

#### 4. Pre-assessment Credit Summary

The following section details the BREEAM credits assessed under the scheme and whether they will be targeted for the development.

Management				
Criteria	Available Score	Status	Target Score	Pre-Assessment Stage Assumptions
Man 01: Home User Guide				
Where a Home User Guide containing the information listed in the 'User Guide Contents List' has been produced and supplied to all homes	3.27	Targeted	3.27	A Home User Guide will be produced containing the information listed in the User Guide Content List (Detailed in Appendix A1).
Man 02: Responsible Construction Practices				
CCS Score 25 - 34 (score of 5 in each section)	1.09	Targeted	1.09	The contractor will be expected to achieve a score of at least 35 points on the new CCS scheme (with a score of at least 7 in each of the 5 sections).
CCS Score 35 - 39 (score of 7 in each section)	1.09	Targeted	1.09	
Man 03: Construction Site Impacts				
Achieve 2 or more of the following construction site impacts: a. Monitor, report and set targets for CO2 production of energy use arising from site activities	1.09	Targeted	1.09	The contractor will be expected to achieve at least 2 of the construction site impact actions.  Further details of the requirements are listed in Appendix A2.
b. Monitor, report and set targets for water consumption arising from site activities				
c. A main contractor with an environmental materials policy				
d. A main contractor that operates an Environmental Management System				
e. 80% of site timber is reclaimed, re-used or responsibly sourced and 100% is legally sourced				
Man 04: Security				
Existing doors and windows meet minimum security requirement. New doors and windows are appropriately certified.	1.09	Not Achieved	0.00	The bespoke windows and doors required may not meet the requirement.
Comply with Secure by Design Section 2 and implement the recommendations having consulted with an ALO or CPDA	1.09	Not Achieved	0.00	It is not currently assumed that the design team will work with a CPDA or achieve the Secure by Design award.

Man 05: Protection and Enhancement of Ecological Features				
Site survey carried out and any ecological aspects protected during site works (and no ecological features are removed)	1.09	Targeted	1.09	An ecologist is being appointed to provide a report. It is anticipated that the land will be confirmed as having low ecological value. Any features that have value will be protected.
Man 06: Project Management				
Assign project roles and responsibilities	1.09	Potential	0.00	The design team will work together to endeavour to achieve this credit, however it is not certain that all the criteria will be met.
See Appendix A4 for full details				
A handover meeting is arranged	1.09	Targeted	1.09	The architect will carry out a site inspection within 3 months of occupation and provide aftercare support to the client for the first 12 months of occupation.
AND Two or more of the following are committed to:				
a. A site inspection within 3 months of occupation				
b. Conduct post occupancy interviews with building occupants or a survey via phone or posted information within 3 months of occupation				
c. Longer term after care e.g. a help line, nominated individual or other appropriate system to support building users for at least the first 12 months of occupation				

Health & Wellbeing				
Criteria	Available Score	Status	Target Score	Pre-Assessment Stage Assumptions
Hea 01: Daylighting				
The refurbishment results in a neutral impact on the dwellings daylighting levels in the kitchen, living room, dining room and study	1.42	Targeted	1.42	It is assumed that at least a neutral impact of the daylighting levels within existing rooms will be made. All newly created rooms will achieve the daylighting standards.
Where the property is being extended the new spaces achieve minimum daylighting levels and the extension does not reduce daylighting levels in the kitchen, living room, dining room or study of neighbouring properties				
Dwelling achieves minimum daylighting levels in the kitchen (2%), living room, dining room and study (1.5%) + 80% of working plane receives direct sunlight	1.42	Potential	0.00	
Hea 02: Sound Insulation				
Party walls and floors are compliant with Part E	2.83	Targeted	2.83	The property is detached so these credits are achieved by default.
3dB improvement over Part E	1.42	Targeted	1.42	
5dB improvement over Part E	1.42	Targeted	1.42	

Hea 03 Volatile Organic Compounds (VOCs)				
Products will be specified avoiding the use of VOCs in compliance with the BREEAM table	1.42	Targeted	1.42	All applicable internal finishes and fittings will be specified to avoid the use of volatile organic compounds (VOCs).  The relevant standards and VOC levels are detailed in Appendix B1.
Hea 04 Inclusive Design				
An access expert or suitably qualified member of the design team has completed section 1 of Checklist A8; Access Statement Template (An architect is expected to satisfy the requirements)	1.42	Potential	0.00	Currently not targeted but if so, a suitably qualified member of the design team would complete the access statement to demonstrate reasonable provision to provide accessibility to the dwelling, covering sections 1 and 2 of Checklist A-8.
An access expert or suitably qualified member of the design team has completed sections 1 and 2 of Checklist A8; Access Statement Template (An architect is expected to satisfy the requirements)	1.42	Potential	0.00	Refer to Appendix B2 for full details of Checklist A-8.
Hea 05 Ventilation				
Minimum background ventilation in the form of trickle ventilation (or an equivalent means of ventilation) should be provided as follows: • Habitable rooms: 5000mm <sup>2</sup> equivalent area; • Kitchens, utility rooms and bathrooms: 2500mm <sup>2</sup> equivalent area; • New rooms (in the case of an extension): 8000mm <sup>2</sup> equivalent area;  And a minimum level of extract ventilation is provided in all wet rooms (e.g. kitchen, utility and bathrooms), compliant with section 5 of AD Part F 2010;  And a minimum level of purge ventilation is provided in all habitable rooms and wet rooms, compliant with section 7 of AD Part F 2010	1.42	Targeted	1.42	It is mandatory for one credit to be achieved in order to achieve a Very Good rating.  Ventilation will be provided to the property in compliance with the minimum levels detailed in Sections 5 and 7 in AD Part F 2010.
Ventilation is provided for the dwelling that meets the requirements of Section 5 of Building Regulations Part F in full	1.42	Potential	0.00	
Hea 06 Safety				
Where the dwelling is supplied with mains gas or where any other form of fossil fuel is used within the building (e.g. coal), a compliant fire and carbon monoxide detector and alarm system is provided  Where the project involves electrical re-wiring the power supply for the smoke alarm and compliant carbon monoxide alarm systems are derived from the dwellings main electricity supply (else from a battery supply)	1.42	Targeted	1.42	It is mandatory to achieve one credit for a Very Good rating.  As the dwelling is supplied with mains gas a compliant fire and carbon monoxide detector and alarm system will be provided.  The power supply for the smoke alarm and carbon monoxide alarm systems must be derived from the dwelling's main electricity supply (and not battery operated).



Energy				
Criteria	Available Score	Status	Target Score	Pre-Assessment Stage Assumptions
Ene 01: Improvement in Energy Efficiency Rating				
Calculated from SAP 2009	0.74	Targeted	0.74	The improvement in EER is 37.07.
≥ 5 Improvement in EER	0.74	Targeted	0.74	
≥ 9 Improvement in EER	0.74	Targeted	0.74	
≥ 13 Improvement in EER	0.74	Targeted	0.74	
≥ 17 Improvement in EER	0.74	Targeted	0.74	
≥ 21 Improvement in EER	0.74	Targeted	0.74	
≥ 26 Improvement in EER	0.74	Targeted	0.74	
≥ 31 Improvement in EER	0.74	Targeted	0.74	
≥ 36 Improvement in EER	0.74	Targeted	0.74	
≥ 42 Improvement in EER	0.74		0.00	
≥ 48 Improvement in EER	0.74		0.00	
≥ 54 Improvement in EER	0.74		0.00	
≥ 60 Improvement in EER	0.74		0.00	
Ene 02: Energy Efficiency Rating Post Refurbishment				
Calculated from SAP 2009	0.74	Targeted	0.74	The EER is 70.72.
≥ 60 EER rating	0.74	Targeted	0.74	
≥ 55 EER rating	0.74	Targeted	0.74	
≥ 60 EER rating	0.74	Targeted	0.74	
≥ 65 EER rating	0.74	Targeted	0.74	
≥ 70 EER rating	0.74	Targeted	0.74	
≥ 75 EER rating	0.74		0.00	
≥ 80 EER rating	0.74		0.00	
≥ 85 EER rating	0.74		0.00	
Ene 03: Primary Energy Demand				
Calculated from SAP 2009	0.74	Targeted	0.74	The primary energy demand is 119.56 kWh/m2/yr.
≤ 400 kWh/m2/yr	0.74	Targeted	0.74	
≤ 370 kWh/m2/yr	0.74	Targeted	0.74	
≤ 340 kWh/m2/yr	0.74	Targeted	0.74	
≤ 320 kWh/m2/yr	0.74	Targeted	0.74	
≤ 300 kWh/m2/yr	0.74	Targeted	0.74	
≤ 280 kWh/m2/yr	0.74	Targeted	0.74	
≤ 260 kWh/m2/yr	0.74	Targeted	0.74	
≤ 240 kWh/m2/yr	0.74	Targeted	0.74	
≤ 220 kWh/m2/yr	0.74	Targeted	0.74	
≤ 200 kWh/m2/yr	0.74	Targeted	0.74	
≤ 180 kWh/m2/yr	0.74	Targeted	0.74	
≤ 160 kWh/m2/yr	0.74	Targeted	0.74	
≤ 140 kWh/m2/yr	0.74	Targeted	0.74	
≤ 120 kWh/m2/yr	0.74	Targeted	0.74	
Ene 04: Renewable Technologies				
≥10% of Primary Energy Demand per annum is by LZC technologies AND The dwelling has reduced energy demand prior to the specification of renewable technologies (Must use MCS certified products and installers)	1.48	Targeted	1.48	The ground source heat pumps proposed will provide more than 20% of the site's energy demand.
≥15% (mid to high rise flats) or 20% (all others) of Primary Energy Demand per annum is by LZC technologies AND The dwelling has reduced energy demand prior to the specification of renewable technologies (Must use MCS certified products and installers)	1.48	Targeted	1.48	

<b>Ene 05 Energy Labelled White Goods</b>				
Fridges and freezers or fridges/freezers have an A+ rating or better under the EU Energy Efficiency Labelling Scheme OR Where no white goods are provided to the dwelling(s) but the EU Energy Efficiency Labelling Scheme Information Leaflet is provided to each dwelling	1.48	Targeted	1.48	The specified fridge-freezers will be recognised by the Energy Saving Trust Recommended labelling scheme and carry the Energy Saving Trust Recommended Label.
Washing machines have an A++ rating or better under the EU Energy Efficiency Labelling Scheme Dishwashers have an A+ rating or better under the EU Energy Efficiency Labelling Scheme AND EITHER Washer-dryers and tumble dryers have a A rating under the EU Energy Efficiency Labelling Scheme (where a washer dryer is provided, it is not necessary to also provide a washing machine) OR Where a washer dryer or tumble dryer is not provided, the EU Energy Efficiency Labelling Scheme Information Leaflet is provided to each dwelling	1.48	Targeted	1.48	The specified washing machines and dishwashers will be recognised by the Energy Saving Trust Recommended labelling scheme and carry the Energy Saving Trust Recommended Label.  Washer dryers and tumble dryers will have a B rating under the EU Energy Efficiency Labelling Scheme or if not specified, EU Energy Efficiency Labelling Scheme Information Leaflet is provided to each dwelling.
<b>Ene 06 Drying Space</b>				
Adequate (permanent) internal or external drying line of 4m+ (1-2 bed) or 6m+ (3+ bed)  This is either; a heated space with adequate, controlled ventilation, complying with AD Part F 2006, or an unheated outbuilding	1.48	Targeted	1.48	A 6m drying line will be provided in the utility room or externally.
<b>Ene 07 Lighting</b>				
External Lighting - Energy efficient space lighting and security lighting (if present) is provided AND Appropriate control systems i.e. Passive Infra Red (PIR), 'Dusk to Dawn' daylight sensors or time switches	1.48	Targeted	1.48	Energy Efficient Space lighting (including lighting in communal areas) and Energy Efficient Security lighting (where applicable) will be provided to external areas, along with appropriate controls.  Further details of the lighting requirements are in Appendix C1.
Internal Lighting - Maximum average wattage across the total floor area of the dwelling of 9 W/m <sup>2</sup>	1.48	Potential	0.00	It is not expected that this credit will be achieved. However it will be reviewed at the detailed design stage.
<b>Ene 08 Energy Display Devices</b>				
Current electricity AND primary heating fuel consumption data are displayed to occupants OR Where electricity is the primary heating fuel and current electricity consumption data are displayed to occupants	2.97	Targeted	2.97	Current electricity and primary heating fuel consumption data will be displayed to occupants by a compliant Energy Display Device (or Visual Display Unit). Details of a compliant device are in Appendix C2.

Ena 09 Cycle Storage				
Studios or 1 bed – 1 cycle for every 2 dwellings 2/3 bed – 1 cycle per dwelling 4+ bed – 2 cycles per dwelling	1.48	Targeted	1.48	Space for 4 cycles will be provided.  Full requirements for compliant storage are detailed in Appendix C3.
Studios or 1 bed – 1 cycle per dwelling 2/3 bed – 2 cycle per dwelling 4+ bed – 4 cycles per dwelling	1.48	Targeted	1.48	
Ena 10 Home Office				
Sufficient space and services for a home office: • 1.8m wall length space • Two double power sockets • Telephone point • Window (either the width and height are to be >450mm) • Adequate ventilation (0.5m <sup>2</sup> openable area or meet Hsa 05)	1.48	Targeted	1.48	The study will be designed to comply with this criteria.

Water				
Criteria	Available Score	Status	Target Score	Pre-Assessment Stage Assumptions
Wat 01 Water Consumption				
140 - 150 litres / person / day	1.10	Targeted	1.10	As a mandatory standard, water fittings will be specified such that the Total Water Consumption per dwelling is less than 107 litres/person/day. The following flow rates will be used as guidance:  Bathroom taps - 4 l/min Baths - 200 l (overflow) Showers - 9 l/min Dishwasher - 1.25 l per place setting Washing machine - 8 l/kg dry load WC - 4/2.6 Dual Flush Kitchen sink taps - 5 l/min
129 - 139 litres / person / day	1.10	Targeted	1.10	
118 - 128 litres / person / day	1.10	Targeted	1.10	
107 - 117 litres / person / day	1.10	Targeted	1.10	
96 - 106 litres / person / day	1.10	Not Achievable	0.00	
< 95 litres / person / day	1.10	Not Achievable	0.00	
Wat 02 External Water Use				
A rainwater collection system for external/internal irrigation use has been provided OR No external space provided	2.20	Not Achievable	0.00	This credit cannot be achieved due to the presence of a swimming pool.
Wat 03 Water Meter				
An appropriate water meter for measuring and storing usage data of mains potable water has been provided	2.20	Targeted	2.20	A compliant water meter (that provides a visible display of mains potable water consumption to occupants and stores the data) will be provided.



Materials				
Criteria	Available Score	Status	Target Score	Pre-Assessment Stage Assumptions
Mat 01: Environmental Impact of Materials				
Assessment of the following building elements based on their Green Guide to Specification rating and Thermal Performance:				The following materials have been proposed:
• Roof	0.89	Targeted	1.44	• Roof
• External Walls	0.89	Targeted		• External Walls - existing stone and new brick
• Internal Walls (including separating walls)	0.89	Targeted		• Internal Walls (including separating walls) - block and stud walls
• Upper and Ground Floor	0.89	Targeted		• Upper and Ground Floor - concrete and timber
• Windows	0.89	Targeted		• Windows - metal framed
				Using the Mat 01 calculator tool, the indicated credits expected are:
				8
Mat 02: Responsible Sourcing of Materials				
Where the Principle Contractor sources materials for the project in accordance with a document Sustainable Procurement Plan OR Where the Principle Contractor (when a Micro-enterprise) addresses Part 1 OR Part 2 of Checklist A-9; Sustainable Procurement Statement	0.18	Targeted	0.18	A sustainable Procurement plan will be produced.  Further details are in Appendix D1.
Where the Principle Contractor sources materials for the project in accordance with a document Sustainable Procurement Plan OR Where the Principle Contractor (when a Micro-enterprise) addresses Part 1 AND Part 2 of Checklist A-9; Sustainable Procurement Statement	0.18	Targeted	0.18	There will be a sustainable procurement plan.
Where the Principle Contractor sources materials for the project in accordance with a document Sustainable Procurement Plan OR Where the Principle Contractor (when a Micro-enterprise) addresses Part 1, 2 AND 3 of Checklist A-9; Sustainable Procurement Statement	0.18	Targeted	0.18	There will be a sustainable procurement plan.
≥9% Achieved in BREEAM Calculator Tool	0.36	Targeted	0.36	Materials will be responsibly sourced (i.e. FSC, PEFC, EMS) as to achieve at least 18% of credits within the BREEAM Mat 02 calculator.  All new timber and wood-derived products will be sourced from only independently verifiable legal and sustainable sources or FLEGT (forest law enforcement, governance and trade) licensed timber or equivalent timber.  Further details are in Appendix D1.
≥18% Achieved in BREEAM Calculator Tool	0.36	Targeted	0.36	
≥27% Achieved in BREEAM Calculator Tool	0.36	Not Achieved	0.00	
≥36% Achieved in BREEAM Calculator Tool	0.36	Not Achieved	0.00	
≥45% Achieved in BREEAM Calculator Tool	0.36	Not Achieved	0.00	
≥54% Achieved in BREEAM Calculator Tool	0.36	Not Achieved	0.00	
All new timber is sourced in line with the UK Gov's Timber Procurement Policy		Targeted		