed that suitable Fire and Co Section Weighting: 43% fficiency Rating achieved as a response of the section of the sect	O detection equipment will be in Available M sult of refurbishment: Credits Credi	Indicative Section Contribution to overall score Inimum Standards applicable Indicative Section Indicative S	8.90% No	Indicative Credit 4 e conventions as s Indicative Credit 2.5
ENERGY e 01 Improvement in Energy Efficier No. of BREEAM credits available No. of BREEAM innovation credits erse the following targets are met for the in erre the following targets are met for the in ments ames that an improvement of >36 is achie e 02 Energy Efficiency Rating Post R No. of BREEAM credits available No. of BREEAM credits available No. of BREEAM innovation credits essment Criteria	It is a acy Rating 6 0 mprovement in Energy E Impro- eved based on perfromation in the Tech high heat loss and poor efurbishment 4 2 benchmarks will be met EER poor	assumed that suitable Fire and Co Section Weighting: 43% fficiency Rating achieved as a response of the section of the sect	O detection equipment will be in Available M sult of refurbishment: Credits Credits Credits Credits Credits Available Available M Credits Credits Credits Credits Credits Credits Credits Credits Available M Credits Credits Available M Credits Credits Available	Indicative Section Contribution to overall score Inimum Standards applicable Indicative Section Indicative S	8.90% No	Indicative Credit 4 e conventions as s Indicative Credit 2.5

No. of BREEAM credits available	7		Availa	ble contribution to overall	
No. of BREEAM innovation credits	0			Minimum Standards applie	
essment Criteria					Indicat
ere the following Primary Energy Deman					
	Primary Energy Demand P	ost Refurbishment (kWh/m²/year)	Credits		
		≤ 400	0.5		
		≤ 370	1		
		≤ 340	1.5		
		≤ 320	2		
		≤ 300	2.5		
		≤ 280	3		
		≤ 260	3.5		
		≤ 240	4		
		≤ 220	4.5		
		≤ 200	5		
		≤ 180	5.5		
		≤ 160	6		
		≤ 140	6.5		
		≤ 120	7		
nments 2 5 credit	s have been assumed as a	suitable but conservative estimate o	f the refurbished dwell	ings primary energy demand	at this stage
ne 04 Renewable Technologies No. of BREEAM credits available	2	_	Availa	ble contribution to overall s	score 2.97%
No. of BREEAM innovation credits	0			Minimum Standards applie	
sessment Criteria	-				Indicat
here the dwelling will meet the following 9	6 contribution from renew	ables and primary energy demand ta	rgets as a result of refu	irhishment	
lere the dwelling will meet the following /		ubles and primary energy demand to	<u> </u>		
			Percentage fro	om Renewahles	
	Dwelling Type	Primary Energy Demand		om Renewables 2 Credits	, <u> </u>
ſ		Primary Energy Demand	1 Credit	2 Credits	, <u> </u>
	Detached		1 Credit ≥10%	2 Credits ≥20%	, <u> </u>
2	Detached Semi-Detached	Primary Energy Demand 	1 Credit ≥10% ≥10%	2 Credits ≥20% ≥20%	, <u> </u>
E	Detached Gemi-Detached Bungalow		1 Credit ≥10% ≥10% ≥10%	2 Credits ≥20% ≥20% ≥20%	
S E E	Detached Gemi-Detached Bungalow End of Terrace		1 Credit ≥10% ≥10% ≥10% ≥10%	2 Credits ≥20% ≥20% ≥20% ≥20%	,
S E I I	Detached Gemi-Detached Bungalow End of Terrace Mid Terrace	≤ 250 kWh/m ² /year	1 Credit ≥10% ≥10% ≥10% ≥10% ≥10%	2 Credits ≥20% ≥20% ≥20% ≥20% ≥20% ≥20%	,
5 E 1 L	Detached Gemi-Detached Bungalow End of Terrace Mid Terrace Low Rise Flat		1 Credit ≥10% ≥10% ≥10% ≥10% ≥10% ≥10%	2 Credits ≥20% ≥20% ≥20% ≥20% ≥20% ≥20%	
2 	Detached Gemi-Detached Bungalow End of Terrace Mid Terrace ow Rise Flat Mid Rise Flat	≤ 250 kWh/m ² /year	1 Credit ≥10% ≥10% ≥10% ≥10% ≥10% ≥10% ≥10% ≥10%	2 Credits ≥20% ≥20% ≥20% ≥20% ≥20% ≥20% ≥20% ≥20% ≥20% ≥15%	
2 [[Detached Gemi-Detached Bungalow End of Terrace Mid Terrace Low Rise Flat	≤ 250 kWh/m ² /year	1 Credit ≥10% ≥10% ≥10% ≥10% ≥10% ≥10%	2 Credits ≥20% ≥20% ≥20% ≥20% ≥20% ≥20%	
s E I I I I I I I I I I I I I I I I I I	Detached Gemi-Detached Bungalow End of Terrace Mid Terrace Low Rise Flat Mid Rise Flat High Rise Flat	≤ 250 kWh/m²/year ≤ 220 kWh/m²/year	1 Credit ≥10% ≥10% ≥10% ≥10% ≥10% ≥10% ≥10% ≥10% ≥10% ≥10%	2 Credits $\geq 20\%$ $\geq 20\%$ $\geq 20\%$ $\geq 20\%$ $\geq 20\%$ $\geq 20\%$ $\geq 15\%$	
s E I I I I I I I I I I I I I I I I I I	Detached Gemi-Detached Bungalow End of Terrace Mid Terrace Low Rise Flat Mid Rise Flat High Rise Flat	≤ 250 kWh/m ² /year	1 Credit ≥10% ≥10% ≥10% ≥10% ≥10% ≥10% ≥10% ≥10% ≥10% ≥10%	2 Credits $\geq 20\%$ $\geq 20\%$ $\geq 20\%$ $\geq 20\%$ $\geq 20\%$ $\geq 20\%$ $\geq 15\%$	e appropriate.
s E I I I Mments	Detached Gemi-Detached Bungalow End of Terrace Mid Terrace Low Rise Flat Mid Rise Flat High Rise Flat	≤ 250 kWh/m²/year ≤ 220 kWh/m²/year	1 Credit ≥10% ≥10% ≥10% ≥10% ≥10% ≥10% ≥10% ≥10% ≥10% ≥10%	2 Credits $\geq 20\%$ $\geq 20\%$ $\geq 20\%$ $\geq 20\%$ $\geq 20\%$ $\geq 20\%$ $\geq 15\%$	e appropriate.
mments	Detached Gemi-Detached Bungalow End of Terrace Mid Terrace Low Rise Flat Mid Rise Flat High Rise Flat	≤ 250 kWh/m²/year ≤ 220 kWh/m²/year	1 Credit ≥10% ≥10% ≥10% ≥10% ≥10% ≥10% ≥10% ≥10% ≥10% ≥10%	2 Credits $\geq 20\%$ $\geq 20\%$ $\geq 20\%$ $\geq 20\%$ $\geq 20\%$ $\geq 20\%$ $\geq 15\%$	e appropriate.
mments Due to the ne 05 Energy Labelled White Goods	Detached Gemi-Detached Bungalow End of Terrace Mid Terrace .ow Rise Flat Mid Rise Flat High Rise Flat e building being located in	≤ 250 kWh/m²/year ≤ 220 kWh/m²/year	1 Credit $\geq 10\%$ $of roof mounted renew$	2 Credits $\geq 20\%$ $\geq 20\%$ $\geq 20\%$ $\geq 20\%$ $\geq 20\%$ $\geq 15\%$ $\geq 15\%$ vable technologies will not be	
mments Due to the ne 05 Energy Labelled White Goods No. of BREEAM credits available	Detached Gemi-Detached Bungalow End of Terrace Mid Terrace .ow Rise Flat Mid Rise Flat High Rise Flat e building being located in	≤ 250 kWh/m²/year ≤ 220 kWh/m²/year	1 Credit $\geq 10\%$ $of roof mounted renew$	2 Credits $\geq 20\%$ $\geq 15\%$ $\geq 15\%$ vable technologies will not bevable technologies will not be	score 2.97%
mments Due to the ne 05 Energy Labelled White Goods No. of BREEAM credits available No. of BREEAM innovation credits	Detached Gemi-Detached Bungalow End of Terrace Mid Terrace .ow Rise Flat Mid Rise Flat High Rise Flat e building being located in	≤ 250 kWh/m²/year ≤ 220 kWh/m²/year	1 Credit $\geq 10\%$ $of roof mounted renew$	2 Credits $\geq 20\%$ $\geq 20\%$ $\geq 20\%$ $\geq 20\%$ $\geq 20\%$ $\geq 15\%$ $\geq 15\%$ vable technologies will not be	score 2.97% Cable No
mments Due to the Due to the No. of BREEAM credits available No. of BREEAM innovation credits sessment Criteria	Detached Gemi-Detached Bungalow End of Terrace Mid Terrace Low Rise Flat Mid Rise Flat High Rise Flat e building being located in 2 0	≤ 250 kWh/m²/year ≤ 220 kWh/m²/year	1 Credit $\geq 10\%$ $of roof mounted renew$	2 Credits $\geq 20\%$ $\geq 15\%$ $\geq 15\%$ vable technologies will not bevable technologies will not be	score 2.97%
mments Due to the Due to the No. of BREEAM credits available No. of BREEAM innovation credits ressment Criteria ere Energy Efficiency White goods are to	Detached Gemi-Detached Bungalow End of Terrace Mid Terrace Low Rise Flat Mid Rise Flat High Rise Flat e building being located in 2 0	≤ 250 kWh/m²/year ≤ 220 kWh/m²/year	1 Credit $\geq 10\%$ $of roof mounted renew$	2 Credits $\geq 20\%$ $\geq 15\%$ $\geq 15\%$ vable technologies will not bevable technologies will not be	score 2.97% Cable No
mments Due to the Due to the No. of BREEAM credits available No. of BREEAM innovation credits sessment Criteria here Energy Efficiency White goods are to First Credit	Detached Gemi-Detached Bungalow End of Terrace Mid Terrace .ow Rise Flat Mid Rise Flat High Rise Flat e building being located in 2 0 be provided as follows:	≤ 250 kWh/m ² /year ≤ 220 kWh/m ² /year a conservation area, the installation	1 Credit $\geq 10\%$ of roof mounted renewAvaila	2 Credits ≥20% ≥20% ≥20% ≥20% ≥20% ≥20% ≥20% ≥20% ≥20% ≥15% vable technologies will not be wable technologies will not be Minimum Standards applied	score 2.97% cable No Indicat
mments Due to the Due to the No. of BREEAM credits available No. of BREEAM innovation credits sessment Criteria here Energy Efficiency White goods are to	Detached Gemi-Detached Bungalow End of Terrace Mid Terrace .ow Rise Flat Mid Rise Flat High Rise Flat e building being located in 2 0 be provided as follows:	≤ 250 kWh/m²/year ≤ 220 kWh/m²/year	1 Credit $\geq 10\%$ of roof mounted renewAvaila	2 Credits $\geq 20\%$ $\geq 15\%$ $\geq 15\%$ vable technologies will not bevable technologies will not be	score 2.97% cable No Indicat
mments Due to the Due to the No. of BREEAM credits available No. of BREEAM innovation credits Sessment Criteria Due to the Energy Efficiency White goods are to First Credit Appliar	Detached Gemi-Detached Bungalow End of Terrace Mid Terrace Low Rise Flat Mid Rise Flat High Rise Flat e building being located in 2 0 be provided as follows:	≤ 250 kWh/m ² /year ≤ 220 kWh/m ² /year a conservation area, the installation	1 Credit ≥10% ≥10% ≥10% ≥10% ≥10% ≥10% ≥10% ≥10% of roof mounted renew Availa	2 Credits $\geq 20\%$ $\geq 15\%$ vable technologies will not be wable technologies will not be Minimum Standards applie Appliance not to be ELL Energy Efficiency Laboration	score 2.97% cable No Indicat
mments Due to the Due to the No. of BREEAM credits available No. of BREEAM innovation credits sessment Criteria here Energy Efficiency White goods are to First Credit	Detached Gemi-Detached Bungalow End of Terrace Mid Terrace Low Rise Flat Mid Rise Flat High Rise Flat e building being located in 2 0 be provided as follows:	≤ 250 kWh/m ² /year ≤ 220 kWh/m ² /year a conservation area, the installation	1 Credit ≥10% ≥10% ≥10% ≥10% ≥10% ≥10% ≥10% ≥10% of roof mounted renew Availa	2 Credits ≥20% ≥20% ≥20% ≥20% ≥20% ≥20% ≥20% ≥20% ≥20% ≥20% ≥20% ≥15% vable technologies will not be bble contribution to overall s Minimum Standards applic Appliance not to b EU Energy Efficiency La	score 2.97% cable No Indicat
mments Due to the no. of BREEAM credits available No. of BREEAM innovation credits essment Criteria ere Energy Efficiency White goods are to First Credit Appliar	Detached Gemi-Detached Bungalow End of Terrace Mid Terrace Low Rise Flat Mid Rise Flat High Rise Flat e building being located in 2 0 be provided as follows:	<pre>≤ 250 kWh/m²/year </pre> ≤ 220 kWh/m²/year a conservation area, the installation Appliance prove	1 Credit ≥10% ≥10% ≥10% ≥10% ≥10% ≥10% ≥10% ≥10% of roof mounted renew Availa	2 Credits $\geq 20\%$ $\geq 15\%$ vable technologies will not be wable technologies will not be Minimum Standards applie Appliance not to be ELL Energy Efficiency Laboration	score 2.97% cable No Indicat
nments Due to the Due to the No. of BREEAM credits available No. of BREEAM innovation credits essment Criteria ere Energy Efficiency White goods are to First Credit Applian Fridges, Freezers and	Detached Gemi-Detached Bungalow End of Terrace Mid Terrace Low Rise Flat Mid Rise Flat High Rise Flat e building being located in 2 0 be provided as follows:	<pre>≤ 250 kWh/m²/year </pre> ≤ 220 kWh/m²/year a conservation area, the installation Appliance prove	1 Credit ≥10% ≥10% ≥10% ≥10% ≥10% ≥10% ≥10% ≥10% of roof mounted renew Availa	2 Credits ≥20% ≥20% ≥20% ≥20% ≥20% ≥20% ≥20% ≥20% ≥20% ≥20% ≥20% ≥15% vable technologies will not be bble contribution to overall s Minimum Standards applic Appliance not to b EU Energy Efficiency La	score 2.97% cable No Indicat
mments Due to the model of the second Credit Second Credit	Detached Semi-Detached Bungalow End of Terrace Mid Terrace Low Rise Flat Mid Rise Flat High Rise Flat e building being located in 2 0 be provided as follows: Ince Fridge-Freezers	 ≤ 250 kWh/m²/year ≤ 220 kWh/m²/year a conservation area, the installation Appliance prov Energy Saving Trust Recommend 	1 Credit ≥10% ≥10% ≥10% ≥10% ≥10% ≥10% ≥10% ≥10% ≥10% ≥10% ≥10% ≥10% Availa rided ed appliances specified	\geq 20% \leq 20% \geq 20% d <	score 2.97% cable No Indicat
nments Due to the Due to the Due to the Due to the Due to the Due to the No. of BREEAM credits available No. of BREEAM innovation credits essment Criteria ere Energy Efficiency White goods are to First Credit Applian Fridges, Freezers and	Detached Semi-Detached Bungalow End of Terrace Mid Terrace Low Rise Flat Mid Rise Flat High Rise Flat e building being located in 2 0 be provided as follows: Ince Fridge-Freezers	<pre>≤ 250 kWh/m²/year </pre> ≤ 220 kWh/m²/year a conservation area, the installation Appliance prove	1 Credit ≥10% ≥10% ≥10% ≥10% ≥10% ≥10% ≥10% ≥10% ≥10% ≥10% ≥10% ≥10% Availa rided ed appliances specified	2 Credits ≥20% ≥20% ≥20% ≥20% ≥20% ≥20% ≥20% ≥20% ≥20% ≥20% ≥20% ≥15% vable technologies will not be bble contribution to overall s Minimum Standards applic Appliance not to b EU Energy Efficiency La	score 2.97% cable No Indicat

	Washing Machines and Dishwa	shers	Energy Saving Trust Recommende	ed appliances specified	Second credit not	achieved		
	Washer-Dryers and Tumble Dr	ryers	Appliances specified with B Rati Efficiency Labelling		EU Energy Efficiency La Information Leaflet provid	-		
Comments	S							
		assumes tha	r all appliances installed will meet t	he requirements to sec	ure two credits.			
Ene 06	Drying Space							
	No. of BREEAM credits available	1		Availal	ble contribution to overall s	core 1.4	8%	
No	o. of BREEAM innovation credits	0			Minimum Standards applic	able N	0	
Assessmer	nt Criteria		-				Indicative	Credits
Where ade	equate, secure internal or external space with	n posts and footin		lowing:			1	
			1 Credit					
			Number of bedrooms	Drying line req	Juired			
			1-2	4m+				
			3+	6m+				
Comments								
	The property has a la	irge private garde	n whereby 6m+ of drying line will b	e provided and secured	i in accordance with the tech	inical manual.		
Ene 07	Lighting							
	No. of BREEAM credits available	2		Availa	ble contribution to overall s	core 2.9	7%	
	o. of BREEAM innovation credits	0	1		Minimum Standards applic		0	
Assessmer	nt Criteria				••		Indicative	Credits
Where ene	ergy efficient internal and external lighting is	provided as follow	ws:				1	
	External Lig	ghting - 1 Credit				,		
	Energy Effic	cient Space Lightir	ng of more than 45 lumens per circu	it watt and Energy Effic	cient Security Lighting			
	OR							
	Where Ene	rgy Efficient Space	e Lighting is provided ONLY					
	Internal Lig	hting - 1 Credit						
	Maximum a	average wattage a	cross the total floor area of the dwo	elling of 9 watts/m2				
Comments	5							
	En	ergy efficient spa	ce lighting will be provided through	out the property and ex	ternal security lighting.			

Ene 08 Display Energy Devices					
No. of BREEAM credits available No. of BREEAM innovation credits		-		tion to overall score tandards applicable	2.97% No
Assessment Criteria	1		winning 1		Indicative Credits
Where consumption data is displayed to oc	cupants by a compliant energ	y display device			2
	Electricity us	age data displayed	Primary Heating F	uel Other	
	Electricity us	age data displayed		credit awarded	
		uel usage data displayed	,	credit awarded	
	Electricity & Primary H Exemplary Credits	leating Fuel usage displayed	N/A 2 c	redits awarded	
		19.	Where the first two credits	are achieved	Indicative Innovation
		n e credit onsumption data	Where any compliant Energy Displa		Credits Achieved
			of recording consumpti	on data	Please Select
Comments	A compliant Energy display d	evice will be provided that monito	ors and displays electricty and primary	v heating fuel usage.	
Ene 09 Cycle Storage		-	Augilahla oo shihu		2.07%
No. of BREEAM credits available No. of BREEAM innovation credits		-		tion to overall score tandards applicable	2.97% No
Assessment Criteria					Indicative Credits
Where individual or communal compliant c			Two Credits		2
	Dwelling Size Studios/ 1 bedroom	One Credit 1 per two dwellings	1 per dwelling		
	2-3 bedrooms	1 per dwelling	2 per dwelling		
	4 bedrooms	2 per dwelling	4 per dwelling		
Comments		Four compliant cycle storage units	are assumed to be provided		
		. Cur compliant cycle storage units	are assumed to be provided		
Ene 10 Home Office	4		A	tion to guardless u	1.48%
No. of BREEAM credits available No. of BREEAM innovation credits		1		tion to overall score tandards applicable	1.48% No
Assessment Criteria					Indicative Credits
Where sufficient space and services will be	provided to allow occupants	to set up a home office in a suitabl	le room with adequate ventilation		
Comments		A home office will	be provided.		
		A nome office will			
WATER		Section Weighting: 11%		Indicative Secti	on Score 9.90%
Wat 01 Internal Water Use					
No. of BREEAM credits available		_		tion to overall score	6.60%
No. of BREEAM innovation credits Assessment Criteria	1		Minimum S	tandards applicable	Yes Indicative Credits
Where the dwellings water consumption m	eets the following consumpti	on benchmarks, or where terminal	I fittings meet the following water co	nsumption	
standards:					
Calculated Water	E au di ve la set ta sua	ing fining standards		Cuadita	
Consumption (litres/person/day)	Equivalent term	inal fitting standards	Minimum Standard	Credits	
>150	Typical base	line performance	N/A	0	
from 140 to ≤ 150	•	od' OR All taps and WC's to 'Good' s specified to 'Excellent'	N/A	0.5	
from 129 to < 140		'Excellent' OR All showers and	BREEAM Very Good	1	
101112310 < 140		taps to 'Good'	BRELAW VELY GOOD	1	
from 118 to < 129		fittings specified to 'Good' OR All specified to 'Excellent'	N/A	1.5	
		fittings specified to 'Excellent' OR fied to 'Excellent' and WC room			
from 107 to < 118	• .	DR All Bathroom fittings, kitchen	BREEAM Excellent	2	
	and utility sittin	gs specified to 'Good'			
		lity room and WC room fittings			
from 96 to < 107	•	bathrooms, kitchens and utility fied to 'Excellent'	N/A	2.5	
		fied to 'Excellent' and WC room,			
< 96	•	n fittings specified to 'Good'	BREEAM Outstanding	3	
NOTE: 'Good' fittings are equiva	lent to good practice fittings	with "Excellent" fittings equivalent	to best practice fittings (see the tech	inical manual for full detail	
			If the water consumption is less that	n	Indicative Innovation Credits Achieved
		Exemplary Credit	80l/person/day		Please Select
Comments	••••				
	Water	consumption levels of <107 itres p	per person per day will be targeted.		
Wat 02 External Water Use					
No. of BREEAM credits available		4		tion to overall score	2.20%
No. of BREEAM innovation credits Assessment Criteria	0		Minimum S	tandards applicable	No Indicative Credits
Where the following requirements will be n	net:				
	Requirements:		Headler and the Constant of the State		
		Where a compliant rainwater co dwellings.	llection system for external/internal i	rrigation use has been pro	vided to
	One Credit	OR			
		Where dwellings have no individ	lual or communal garden space.		
Comments		A compliant rainwater collection	n system will be provided		
Wat 03 Water Meter					2.205/
No. of BREEAM credits available No. of BREEAM innovation credits		4		tion to overall score tandards applicable	2.20% No
Assessment Criteria	U		winninun 3		Indicative Credits
Where an appropriate water meter for mea	suring usage of mains potabl	e water meter has been provided	to dwelling(s), one credit may be awa	arded	
Comments		A water meter will	he installed		
1		A water meter Will	ນຣ ແນວເສແຣບ.		
1					

MATERIALS	Section Weighting	: 8%	In	dicative Section Score	4.27%
Nat 01 Environmental Impact of Materials					
No. of BREEAM credits available	25	Ava	ailable contribution to ove	rall score 4.4	4%
No. of BREEAM innovation credits	0		Minimum Standards a	pplicable N	ю
sessment Criteria					Indicative Credits
to 25 credits can be awarded, with credits calculated	d using the Mat 01 calculator tool. The t	table below shows the maximum	number of credits available	for each	12
ement:				•	
Elements	Green Gui	de Rating credits available	Thermal performan	ce credits available*	
Roof		5		3	
External walls		5	3	3.8	
Internal walls (including separatir	ng walls)	5		-	
Upper and Ground Floor		5	1	1.2	
Windows		5		2	
	ts all of the elements containing refurbi	shed or existing materials that m	eet the Green Guide Rating		J
GG Rating		sting / refurbished elements		ew elements	
A+ (6)		5			
A+ (5)		4.6			
A+ (3)		4.0			
A+ (4) A+ (3)		3.8			
		3.8			
A+ (2)				2	
A+		3		3	4
A		2		2	
В		1		1	
С		0.5).5	-
D		0.25		.25	-
E Where the full 25 credits cannot be achieved		0		0	
Elements Roof		uum U-Value (W/m2K) 0.11			
External walls		0.15			
Internal walls (including separatin		-			
Upper and Ground Floor		0.15			
Windows		1.4			
mments					
	15 cre	edits have been assumed			
1at 02 Responsible Sourcing of Materials					
No. of BREEAM credits available	12	Ava	ailable contribution to ove	rall score 2.1	.3%
No. of BREEAM innovation credits	0		Minimum Standards a		es
sessment Criteria					Indicative Credit
					8
here new materials are responsibly sourced, up to 12	credits may be awarded where 80% of	new materials for an element are	e responsibly sourced. The	credits	
hieved are dependent on % of point achieved which i	-				
Table 1	Tier level		Points	Will all now the	mbor used in the mei
			4		mber used in the proje
	<u> </u>		3.5		accordance with the L
	2			Governmer	nt's Timber Procureme Yes
	3		3	│ └──∕ └	162
	4		2.5	4	
	5		2	4	
	6		1.5	4	
	7		1	4	
	8		0	J	
Table 2	BREEAM credits	% of availab	ole points achieved		

		12	≥54%	
		10	≥45%]
		8	≥36%]
		6	≥ 27%	1
		4	≥ 18%	
		2	≥ 9%	
Comments				-
		Seven credits have b	een assumed.	
Nat 02 lasulation				
iviat 03 insulation				
Mat 03 Insulation No. of BREEAM credits available	8		Available contribution to over	rall score 1.42%
No. of BREEAM credits available		-		
			Available contribution to over Minimum Standards ap	
No. of BREEAM credits available No. of BREEAM innovation credits Assessment Criteria	5 O	nd floor, roof and buildings services r	Minimum Standards ap	pplicable No
No. of BREEAM credits available No. of BREEAM innovation credits Assessment Criteria	0 e within external walls, grour	nd floor, roof and buildings services r	Minimum Standards ap	pplicable No Indicative Cred
No. of BREEAM credits available No. of BREEAM innovation credits	5 O	-	Minimum Standards ap	pplicable No Indicative Cred
No. of BREEAM credits available No. of BREEAM innovation credits Assessment Criteria	0 e within external walls, grour Requirements	-	Minimum Standards ap	pplicable No Indicative Cred
No. of BREEAM credits available No. of BREEAM innovation credits Assessment Criteria	0 e within external walls, grour	Where the Insulation Inc	Minimum Standards ap neet the following requirements: lex for new insulation used in the buildings is ≥2	pplicable No Indicative Cred
No. of BREEAM credits available No. of BREEAM innovation credits Assessment Criteria	0 e within external walls, grour Requirements	Where the Insulation Inc	Minimum Standards ap	pplicable No Indicative Cred
No. of BREEAM credits available No. of BREEAM innovation credits Assessment Criteria	0 e within external walls, grour Requirements	Where the Insulation Inc	Minimum Standards ap neet the following requirements: lex for new insulation used in the buildings is ≥2	pplicable No Indicative Cred
No. of BREEAM credits available No. of BREEAM innovation credits Assessment Criteria	e within external walls, grour Requirements 4 Credits Requirements	Where the Insulation Inc Where Green Guide ratings are	Minimum Standards ap neet the following requirements: lex for new insulation used in the buildings is ≥2	pplicable No Indicative Cred
No. of BREEAM credits available No. of BREEAM innovation credits Assessment Criteria	e within external walls, grour Requirements 4 Credits	Where the Insulation Inc Where Green Guide ratings are	Minimum Standards ap neet the following requirements: lex for new insulation used in the buildings is ≥2 determined using the Green Guide to specificati	pplicable No Indicative Cred

control Notice Notice Notice Under stepping and our pointing functions are provided, us they are and enclosed at follows! Image: Control Image: Control Inter stepping and our pointing functions are provided, us they are and enclosed at follows! Image: Control Image: Contro Image: Contro Image:	Household Waste	
Other Interacting and producting the balance are producting to balance production and the production of the second production of th		
	of BREEAM innovation credits 0	··
Search Internal recycling control or studied over tracking is a control on the local internal recycling control or studied over tracking is a control on the local internal recycling control or studied over tracking is a control on the local internal recycling control or studied over tracking is control on the local internal recycling control or studied over tracking is control on the local internal recycling control or studied over tracking is control on the local internal recycling control or studied over tracking is control on the local internal recycling control or studied over tracking is control on the local internal recycling control or studied over tracking is control on the local internal recycling control or studied over tracking is control on the local internal recycling control or studied over tracking is control on the local internal recycling control or studied over tracking is control on the local internal recycling control or studied over tracking is control on the local internal recycling control or studied over tracking is control on the local internal recycling control or studied is control on the local internal recycling control or studied is control on the local internal recycling control or studied is control on the local internal recycling control or studied is control on the local internal recycling control or studied is control on the local internal recycling control or studied is control on the local internal recycling control or studied is control on the local internal recycling control or studied is control on the local internal internal internal is control on the local internal recycling control or studied is control on the local internal internal internal internal is control on the local internal		
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Control Monuma Bin real all applies, real and applies, real and applies and and a set of the		3 internal recycling containers provided where recycling is not sorted post collection
Computer value Compute	Compliant collection scheme in place	
No complete clustering where is there is a large of a large problem. A lense discrete protein is according to the problem. A lense discrete protein is according on the complete on set is a lense of the problem. A lense discrete protein is according on the complete on set is according on the complete on the		
Image: bit is a problement of the second problem	No compliant collection scheme in place	3 internal recycling containers provided
In compliant onlicition active in problem Initiantal recepting containers problem Attempting State external storage proceds Minimum State external storage proceds When a state problem When a state problem When a state problem 1.00% When a state proble		
Adequate external torange arowind Manuarity shifter total capacity, comparing continue container with a structure total at the capacity and the cap	No compliant collection scheme in place	
Second credits comparing sorvice or backing to provide difference to comparing sorvice or backing to provide diff		
With external space Where a compacting users of facility is provided for gener/gade wasts Where a compacting vener of facility is provided for gener/gade wasts Where a initration container is provided for kthem compacting wasts of all least 7 litres Where an initration container is provided for kthem compacting wasts of all least 7 litres Available contribution to averall score Minimum Standards applicable effort/shortnert 1 Available contribution to averall score Minimum Standards applicable No effort/shortnert 1 Available contribution to averall score Minimum Standards applicable No effort/shortnert 1 Available contribution to averall score Minimum Standards applicable No effort/shortnert 1 Available contribution to averall score Minimum Standards applicable No effort/shortnert 1 Vinter wasts generaled through the forther for through the forther forther for through the forther forthor forthor forther forthor forther forther forthor forther forthe		Dedicated position in accordance with compliance note 1
Where a compacting service or facility is provided for increase increased in the provided for kitchen compacting waste of al least 7 litres Where a interport container is provided for kitchen compacting waste of al least 7 litres		
green/gender water titche water witer a ompositing versioned and its provided for kitchen compositing waste of all load 7 litres "weer an interaction container is provided for kitchen compositing waste of all load 7 litres wither a in interaction container is provided for kitchen compositing waste of all load 7 litres Available contribution to overall score Minimum Statedras applicable wither a in interaction container is provided for kitchen compositing waste of all load 7 litres Available contribution to overall score Minimum Statedras applicable with examples of the state waste management plan to be implemented as follows: minimum Statedras applicable minimum Statedras applicable No with examples of the state waste management plan to be implemented as follows: minimum statedras applicable minimum st		
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rojects up to £100k Under the set of the se		
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Two Credits the dwelling is defined as achieving avoidance from flooding by following Checklist A-10; Decision Strategy Flow Chart.	
Where avoidance is not possible, two credits are achieved where a full flood resilience/resistance	
strategy is implemented for the dwellings in accordance with recommendations made by a Suitably	
Qualified Building Professional	