

Credit Category	Credit Ref	Credit Name	Number of credits predicted to be achieved		Number of credits available to scheme	Comment	Issue Weighting	% of credits achieved	Weighted Score Achieved
			New Build	Refurb					
	Man 3	Construction Site Impacts	3		4				
	Man 4	Building User Guide	1		1				
	Man 5	Site Investigation							
	Man 6	Consultation	1		2				
	Man 7	Shared facilities							
	Man 8	Security	1		1				
	Man 9	Publication of Building Information							
	Man 10	Development as a Learning Resource							
	Man 11	Ease of Maintenance							
	Man 12	Life Cycle Costing							
	Man 13	Good Corporate Citizen							
	Man 14	Inclusivity							
	Category total		10		12				
Health and Wellbeing	Hea 1	Daylighting	1	1	1		0.15	83	8.82
	Hea 2	View Out	1	1	1				
	Hea 3	Glare Control	1	1	1				
	Hea 4	High Frequency Lighting	1	1	1				
	Hea 5	Internal and External Lighting Levels	1	1	1				

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			New Build	Refurb					
	Hea 6	Lighting Zones and Controls	1	1	1				
	Hea 7	Potential for Natural Ventilation	1	1	1				
	Hea 8	Indoor Air Quality	0	0	1				
	Hea 9	Volatile Organic Compounds	1	1	1				
	Hea 10	Thermal Comfort	0	0	1				
	Hea 11	Thermal Zoning	1	1	1				
	Hea 12	Microbial Contamination	1	1	1				
	Hea 13	Acoustic Performance							
	Hea 14	Office Space							
	Hea 15	Outdoor Space	1	1	1				
	Hea 16	Drinking Water							
	Hea 17	Specification of Laboratory Fume Cupboards							
	Hea 18	Containment Level 2&3 Laboratory areas							
	Category total		9		12				
Energy	Ene 1	Reduction of CO2 emissions	7		15		0.19	64	11.57

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			New Build	Refurb					
	Ene 2	Submetering of Substantial Energy Uses	1	1	1				
	Ene 3	Submetering of High Energy Load Areas and Tenancy	1	1	1				
	Ene 4	External Lighting	1	1	1				
	Ene 5	Low & Zero Carbon Technologies	3		3				
	Ene 6	Building Fabric Performance and Air Infiltration							
	Ene 7	Cold Storage							
	Ene 8	Lifts	0	0	2				
	Ene 9	Escalators and Travelling Walkways							
	Ene 10	Free Cooling							
	Ene 11	Energy Efficient Fume Cupboards							
	Ene 12	Swimming Pool Ventilation and Heat Loss							
	Ene 13	Labelled Lighting Controls							
	Ene 14	BMS							
	Ene 15	Provision of Energy Efficient Equipment	2	2	2				

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			New Build	Refurb					
	Ene 16	CHP Community Energy							
	Ene 17	Residential Areas: Energy Consumption							
	Ene 19	Energy Efficient Laboratories							
	Ene 20	Energy Efficient IT solutions							
	Category total		14		22				
Transport	Tra 1	Provision of Public Transport	3		3		0.8	100	8
	Tra 2	Proximity of Amenities	2		2				
	Tra 3	Cyclist Facilities	2		2				
	Tra 4	Pedestrian & Cycle Safety	1		1				
	Tra 5	Travel Plan							
	Tra 6	Maximum Car Parking Capacity	2		2				
	Tra 7	Travel Information Point							
	Tra 8	Deliveries and Manoeuvring							
	Category total		9		9				

Credit Category	Credit Ref	Credit Name	Number of credits predicted to be achieved		Number of credits available to scheme	Comment	Issue Weighting	% of credits achieved	Weighted Score Achieved
			New Build	Refurb					
Water			3	3	5	One credit is mandatory for achievement of Very Good	0.6	57	3.43
	Wat 1	Water Consumption							
			1	1	1	One credit is mandatory for achievement of Very Good			
	Wat 2	Water Meter							
	Wat 3	Major Leak Detection	0	0	1				
	Wat 4	Sanitary Supply Shut Off							
	Wat 5	Water Recycling							
	Wat 7	Vehicle Wash							
		Category total	4		7				
Materials			4		4		0.125	67	7.35
	Mat 1	Materials Specification (Major Building Elements)							
	Mat 2	Hard Landscaping and Boundary Protection	1		1				
	Mat 3	Re-use of Building Façade	1		1				
	Mat 4	Re-use of Building Structure	1		1				
	Mat 5	Responsible Sourcing of Materials	2		3				

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			New Build	Refurb					
	Mat 6	Insulation	1	0	0.48	Area weighted score			
	Mat 7	Designing for Robustness	1	1	1				
	Category total		10.48		15				
Waste	Wst 1	Construction Site Waste Management	3		4		0.75	63	4.69
	Wst 2	Recycled Aggregates	1	1	1				
	Wst 3	Recyclable Waste Storage	1		1				
	Wst 4	Compactor / Baler							
	Wst 5	Composting	0		1				
	Wst 6	Floor finishes	1	1	1				
	Category total		5		8				
Land Use & Ecology	LE1	Re-use of Land	1		1		0.10	36	4
	LE2	Contaminated Land	0		1	no contamination			
	LE3	Ecological Value of Site AND Protection of Ecological Features	1		1				
	LE4	Mitigating Ecological Impact	2		2				
	LE5	Enhancing Site Ecology	0		3				

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			New Build	Refurb					
	LE6	Long Term Impact on Biodiversity	0		2				
		<i>Category total</i>	4		10				
Pollution	Pol 1	Refrigerant GWP: Building Services	1	1	1		0.10	64	6.36
	Pol 2	Preventing Refrigerant Leaks	2	2	2				
	Pol 3	Refrigerant GWP: Cold Storage							
	Pol 4	NOx Emissions from heating source		3	3				
	Pol 5	Flood Risk	3	3	3				
	Pol 6	Minimising Watercourse Pollution	0		0				
	Pol 7	Reduction of Night Time Pollution	1	1	1				
	Pol 8	Noise Attenuation							
		<i>Category total</i>	7		11				
Approved Exemplary Performance Credits	Inn 1	Suitably Qualified BREEAM Assessor							1
	Man 2	Considerate Constructors							
	Hea 1	Daylighting							
	Hea 14	Office Space (Retail and Industrial Only)							

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			New Build	Refurb					
	Ene 1	Reduction of CO2 emissions							
	Ene 5	Low or Zero Carbon Technologies	1	1	1		N/A	N/A	
	Wat 2	Water Meter							
	Mat 1	Materials Specification							
	Mat 5	Responsible Sourcing of Materials							
	Wst 1	Construction Site Waste Management							
Innovation credits applied for	A		0	0		None anticipated			
CREDIT TOTAL									64.58

2 Building Research Establishment Environmental Assessment Method (BREEAM) Predictive Assessment

- 2.1 This section outlines the BREEAM credits against which the development has been scored and provides justification for credits being awarded or withheld. As previously mentioned scores have been provided on a predictive basis and as such the award of credits within this report cannot guarantee the award of credits in a formal assessment.
- 2.2 The credit scoring regime followed within this predictive assessment is the same as in a standard formal assessment. Credits are scored in whole numbers and then a weighting is subsequently applied by section to reach the final score.
- 2.3 Please note that BREEAM assessors require specific documentary evidence to support the awarding of credits in a formal assessment. For this reason, non-assessors are likely to overestimate the building's performance due to a lack of knowledge about the measurement conventions and evidence requirements. It is recommended that a pre-assessment is completed by a trained and licensed assessor in consultation with the design team, a recommendation which has been taken on board and acted upon by the Cardiff & Vale University Health Board. Publicly available predictive assessment estimators are often a familiar tool utilized by design teams and local authorities at early design stages. However, only the assessor has access to the formal scoring spreadsheets and calculation tools which contribute to the formal assessment of the scheme.
- 2.4 It should be noted that the BREEAM non-domestic scheme assessment process was significantly revised in the summer of 2008. For reference, changes included in the 2008 scheme include the following:
- Introduction of mandatory credits
 - Changes to the environmental weighting categories:
 - Individual and increased weighting categories for Energy and Transport
 - Expanded scope for construction and operational waste issues
 - An increased weighting for materials
 - A two stage certification process: both design stage and post construction assessment as mandatory elements i.e. it will be necessary to prove that completed developments implement the credits evidenced at the design stage