

Mat 03: Insulation				
Where the (BREEAM) Insulation Index for new insulation is ≥2 based on the Green Guide rating and thermal performance for insulation within the: • External walls • Ground floor • Roof • Building services	0.18	Targeted	0.18	All new insulation for external walls, ground floor, roof and building services will be specified with a Green Guide rating of A or A+ (where possible) to achieve at least 2 credits.
	0.18	Targeted	0.18	
	0.18	Not Achievable	0.00	
	0.18	Not Achievable	0.00	
Where ≥ 80% of the new thermal insulation used in the building elements is responsibly sourced (for key processes and supply chain)	0.18	Targeted	0.18	At least 80% of the new thermal insulation will be responsibly sourced (i.e. with EMS certification). Further details are in Appendix D2.
	0.18	Targeted	0.18	
	0.18	Not Achievable	0.00	
	0.18	Not Achievable	0.00	

Pollution				
Criteria	Available Score	Status	Target Score	Pre-Assessment Stage Assumptions
Pol 01 Nitrogen Oxide Emissions (NOx)				
Dry NOx emissions of space heating and hot water systems are <100 mg/kWh	0.75	Not Achievable	0.00	This cannot be achieved due to the use of a ground source heat pump.
Dry NOx emissions of space heating and hot water systems are <70 mg/kWh	0.75	Not Achievable	0.00	
Dry NOx emissions of space heating and hot water systems are <40 mg/kWh	0.75	Not Achievable	0.00	
Pol 02 Surface Water Runoff				
Neutral impact on surface water	0.75	Targeted	0.75	The existing site is hard landscaping and the proposed site will not add any further hard landscaping (some additional garden/planting may be carried out). Therefore a neutral impact on surface water run-off is expected. The additional credits are not expected to be achieved as compliant SUDS (infiltration) will not be provided for this development. Further details are in Appendix F1.
Reducing run-off from site: Basic	0.75	Not Achievable	0.00	
Reducing run-off from site: Advanced	0.75	Not Achievable	0.00	
Pol 03 Flooding				
Flood Risk Assessment (FRA) carried out and a Low Flood Risk	1.50	Targeted	1.50	A FRA has confirmed a low flood risk.
If Medium/High Flood risk then protective measures to be taken				

Waste				
Criteria	Available Score	Status	Target Score	Pre-Assessment Stage Assumptions
Was 01 Household Waste				
<p>If a LA or private collection scheme in place:</p> <ul style="list-style-type: none">• 3 internal recycling containers provided where recycling is not sorted post collection• 1 internal recycling container provided where recycling is sorted post collection• Minimum 30l total capacity, no single container less than 7l• Dedicated location	0.60	Targeted	0.60	The Local Authority operate a roadside collection scheme for mixed recycling and so a 30 litre recycling bin (in addition to a container for non-recyclable/general waste) will be provided within a kitchen cupboard.
<p>If no compliant collection scheme in place and no adequate external storage:</p> <ul style="list-style-type: none">• 3 internal recycling containers provided• Minimum 60l total capacity• Dedicated location				
<p>If no compliant collection scheme in place but adequate external storage provided:</p> <ul style="list-style-type: none">• 3 internal recycling containers• Minimum 30l total capacity, no single container smaller than 7l• Dedicated location				
<p>Where a composting service or facility is provided for green/garden waste, kitchen waste and an interior container is provided for kitchen composting waste of at least 7l</p>	0.60	Targeted	0.60	<p>The Local Authority provide a garden waste collection service, but not for composting.</p> <p>A facility will be provided in the garden for green/garden waste, kitchen waste and a 7l compost bin provided in the kitchen.</p>
<p>Where the private external space $\geq 4.5m^2$ (Houses) or $\geq 1m^2$ per bedroom (Flats) then green/garden waste must also be composted</p>				
Was 02 Refurbishment Site Waste				
<p>A compliant SWMP is in place</p>	0.60	Targeted	0.60	<p>A Site Waste Management Plan will be put into place for this development.</p> <p>Appendix F1 details what a compliant SWMP must include.</p>
<p>First credit achieved AND Where Non-hazardous construction waste generated by the dwellings refurbishment is $\leq 26.52m^3$ or 16.9 Tonnes (per £110k project value)</p>	0.60	Not Achievable	0.00	<p>This credit is not being targeted as the waste generated cannot be accurately predicted at this stage. The credits may still be achievable if waste levels are recorded.</p>
<p>Where the amount of waste generated against £100k of project value is recorded in the SWMP</p>				
<p>Where a pre-refurbishment audit of the existing building is completed</p>				
<p>Where the demolition is included as part of the refurbishment programme, then the audit should also cover demolition materials</p>	0.60	Not Achievable	0.00	
<p>First 2 credits achieved AND $\leq 70\%$ (by volume) or 60% (by Tonnes) of non-hazardous construction waste is diverted from landfill</p>				
<p>AND $\leq 80\%$ (by volume) or 90% (by Tonnes) of non-hazardous demolition waste is diverted from landfill</p>				

Innovation				
Criteria	Available Score	Status	Target Score	Pre-Assessment Stage Assumptions
Man 02 Responsible Construction Practices				
GCS Score 40+ (a score of 7 in each of the 5 sections must be achieved)	1.00	Potential	0.00	The contractor will be expected to confirm if this credit can be achieved.
Man 05 Protection and Enhancement of Ecological Features				
SQE appointed and adopt all general ecological recommendations and 30% of additional recommendations	1.00	Targeted	1.00	The ecology report will include appropriate measures that will be followed.
Man 06 Project Management				
BREEAM Accredited Professional (AP) has been appointed	1.00	Targeted	1.00	A BREEAM AP from P&M will attend key meetings and produces written reports to the design team.
Thermographic Surveying and Airtightness Testing carried out	1.00	Not Achievable	0.00	This credit is not being targeted.
Hea 04 Inclusive Design				
Lifetime Homes and Part M compliance	1.00	Not Achievable	0.00	This credit is not being targeted.
Ene 02 Energy Efficiency Rating Post Refurbishment				
≥ 90 EER rating post refurbishment	1.00	Not Achievable	0.00	This credit is not being targeted.
≥ 100 EER rating post refurbishment	1.00	Not Achievable	0.00	
Ene 08 Energy Display Devices				
Where any specified Energy Display Devices is capable of recording consumption data	1.00	Targeted	1.00	The EED will be capable of recording data.
Wat 01 Water Consumption				
< 80 litres / person / day	1.00	Not Achievable	0.00	This credit is not being targeted.
Pol 02 Surface Water Runoff				
Where all run-off from the developed site is managed on site using source control	1.00	Not Achievable	0.00	This credit is not being targeted.
Was 02 Refurbishment Site Waste				
SWMP implemented and achieving higher waste reduction targets	1.00	Not Achievable	0.00	This credit is not being targeted.

5. Conclusion

This pre-assessment report demonstrates that an Excellent rating can be achieved, with a score of 72.88%, based on the credits targeted by the design team. Additional credits have been highlighted as potential credits.

The score provides a small buffer above the 70% threshold for an Excellent rating, but this could be increased if some of the potential credits are targeted.

Achieving the targeted BREEAM credits through the design and post construction stages will require rigorous adherence to the credit criteria, which are very prescriptive. As some details for full compliance may not be included in this summary report, it is essential for the design team to remain in contact with the assessor as the project develops to confirm that all specifications are in line with the pre-assessment.

Design Stage and Post Construction Stage assessments will be required and the reports and compliant evidence submitted to the BRE for certification.