

Ref	Title	Credit Criteria	BREEAM credits available	Credits expected - awaiting evidence	Possible credits - design team to confirm	Mandatory Credits					
						Pass	Good	Very Good	Excellent	Outstanding	RIBA Stage

Management			12%								
Man 1	Commissioning	One credit where an appropriate project team member has been appointed to monitor commissioning to ensure commissioning will be carried out in line with current best practice.	1	1		1	1	1	1	1	D
		One credit where, in addition to the above, seasonal commissioning will be carried out during the first year of occupation, post construction (or post fit out).	1	1		-	-	-	-	1	D
Man 2	Considerate Constructors	One credit where there is a commitment to comply with best practice site management principles. i.e. Considerate Constructors Scheme score of between 24 and 31.5	1	1		-	-	-	1	1	H
		One credit where, in addition to the above, there is a commitment to go beyond best practice site management principles. i.e. Considerate Constructors Scheme score of between 32 and 35.5	1	1		-	-	-	-	1	H
Man 3	Construction Site Impacts	One credit where 2 or more of items a-g (listed below) are achieved. a. Monitor, report and set targets for CO2 or energy arising from site activities b. Monitor, report and set targets for CO2 or energy arising from transport to and from site c. Monitor, report and set targets for water consumption arising from site activities d. Implement best practice policies in respect of air (dust) pollution arising from the site e. Implement best practice policies in respect of water (ground and surface) pollution occurring on the site f. Main contractor has an environmental materials policy, used for sourcing of construction materials to be utilised on site g. Main contractor operates an Environmental Management System.	1	1		-	-	-	-	-	H
		Two credits where 4 or more of items a-g are achieved.	1	1		-	-	-	-	-	H
		Three credits where 6 or more of items a-g are achieved:	1		1	-	-	-	-	-	H
		One additional credit where at least 80% of site timber is responsibly sourced and 100% is legally sourced.	1	1		-	-	-	-	-	H
Man 4	Building user guide	One credit for the provision of a simple guide that covers information relevant to the tenant/occupants and non-technical building manager on the operation and environmental performance of the building.	1	1		-	-	-	1	1	F
Man 8	Security	One credit where an Architectural Liaison Officer (ALO) or Crime Prevention Design Advisor (CPDA) from the local police force has been consulted at the design stage and their recommendations incorporated into the design of the building and its parking facilities	1	0		-	-	-	-	-	C
Total Credits			10	8	9						
Category Score				80%	90%						
Weighted Points			1.2	9.6	10.8						
			per credit								

Health & Wellbeing			15%								
Hea 1	Daylighting	One credit where at least 80% of floor area in each occupied space is adequately daylight. i.e. an average daylight factor of 2% or more plus a uniformity ratio of at least 0.4 or the room depth criterion is satisfied.	1	0		-	-	-	-	-	D
Hea 2	View Out	One credit where that all relevant building areas have an adequate view out. i.e. max. 7m radius from a window; where the window is ≥20% of the total inside wall area	1	0		-	-	-	-	-	D
Hea 3	Glare Control	One credit where an occupant-controlled shading system (e.g. internal or external blinds) is fitted in relevant building areas.	1	1		-	-	-	-	-	D
Hea 4	High frequency lighting	One credit where high frequency ballasts are installed on all fluorescent and compact fluorescent lamps.	1	1		1	1	1	1	1	D
Hea 5	Internal and external lighting levels	One credit where all internal & external lighting is specified in accordance with the appropriate maintained illuminance levels (in lux) recommended by CIBSE (CIBSE Lighting Guide 6 & 7, Code of Lighting 2004).	1	1		-	-	-	-	-	D
Hea 6	Lighting zones & controls	One credit where in all relevant building areas, lighting is appropriately zoned and occupant controllable. i.e. zones of no more than 4 work stations and zoned for circulation/perimeter/atria areas	1	1		-	-	-	-	-	D
Hea 7	Potential for natural ventilation	One credit where fresh air is capable of being delivered to the occupied spaces of the building via a natural ventilation strategy, and there is sufficient user-control of the supply of fresh air. i.e. openable area should be a minimum of 5% of the floor area, and less than 7m deep.	1	0		-	-	-	-	-	D
Hea 8	Indoor air quality	One credit where air intakes serving occupied areas avoid major sources of external pollution and recirculation of exhaust air. i.e. air inlets / exhausts at least 10m apart, inlets over 20m of sources of external pollution (ac buildings), windows at least 10m away from sources of external pollution (nv buildings)	1	1		-	-	-	-	-	D
Hea 9	Volatile Organic Compounds	One credit where the emissions of VOCs and other substances from key internal finishes and fittings comply with best practice levels.	1	1		-	-	-	-	-	D
Hea 10	Thermal comfort	One credit where thermal comfort levels in occupied spaces of the building are assessed at the design stage to evaluate appropriate servicing options, ensuring appropriate thermal comfort levels are achieved.	1	1		-	-	-	-	-	D
Hea 11	Thermal zoning	One credit where evidence provided demonstrates that local occupant control is available for temperature adjustment in each occupied space to reflect differing	1	1		-	-	-	-	-	D
Hea 12	Microbial contamination	One credit where the risk of waterborne and airborne legionella contamination has been minimised AND there is no humidification or steam only humidification	1	1		1	1	1	1	1	D

Hea 13	Acoustic Performance	One credit where the building achieves appropriate indoor ambient noise levels in offices areas. In addition, for fully fitted buildings only: Appropriate airborne sound insulation levels are achieved between acoustically sensitive spaces and occupied spaces, sufficient to ensure adequate privacy.	1	1		-	-	-	-	-	D
Total Credits			13	10	10						
Category Score				77%	77%						
Weighted Points			1.2	11.5	11.5						
			per credit								

Energy			19%									
Ene 1	Reduction of CO2 Emissions	Up to fifteen credits are available for demonstrating an improvement in the energy efficiency of the building's fabric and services and therefore achieves lower building operational related CO2 emissions – credits based on EPC rating	15	3	3	-	-	-	6	10	D	
Ene 2	Sub-metering of Substantial Energy Uses	One credit where the provision of direct sub-metering of energy uses within the building, e.g. space heating, domestic hot water, humidification, cooling, fans, lighting & small power, lifts, and escalators	1	1		-	-	1	1	1	D	
Ene 3	Sub-metering of high energy load Areas and Tenancy	One credit where sub-metering of energy consumption by tenancy/building function area is installed within the building.	1	1		-	-	-	-	-	D	
Ene 4	External Lighting	One credit where energy-efficient external lighting is specified and all light fittings are controlled for the presence of daylight.	1	1		-	-	-	-	-	D	
Ene 5	Low zero carbon technologies	One credit where a feasibility study considering local (on-site and/or near site) low or zero carbon (LZC) technologies has been carried out and the results implemented.	1	0		-	-	-	1	1	C	
		Or alternatively: A maximum of one credit where evidence provided demonstrates that a contract with an energy supplier is in place to provide sufficient electricity used within the assessed building/development to meet the above criteria from a 100% renewable energy source. (Note: a standard Green Tariff will not comply)										
		One credit where, in addition to the above, there is a 10% reduction in the building's CO2 emissions as a result of the installation of a feasible local LZC technology.	1	0		-	-	-	-	-	-	C
Ene 8	Lifts	Two credits where, in addition to the above, there is a 15% reduction in the building's CO2 emissions as a result of the installation of a feasible local LZC technology.	1	0		-	-	-	-	-	C	
		One credit where an analysis of transport demand and patterns for the building has been carried out and the energy consumption for at least two types of lift or lift strategy has been compared with the most efficient system specified	1	1		-	-	-	-	-	-	D
		One credit where, in addition to the above, at least three energy-efficient features have been specified.	1	1		-	-	-	-	-	D	
Total Credits			23	8	11							
Category Score				35%	48%							
Weighted Points			0.8	6.6	9.1							
			per credit									

Transport			8%								
Tra 1	Provision of public transport	Up to three credits are available on a sliding scale based on the assessed buildings' accessibility to the public transport network, dependant on distances to bus stops / train station and frequencies of services	3	2		-	-	-	-	-	C
Tra 2	Proximity to amenities	One credit where the building is located within 500m of accessible local amenities appropriate to the building type and its users, i.e. grocery shop, food outlet, post box, cash machine	1	1		-	-	-	-	-	C
Tra 3	Cyclist Facilities	One credit where covered, secure and well-lit cycle storage facilities are provided for all building users.	1	0		-	-	-	-	-	C
		One credit where, in addition to the above, adequate changing facilities are provided for staff use, including showers, lockers or drying spaces	1	0		-	-	-	-	-	C
Tra 4	Pedestrian and cycle safety	One credit where the site layout has been designed in accordance with best practice to ensure safe and adequate pedestrian and cycle access.	1	0		-	-	-	-	-	C
Tra 5	Travel plan	One credit where a travel plan has been developed and tailored to the specific needs of the building users.	1	1		-	-	-	-	-	C
Tra 6	Maximum car parking capacity	One credit where no more than one parking space is provided for every three building users.	1	1		-	-	-	-	-	C
		Two credits where no more than one parking space is provided for every four building users.	1	1		-	-	-	-	-	C
Total Credits			10	6	6						
Category Score				60%	60%						
Weighted Points			0.8	4.8	4.8						
			per credit								

Water

6%

Wat 1	Water Consumption	Up to three credits for the specification of low water usage taps, urinals, WCs and showers. Where consumption is 4.5-5.5 m ³ per person per year Where water consumption is 1.5-4.4 m ³ per person per year Where water consumption is <1.5 m ³ per person per year	1	1		-	1	1	1	1	D
			1	1		-	-	-	-	1	D
			1	0		-	-	-	-	-	D
Wat 2	Water meter	One credit where a water meter with a pulsed output will be installed on the mains supply to each building/unit.	1	1		-	1	1	1	1	D
Wat 3	Major leak detection	One credit where a leak detection system is specified or installed on the building's water supply. The system must cover all mains water supply between and within the building and the site boundary.	1		1	-	-	-	-	-	D
Wat 4	Sanitary supply shut off	One credit where proximity detection shut-off is provided to the water supply to all toilet areas. It must be controlled by a link to either: Infra-red movement detectors or Sensors / switches placed at or on entry doors	1	1		-	-	-	-	-	D
Total Credits			6	4	5						
Category Score				67%	83%						
Weighted Points			1.0	4.0	5.0						
			per credit								

Materials

12.5%

Mat 1	Materials Specification (major building elements)	Up to four credits are available, determined by the Green Guide to Specification ratings for the following major building/finishing elements: 1. External Walls 2. Windows 3. Roof 4. Upper Floor Slabs Based on the results of the Mat 1 calculator, details, areas and green guide ratings of all elements required	1	1		-	-	-	-	-	D
			1		1	-	-	-	-	-	D
			1	0		-	-	-	-	-	D
			1	0		-	-	-	-	-	D
Mat 2	Hard landscaping and boundary protection	One credit where at least 80% of the combined area of external hard landscaping and boundary protection specifications achieve an A or A+ rating, as defined by the Green Guide to Specification.	1	1		-	-	-	-	-	D
Mat 3	Re-use of building façade	One credit where at least 50% of the total façade (by area) is reused and at least 80% of the reused façade (by mass) comprises in-situ reused material.	1	0		-	-	-	-	-	D
Mat 4	Re-use of building structure	One credit where the design reuses at least 80% of an existing primary structure and for part refurbishment and part new build, the volume of the reused structure comprises at least 50% of the final structure's volume.	1	0		-	-	-	-	-	D
Mat 5	Responsible sourcing of materials	Up to 3 credits are available where evidence provided demonstrates that 80% of the assessed materials in the following building elements are responsibly sourced: Structural Frame, Ground floor, Upper floors (including separating floors), Roof, External walls, Internal walls, Foundation/substructure and Staircase Additionally 100% of any timber must be legally sourced.	1	1		-	-	-	-	-	H
			1	1		-	-	-	-	-	H
			1	1		-	-	-	-	-	H
Mat 6	Insulation	One credit where thermal insulation products used in the building have a low embodied impact relative to their thermal properties, determined by the Green Guide to Specification ratings (building fabric and services). One credit where thermal insulation products used in the building have been responsibly sourced.	1	1		-	-	-	-	-	D
			1	1		-	-	-	-	-	H
Mat 7	Designing For Robustness	One credit where protection is given to vulnerable parts of the building such as areas exposed to high pedestrian traffic, vehicular and trolley movements.	1	1		-	-	-	-	-	D
Total Credits			13	8	9						
Category Score				62%	69%						
Weighted Points			1.0	7.7	8.7						
			per credit								

Waste

7.5%

Wst 1	Construction Site Waste Management	Up to three credits are available where non-hazardous construction waste generated by the building's construction phase meets or exceeds the following resource efficiency benchmarks: One credit: 13.0-16.6 m ³ (6.6-8.5 tonnes) of waste generated per 100m ² Two credits: 9.2-12.9 m ³ (4.7-6.5 tonnes) of waste generated per 100m ² Three credits: <9.2 m ³ (<4.7 tonnes) of waste generated per 100m ² One additional credit where at least 75% by weight or 65% by volume of non-hazardous construction waste generated by the project has been diverted from landfill	1	1		-	-	-	-	-	H
			1		1	-	-	-	-	-	H
			1		1	-	-	-	-	-	H
			1		1	-	-	-	-	-	H
Wst 2	Recycled aggregates	One credit where there is a significant use of recycled or secondary aggregates in 'high-grade' building aggregate uses. At least 25% by weight or volume.	1	0		-	-	-	-	-	H
Wst 3	Recyclable waste storage	One credit where a central, dedicated space is provided for the storage of the building's recyclable waste streams. A minimum of 10m ² for buildings ≥ 5000m ² of floor area.	1	1		-	-	-	1	1	D
Wst 6	Floor Finishes	One credit where carpets and other floor finishes are specified by the future occupant or, in tenanted areas of speculative buildings, where carpets or floor finishes are installed in a limited show area only. i.e. <25% of total office NIA	1	1		-	-	-	-	-	D

Total Credits	7	3	6
Category Score		43%	86%
Weighted Points	1.1	3.2	6.4
	per credit		

Land Use & Ecology			10%									
LE1	Re-use of land	One credit where the majority of the footprint of the proposed development falls within the boundary of previously developed	1	1		-	-	-	-	-	-	C
LE2	Contaminated land	One credit where the land used for the new development has, prior to development, been defined as contaminated and adequate remedial steps have been taken to decontaminate the site prior to construction.	1	0		-	-	-	-	-	-	C
LE3	Ecological value of site AND Protection of ecological features	One credit where the construction zone is defined as land of low ecological value and all existing features of ecological value will be fully protected from damage during site preparation and construction works.	1	1		-	-	-	-	-	-	C
LE4	Mitigating Ecological impact	One credit where the change in the site's existing ecological value, as a result of development, is minimal.	1	1		-	-	1	1	1	-	C
		Two credits where there is no negative change in the site's existing ecological value as a result of development.	1	0		-	-	-	-	-	-	C
LE5	Enhancing Site Ecology	One credit for appointed a suitably qualified ecologist to advise and report on enhancing and protecting the ecological value of the site; and implemented their recommendations	1	0		-	-	-	-	-	-	C
		One credit where, in addition to the above, there is a positive increase in the ecological value of the site of up to (but not including) 6 species.	1	0		-	-	-	-	-	-	C
		Two credits where, in addition to the above, there is a positive increase in the ecological value of the site of 6 species or greater.	1	0		-	-	-	-	-	-	C
LE6	Long term impact on biodiversity	One credit where the client has committed to achieving the mandatory LE6 requirements and at least two of the additional requirements.	1	0		-	-	-	-	-	-	C
		Two credits where the client has committed to achieving the mandatory LE6 requirements and at least four of the additional requirements.	1	0		-	-	-	-	-	-	C
Total Credits			10	3	3							
Category Score				30%	30%							
Weighted Points			1.0	3.0	3.0							
			per credit									

Pollution			10%									
Pol 1	Refrigerant GWP - Building services	One credit where the use of refrigerants with a global warming potential (GWP) of less than 5 or where there are no refrigerants specified for use in building services.	1	0		-	-	-	-	-	-	D
Pol 2	Preventing refrigerant leaks	One credit where refrigerant leaks can be detected or where there are no refrigerants specified for the development.	1	1		-	-	-	-	-	-	D
		One credit where the provision of automatic refrigerant pump down is made to a heat exchanger (or dedicated storage tanks) with isolation valves. Or where there are no refrigerants specified for the development.	1		1	-	-	-	-	-	-	D
Pol 4	NOx emissions from heating source	One credit where the maximum dry NOx emissions from delivered space heating energy are ≤100 mg/kWh (at 0% excess O2).	1	1		-	-	-	-	-	-	D
		Two credits where evidence the maximum dry NOx emissions from delivered space heating energy are ≤70 mg/kWh (at 0% excess O2)	1	1		-	-	-	-	-	-	D
		Three credits where evidence the maximum dry NOx emissions from delivered space heating energy are ≤40 mg/kWh (at 0% excess O2).	1	0		-	-	-	-	-	-	D
Pol 5	Flood risk	One credit where the development is located in a zone of medium or high annual probability of flooding the ground level of the building, car parking and access is above the design flood level for the site's location. Flood Risk Assessment (FRA) required	1	1		-	-	-	-	-	-	C
		Two credits where the assessed development is located in a zone defined as having a low annual probability of flooding and a Flood Risk Assessment (FRA) has been carried out for all flood sources	1	1		-	-	-	-	-	-	C
		One further credit where evidence provided demonstrates that surface water run-off attenuation measures are specified to minimise the risk of localised flooding, resulting from a loss of flood storage on site due to development.	1	0		-	-	-	-	-	-	C
Pol 6	Minimising watercourse pollution	One credit where effective on site treatment such as Sustainable Drainage Systems (SUDs) or oil separators have been specified in areas that are or could be a source of watercourse pollution.	1	0		-	-	-	-	-	-	D
Pol 7	Reduction of Night Time Light Pollution	One credit where the external lighting design is in compliance with the guidance in the Institution of Lighting Engineers (ILE) Guidance notes for the reduction of obtrusive light, 2005.	1	1		-	-	-	-	-	-	D
Pol 8	Noise Attenuation	One credit where new sources of noise from the development do not give rise to the likelihood of complaints from existing noise-sensitive premises and amenity or wildlife areas that are within the locality of the site.	1	0		-	-	-	-	-	-	D
Total Credits			12	6	7							
Category Score				50%	58%							
Weighted Points			0.8	5.0	5.8							
			per credit									

Innovation

10

Man 2	Considerate Constructors	One innovation credit if the site achieves a Considerate Constructors Scheme Code of Considerate Practice score of at least 36.	1	0		-	-	-	-	-	H
Hea 1	Daylighting	One innovation credit if at least 80% of the floor area has an average daylight factor of 3% in multi-storey buildings and 4% in single-storey buildings.	1	0		-	-	-	-	-	D
Ene 1	Reduction of CO2 emissions	One innovation credit if the building is designed to be a carbon neutral building as defined by the NCM	1	0		-	-	-	-	-	C
		One additional innovation credits if the building is designed to be a True zero carbon building, in terms of building services and operational energy demand.	1	0		-	-	-	-	-	C
Ene 5	Low or Zero Carbon Technologies	One innovation credit if local LZC energy technology has been installed in line with the recommendations of a compliant feasibility study and results in a 20% reduction in the building's CO2 emissions.	1	0		-	-	-	-	-	C
Wat 2	Water Meter	One innovation credit where pulsed sub meters are fitted to allow individual water-consuming plant or building areas to be monitored such as cooling towers, car washes, catering areas, etc.	1	1		-	-	-	-	-	D
Mat 1	Materials Specification	One innovation credit where the building achieves additional points to the total points required to achieve maximum credits under the standard BREEAM requirements.	1	0		-	-	-	-	-	D
Mat 5	Responsible Sourcing of Materials	One innovation credit where, in addition to the standard BREEAM requirements, 95% of the applicable materials, comprised within the applicable building elements, have been responsibly sourced.	1	0		-	-	-	-	-	H
Wst 1	Construction Site Waste Management	One innovation credit where all the requirements of Wst 1 are met and where at least 90% by weight (80% by volume) of non-hazardous construction waste has been diverted from landfill	1	0		-	-	-	-	-	H

Number of additional approved Innovation points achieved

9

1

1

Total

BREEAM 2008 Score

110

56

66