



BREEAM DOMESTIC REFURBISHMENT - 2014

THE ENVIRONMENTAL RATING FOR REFURBISHED HOMES

PRELIMINARY ASSESSMENT

INCLUDING ASSUMPTIONS AND BASIS FOR DATA

23-24 Montague St, WC1B 5BH

FOR **The Bedford Estates**

Issue Date: 23/02/2016
Version: Revision A, for Planning
BREEAM Registration: ongoing



UNIT A7 ATLAS BUSINESS CENTRE, OXGATE LANE, LONDON NW2 7HJ

INTRODUCTION

This document was commissioned by Marlene Martins of FT Architects, on behalf of The Bedford Estates and written by Julian Williams of Abba Energy Ltd. There are six units being assessed on this site.

This report reviews the current standing of this scheme, employing verbal and available design information. Sufficient evidence is not yet available to enable an Interim Stage assessment to be undertaken.

Following this report (and where issued by Abba Energy), it will be the project team's responsibility to ensure that the drawings and specifications follow and clearly state the requirements for the relevant BREEAM Domestic Refurbishment Issues. Information should then be submitted to the Assessor for the Final report to be made. Please note that without the evidence the assessor cannot award the credits. Reference should be made to the BREEAM Domestic Refurbishment Technical Guide.

Project name	23-24 Montague St, WC1B 5BH	BREEAM BDR Version	2014
Client	The Bedford Estates	Target Rating	Excellent
Assessment Type	Preliminary	Preliminary Rating Achieved	Excellent

PRELIMINARY ASSESSMENT

The report table on the following pages includes the basis of data input, sources and assumptions. Each issue is 'weighted' differently, to reflect considered importance, according to the following equivalent percentage scores per credit point: Management – (Man) 1.09%; Health & Wellbeing (Hea) – 1.42%; Energy (Ene) – 1.48%; Water (Wat) – 2.75%; Materials (Mat) – 0.18%; Waste (Was) – 0.60%; Pollution (Pol) – 0.75%; Innovation (Ino) – 1.00%. Where credits have been awarded, it is assumed that the criteria (detailed within the relevant version of the BREEAM Domestic Refurbishment Technical Guide) will be met.

Please note – Client= The Bedford Estates [BE], Architect = FT Architects [FT], BREEAM Consultant = Abba Energy [AE].

References to 'dwelling' mean a unit of accommodation, house or flat.

CATEGORY TARGETS FOR PLANNING

Energy - 60%	57%	TOTAL BDR TARGET PERCENTAGE REQUIRED	70.00%
Water - 60%	100%	INDICATIVE BDR PERCENTAGE SCORE	73.86%
Materials - 40%	65%	ESTIMATED BDR RATING	Excellent

BREEAM UK Domestic Refurbishment 2014 Pre-Assessment Estimator v0.1



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.

Building name	23-24 Montague St (6no flats)
Indicative building score (%)	73.86%
Indicative BREEAM rating	BREEAM Excellent

	Minimum Standards				
	Pass	Good	Very Good	Excellent	Outstanding
Ene 02	✓	✓	✓	✓	✗
Wat 01	✓	✓	✓	✓	✓
Hea 05	✓	✓	✓	✓	✓
Hea 06	✓	✓	✓	✓	✓
Pol 03	✓	✓	✓	✓	✓
Mat 02	✓	✓	✓	✓	✓

INNOVATION Section Weighting: 10% Indicative Section Score: 3.00%

MANAGEMENT Section Weighting: 12% Indicative Section Score: 12.00%

Man 01 Home Users Guide		Available contribution to overall score: 3.27%	
No. of BREEAM credits available	3	Minimum Standards applicable:	No
No. of BREEAM innovation credits	0		

Assessment Criteria
Where a Home Users Guide be provided to all dwellings, covering all issues set out in the 'Users Guide Contents list', three credits may be awarded → **Indicative Credits: 3**

Comments
This Issue will be complied with.

Man 02 Responsible Construction Practices		Available contribution to overall score: 2.18%	
No. of BREEAM credits available	2	Minimum Standards	No
No. of BREEAM innovation credits	1		

Assessment Criteria
Where a compliant considerate construction scheme will be used, credits are awarded depending the score achieved as outlined below: → **Indicative Credits: 2**

	One Credit	Two Credits
Large Scale - project with more than 5 units		
Considerate Constructors Scheme	Score of 25-34 with a score of 5 in each section	Score of 35-39 with a score of 7 in each section
Alternative Compliant Scheme	Compliance	Beyond Compliance
Small Scale - project with 5 units or fewer		
Considerate Constructors Scheme	Score of 25-34 with a score of 5 in each section	Score of 35-39 with a score of 7 in each section
Alternative Compliant Scheme	Compliance	Beyond Compliance
Checklist A-3	50% of the optional items	80% of the optional items
Exemplary Credit		
Considerate Constructors Scheme	Score of 40 or more with a score of 7 in each section	
Alternative Compliant Scheme	Exemplary Level Compliance	
Checklist A-3*	All Items (Optional & Mandatory)	* Small Scale Project Only

→ **Indicative Innovation Credits Achieved: 0**

Comments
This Issue will be at least partially complied with.

Man 03 Construction Site Impacts		Available contribution to overall score: 1.09%	
No. of BREEAM credits available	1	Minimum Standards applicable:	No
No. of BREEAM innovation credits	0		

Assessment Criteria
Where evidence demonstrate that site impacts will be monitored, as detailed below: → **Indicative Credits: 1**

	One Credit
Large Scale	Where there is evidence to demonstrate that 2 or more of the sections in Checklist A-4 are completed
Small Scale	Where there is evidence to demonstrate that 2 or more of the sections in Checklist A-5 are completed

Sections of Checklist	
Large Scale - Checklist A-4	Small Scale - Checklist A-5
Monitor, report and set targets for CO2 production of energy use arising from site activities	Set objectives for reducing CO2 production from energy use arising from site activities
Monitor, report and set targets for water consumption arising from site activities	Set objectives for reducing water use arising from site activities
A main contractor with an environmental materials policy	Main contractor environmental materials statement
A main contractor that operates an Environmental Management System	
80% of site timber is reclaimed, re-used or responsibly sourced	80% of site timber is reclaimed, re-used or responsibly sourced

Comments
This Issue will be complied with.

Man 04 Security			
No. of BREEAM credits available	2	Available contribution to overall score:	2.18%
No. of BREEAM innovation credits	0	Minimum Standards applicable:	No
Assessment Criteria			Indicative Credits
Where the following requirements will be met:			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		
Comments			
Will be followed during Detail Design, through liaison with relevant security experts.			
Man 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
Assessment Criteria			Indicative Credits
Where the following requirements will be met:			1
One Credit Protecting Ecological Features	Site survey carried out to determine presence of ecological features		
	Statutory Nature Conservation Organisation notified of protected species		
	Features of ecological value protected during refurbishment works		
Exemplary Credit Ecological enhancement	A suitably qualified ecologist recommends features to enhance ecology of the site		Indicative Innovation Credits Achieved 1
	adopts all general ecological recommendations		
	adopts 30% of additional recommendations		
Comments			
Will be complied with.			
Man 06 Project Management			
No. of BREEAM credits available	2	Available contribution to overall score:	2.18%
No. of BREEAM innovation credits	2	Minimum Standards applicable:	No
Assessment Criteria			Indicative Credits
Where the following requirements will be met:			2
One Credit Project Roles and Responsibilities	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		
	Large Scale - the project manager assigns individual and shared responsibilities across the following key design and refurbishment stages: i. Planning and Building control notification ii. Design iii. Refurbishment iv. Commissioning and handover v. Occupation		
Small Scale projects: five units or fewer and less than £100k		Large Scale projects: more than five units and more than £100k	
One Credit Handover and Aftercare	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		
Exemplary Credits			Indicative Innovation Credits Achieved 0
One Exemplary Credit Early Design Input	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		
One Exemplary Credit Thermographic Surveying and Airtightness Testing	Where Thermographic surveying and Airtightness testing have been carried out at both pre and post refurbishment stages		
	Where an improved air tightness target has been set at design stage and testing demonstrates that this has been achieved post refurbishment		
Comments			
This Issue will partially be complied with.			

HEALTH & WELLBEING		Section Weighting: 17%		Indicative Section Score 11.33%	
Hea 01 Daylighting					
No. of BREEAM credits available	2	Available contribution to overall score	2.83%		
No. of BREEAM innovation credits	0	Minimum Standards applicable	No		
Assessment Criteria				Indicative Credits	
Where the refurbishment results in a neutral impact on daylighting or where minimum daylighting standards are met, up to two credits may be awarded as follows:				⇒ 1	
For Existing Dwellings and Change of Use Projects					
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					
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					
This Issue will partially be complied with, and a higher score may be gained at Detail Design Stage.					
Hea 02 Sound Insulation					
No. of BREEAM credits available	4	Available contribution to overall score	5.67%		
No. of BREEAM innovation credits	0	Minimum Standards applicable	No		
Assessment Criteria				Indicative Credits	
To ensure the provision of acceptable sound insulation standards and so minimise the likelihood of noise complaints.				⇒ 1	
Properties where sound testing has been carried out:					
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 required 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			
Up to Four Credits		Where a Suitably Qualified Acoustician (SQA) provides recommendations for the specification of all existing separating walls and floors			
		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					
Up to Four Credits		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			
		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			
Detached Properties		By Default			
		Properties with separating walls or floors only between non habitable rooms OR Testing not required by building control body			
Four Credits		By Default			
Comments					
As a Historic Building, the properties will be tested before work starts and after completion, to prove that the standards have not been reduced.					
Hea 03 Volatile Organic Compounds					
No. of BREEAM credits available	1	Available contribution to overall score	1.42%		
No. of BREEAM innovation credits	0	Minimum Standards applicable	No		
Assessment Criteria				Indicative Credits	
Where the refurbishment avoids the use of VOCs with new products meeting the following requirements:				⇒ 1	
One Credit Avoiding the use of VOCs		Where all decorative paints and varnishes used in the refurbishment have met the requirement listed in table 5.4 in the Technical Manual			
		Where at least five of the eight remaining product categories listed in table 5.4 have met the testing 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 order to achieve this credit.			
Comments					
This Issue will be complied with.					

Hea 04 Inclusive Design			
No. of BREEAM credits available	2	Available contribution to overall score	2.83%
No. of BREEAM innovation credits	1	Minimum Standards applicable	No
Assessment Criteria			Indicative Credits
Where an access statement has been carried out using Checklist A-8 of the Technical Manual to optimise the accessibility of the home as follows:			2
Checklist A-8 of the Technical Manual			
		Section 1	Section 2
One Credit Minimum Accessibility	Completed with Evidence		
Two Credits Advanced Accessibility	Completed with Evidence	Completed with Evidence	
Exemplary Performance			Indicative Innovation Credits Achieved
One 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		0
Comments			
This Issue will be complied with.			
Hea 05 Ventilation			
No. of BREEAM credits available	2	Available contribution to overall score	2.83%
No. of BREEAM innovation credits	0	Minimum Standards applicable	Yes
Assessment Criteria			Indicative Credits
Where the dwelling meets the following ventilation requirements:			2
One Credit Minimum Ventilation Requirements	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, Building Regulations Approved Document Part F, 2010		
	A minimum level of extract ventilation is provided in all wet rooms (e.g. kitchen, utility and bath-rooms), compliant with section 5, Building Regulations Approved Document Part F 2010.		
	A minimum level of purge ventilation is provided in all habitable rooms and wet rooms, compliant with section 7, Building Regulations Approved Document Part F, 2010.		
	It is an historic building and meets historic building requirements in CN4 of the technical manual		
Two Credits Advanced Requirements	Ventilation is provided for the dwelling that meets the requirements of Section 5 of Building Regulations Part F in full		
	Where the building is a historic building and meets the requirements for Historic Buildings in compliance note 4 of the technical manual		
Comments			
This Issue will be complied with.			
Hea 06 Safety			
No. of BREEAM credits available	1	Available contribution to overall score	1.42%
No. of BREEAM innovation credits	0	Minimum Standards applicable	Yes
Assessment Criteria			Indicative Credits
Where a fire and carbon monoxide (CO) detection and alarm system is specified as follows:			1
One Credit Fire and Carbon Monoxide (CO) Detection and Alarm Systems	Where a compliant fire detection and fire alarm system is provided		
	Carbon Monoxide detector installed if dwelling is supplied with mains gas or other fossil fuel		
	Mains supplied fire detection and alarm system if project involves re-wiring*		
	Battery operated fire detection and alarm system if no re-wiring* is to take place		
* see CN9 in Hea 06 for the definition of re-wiring			
Comments			
This Issue will be complied with.			
ENERGY		Section Weighting: 43%	Indicative Section Score 24.47%
Ene 01 Improvement in Energy Efficiency Rating			
No. of BREEAM credits available	6	Available contribution to overall score	8.90%
No. of BREEAM innovation credits	0	Minimum Standards applicable	No
Assessment Criteria			Indicative Credits
Where the following targets are met for the improvement in Energy Efficiency Rating achieved as a result of refurbishment:			1
Improvement in EER		Credits	
≥ 5		0.5	
≥ 9		1	
≥ 13		1.5	
≥ 17		2	
≥ 21		2.5	
≥ 26		3	
≥ 31		3.5	
≥ 36		4	
≥ 42		4.5	
≥ 48		5	
≥ 54		5.5	
≥ 60		6	
Comments			
Draft SAP Report Rev A 23/2/17.			

Ene 02 Energy Efficiency Rating Post Refurbishment				
No. of BREEAM credits available	4	Available contribution to overall score	5.93%	
No. of BREEAM innovation credits	2	Minimum Standards applicable	Yes	
Assessment Criteria			Indicative Credits	
Where the following Energy Efficiency Rating benchmarks will be met as a result of refurbishment:			2.5	
	EER post refurbishment	Credits	Minimum requirements	
	≥50	0.5	'Pass' level EER of 50	
	≥55	1	'Good' level EER of 58	
	≥60	1.5		
	≥65	2	'Very Good level' EER of 65	
	≥70	2.5	'Excellent' level EER of 70	
	≥75	3		
	≥80	3.5	'Outstanding' level EER of 81	
	≥85	4		
	Exemplary	Credits	Indicative Innovation Credits Achieved	
	≥90	1	0	
	≥100	2		
Comments				
Draft SAP Report Rev A 23/2/17.				
Ene 03 Primary energy demand				
No. of BREEAM credits available	7	Available contribution to overall score	10.38%	
No. of BREEAM innovation credits	0	Minimum Standards applicable	No	
Assessment Criteria			Indicative Credits	
Where the following Primary Energy Demand benchmarks will be met as a result of refurbishment:			6	
	Primary Energy Demand Post Refurbishment	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		
Comments				
Draft SAP Report Rev A 23/2/17.				
Ene 04 Renewable Technologies				
No. of BREEAM credits available	2	Available contribution to overall score	2.97%	
No. of BREEAM innovation credits	0	Minimum Standards applicable	No	
Assessment Criteria			Indicative Credits	
Where the dwelling will meet the following % contribution from renewables and primary energy demand targets as a result of refurbishment			0	
	Dwelling Type	Primary Energy Demand	Percentage from Renewables	
			1 Credit	
			2 Credits	
	Detached	≤ 250 kWh/m ² /year	≥10%	≥20%
	Semi-Detached		≥10%	≥20%
	Bungalow		≥10%	≥20%
	End of Terrace		≥10%	≥20%
	Mid Terrace	≤ 220 kWh/m ² /year	≥10%	≥20%
	Low Rise Flat		≥10%	≥20%
	Mid Rise Flat		≥10%	≥15%
	High Rise Flat		≥10%	≥15%
Comments				
This Issue has been examined; the only viable option in energy terms is solar panels (PV) which have to be discounted for Conservation reasons.				
Ene 05 Energy Labelled White Goods				
No. of BREEAM credits available	2	Available contribution to overall score	2.97%	
No. of BREEAM innovation credits	0	Minimum Standards applicable	No	
Assessment Criteria			Indicative Credits	
Where Energy Efficiency White goods are to be provided as follows:			2	
First Credit				
	Appliance	Appliance provided	Appliance not to be provided	
	Fridges, Freezers and Fridge-Freezers	A+ Rating under EU Energy Efficiency Labelling Scheme	EU Energy Efficiency Labelling Scheme Information Leaflet provided to all dwellings	
Second Credit				
	Appliance	Appliance provided	Appliance not to be provided	
	Washing Machines and Dishwashers	Washing Machine A++ under EU Energy Efficiency Labelling Scheme AND Dishwasher A+ under EU Energy Efficiency Labelling Scheme	Second credit not achieved	
	Washer-Dryers and Tumble Dryers	Appliances specified with A Rating under EU Energy Efficiency Labelling Scheme	EU Energy Efficiency Labelling Scheme Information Leaflet provided to all dwellings	
Comments				
This Issue will be complied with.				

Ene 06 Drying Space																	
No. of BREEAM credits available	1	Available contribution to overall score	1.48%														
No. of BREEAM innovation credits	0	Minimum Standards applicable	No														
Assessment Criteria			Indicative Credits														
Where adequate, secure internal or external space with posts and footings or fixings is provided with the following:			1														
<table border="1"> <tr> <th colspan="2">1 Credit</th> </tr> <tr> <th>Number of bedrooms</th> <th>Drying line required</th> </tr> <tr> <td>1-2</td> <td>4m+</td> </tr> <tr> <td>3+</td> <td>6m+</td> </tr> </table>			1 Credit		Number of bedrooms	Drying line required	1-2	4m+	3+	6m+							
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3+	6m+																
Comments																	
This Issue will be complied with.																	
Ene 07 Lighting																	
No. of BREEAM credits available	2	Available contribution to overall score	2.97%														
No. of BREEAM innovation credits	0	Minimum Standards applicable	No														
Assessment Criteria			Indicative Credits														
Where energy efficient internal and external lighting is provided as follows:			2														
<table border="1"> <tr> <th colspan="2">External Lighting - 1</th> </tr> <tr> <td colspan="2">Energy Efficient Space Lighting of more than 45 lumens per circuit watt and Energy Efficient Security Lighting OR</td> </tr> <tr> <td colspan="2">Where Energy Efficient Space Lighting is provided ONLY</td> </tr> <tr> <th colspan="2">Internal Lighting - 1</th> </tr> <tr> <td colspan="2">Maximum average wattage across the total floor area of the dwelling of 9 watts/m2</td> </tr> </table>			External Lighting - 1		Energy Efficient Space Lighting of more than 45 lumens per circuit watt and Energy Efficient Security Lighting OR		Where Energy Efficient Space Lighting is provided ONLY		Internal Lighting - 1		Maximum average wattage across the total floor area of the dwelling of 9 watts/m2						
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Maximum average wattage across the total floor area of the dwelling of 9 watts/m2																	
Comments																	
This Issue will be complied with.																	
Ene 08 Display Energy Devices																	
No. of BREEAM credits available	2	Available contribution to overall score	2.97%														
No. of BREEAM innovation credits	1	Minimum Standards applicable	No														
Assessment Criteria			Indicative Credits														
Where consumption data is displayed to occupants by a compliant energy display device			2														
<table border="1"> <thead> <tr> <th rowspan="2">Electricity usage data displayed</th> <th colspan="2">Primary Heating Fuel</th> </tr> <tr> <th>Electricity</th> <th>Other</th> </tr> </thead> <tbody> <tr> <td>Electricity usage data displayed</td> <td>2 credits awarded</td> <td>1 credit awarded</td> </tr> <tr> <td>Primary Heating Fuel usage data displayed</td> <td>N/A</td> <td>1 credit awarded</td> </tr> <tr> <td>Electricity & Primary Heating Fuel usage displayed</td> <td>N/A</td> <td>2 credits awarded</td> </tr> </tbody> </table>			Electricity usage data displayed	Primary Heating Fuel		Electricity	Other	Electricity usage data displayed	2 credits awarded	1 credit awarded	Primary Heating Fuel usage data displayed	N/A	1 credit awarded	Electricity & Primary Heating Fuel usage displayed	N/A	2 credits awarded	
Electricity usage data displayed	Primary Heating Fuel																
	Electricity	Other															
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			1														
Comments																	
This Issue will be fully complied with.																	
Ene 09 Cycle Storage																	
No. of BREEAM credits available	2	Available contribution to overall score	2.97%														
No. of BREEAM innovation credits	0	Minimum Standards applicable	No														
Assessment Criteria			Indicative Credits														
Where individual or communal compliant cycle storage is provided as follows:			0														
<table border="1"> <thead> <tr> <th>Dwelling Size</th> <th>One Credit</th> <th>Two Credits</th> </tr> </thead> <tbody> <tr> <td>Studios/ 1 bedroom</td> <td>1 per two dwellings</td> <td>1 per dwelling</td> </tr> <tr> <td>2-3 bedrooms</td> <td>1 per dwelling</td> <td>2 per dwelling</td> </tr> <tr> <td>4 bedrooms</td> <td>2 per dwelling</td> <td>4 per dwelling</td> </tr> </tbody> </table>			Dwelling Size	One Credit	Two Credits	Studios/ 1 bedroom	1 per two dwellings	1 per dwelling	2-3 bedrooms	1 per dwelling	2 per dwelling	4 bedrooms	2 per dwelling	4 per dwelling			
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2-3 bedrooms	1 per dwelling	2 per dwelling															
4 bedrooms	2 per dwelling	4 per dwelling															
Comments																	
Credits not applied for at this time.																	
Ene 10 Home Office																	
No. of BREEAM credits available	1	Available contribution to overall score	1.48%														
No. of BREEAM innovation credits	0	Minimum Standards applicable	No														
Assessment Criteria			Indicative Credits														
Where sufficient space and services will be provided to allow occupants to set up a home office in a suitable room with adequate ventilation			0														
Comments																	
Insufficient space to comply with this Issue.																	

WATER		Section Weighting: 11%		Indicative Section Score 11.00%	
Wat 01 Internal Water Use					
No. of BREEAM credits available	3	Available contribution to overall score	6.60%		
No. of BREEAM innovation credits	1	Minimum Standards applicable	Yes		
Assessment Criteria				Indicative Credits	
Where the dwellings water consumption meets the following consumption benchmarks, or where terminal fittings meet the following water consumption standards:				3	
Calculated Water Consumption (litres/person/day)	Equivalent terminal fitting standards	Minimum Standard	Credits		
>150	Typical baseline performance	N/A	0		
from 140 to ≤ 150	All showers specified to 'Good' OR All taps and WC's to 'Good' OR Kitchen fittings specified to 'Excellent'	N/A	0.5		
from 129 to < 140	All showers specified to 'Excellent' OR All showers and bathroom taps to 'Good'	BREEAM Very Good	1		
from 118 to < 129	All bathroom and WC room fittings specified to 'Good' OR All bathroom fittings specified to 'Excellent'	N/A	1.5		
from 107 to < 118	All Bathroom and WC room fittings specified to 'Excellent' OR All Bathroom fittings Specified to 'Excellent' and WC room fitting specified to 'Good' OR All Bathroom fittings, kitchen and utility fittings specified to 'Good'	BREEAM Excellent	2		
from 96 to < 107	All kitchen, bathroom, utility room and WC room fittings specified to 'Good' OR All bathrooms, kitchens and utility rooms specified to 'Excellent'	N/A	2.5		
< 96	All bathroom fittings specified to 'Excellent' and WC room, kitchen and utility room fittings specified to 'Good'	BREEAM Outstanding	3		
NOTE: 'Good' fittings are equivalent to good practice fittings with "Excellent" fittings equivalent to best practice fittings (see the technical manual for full details).					
		Exemplary Credit	If the water consumption is less than 80l/person/day	Indicative Innovation Credits Achieved	
				0	
Comments					
This Issue will be complied with.					
Wat 02 External Water Use					
No. of BREEAM credits available	1	Available contribution to overall score	2.20%		
No. of BREEAM innovation credits	0	Minimum Standards applicable	No		
Assessment Criteria				Indicative Credits	
Where the following requirements will be met:				1	
		Requirements:			
		One Credit	Where a compliant rainwater collection system for external/internal irrigation use has been provided to dwellings. OR Where dwellings have no individual or communal garden space.		
Comments					
This Issue will be complied with. The ground floor/basement duplex units will have suitable provision, whilst the dwellings on the upper floors don't have external space and will therefore comply by default.					
Wat 03 Water Meter					
No. of BREEAM credits available	1	Available contribution to overall score	2.20%		
No. of BREEAM innovation credits	0	Minimum Standards applicable	No		
Assessment Criteria				Indicative Credits	
Where an appropriate water meter for measuring usage of mains potable water meter has been provided to dwelling(s), one credit may be awarded				1	
Comments					
This Issue will be complied with.					

MATERIALS		Section Weighting: 8%		Indicative Section Score 5.17%																																																																			
Mat 01 Environmental Impact of Materials																																																																							
No. of BREEAM credits available	25	Available contribution to overall score	4.16%																																																																				
No. of BREEAM innovation credits	0	Minimum Standards applicable	No																																																																				
Assessment Criteria				Indicative Credits																																																																			
Up to 25 credits can be awarded, with credits calculated using the Mat 01 calculator tool. The table below shows the maximum number of credits available for each element:				12																																																																			
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Mat 02 Responsible Sourcing of Materials																																																																							
No. of BREEAM credits available	15	Available contribution to overall score	2.50%																																																																				
No. of BREEAM innovation credits	0	Minimum Standards applicable	Yes																																																																				
Assessment Criteria				Indicative Credits																																																																			
Where new materials are responsibly sourced, up to 12 credits may be awarded where 80% of new materials for an element are responsibly sourced. The credits achieved are dependent on % of point achieved which is based upon the responsible sourcing tier level of each material sourced as detailed below:				15																																																																			
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Mat 03 Insulation																																																																							
No. of BREEAM credits available	8	Available contribution to overall score	1.33%																																																																				
No. of BREEAM innovation credits	0	Minimum Standards applicable	No																																																																				
Assessment Criteria				Indicative Credits																																																																			
Where any new insulation specified for use within external walls, ground floor, roof and buildings services meet the following requirements:				4																																																																			
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WASTE		Section Weighting: 3%	Indicative Section Score 2.40%	
Was 01 Household Waste				
No. of BREEAM credits available	2	Available contribution to overall score Minimum Standards applicable	1.20%	Indicative Credits
No. of BREEAM innovation credits	0		No	
Assessment Criteria				1
Where compliant recycling and composting facilities are provided, up to two credits may be awarded as follows				→
First Credit - Recycling Facilities				
Scenario	Internal recycling storage requirements			
Compliant collection scheme in place	3 internal recycling containers provided where recycling is not sorted post collection			
	1 internal recycling container provided where recycling is sorted post collection			
	Minimum 30 litre total capacity, no single container less than 7 litre capacity			
No compliant collection scheme in place No adequate external storage	Dedicated position in accordance with compliance note 1			
	3 internal recycling containers provided Minimum 60 litre total capacity			
No compliant collection scheme in place Adequate external storage provided	Dedicated position in accordance with compliance note 1			
	3 internal recycling containers provided			
	Minimum 30 litre total capacity, no single container smaller than 7 litre Dedicated position in accordance with compliance note 1			
Second credit - Composting facilities				
With external space		Without external space		
Where a composting service or facility is provided for green/garden waste		Where a composting service or facility is provided for kitchen waste		
Where a composting service or facility is provided for kitchen waste		Where an interior container is provided for kitchen composting waste of at least 7 litres		
Where an interior container is provided for kitchen composting waste of at least 7 litres				
Comments				
This Issue will partially be complied with.				
Was 02 Refurbishment Site Waste Management				
No. of BREEAM credits available	3	Available contribution to overall score Minimum Standards applicable	1.80%	Indicative Credits
No. of BREEAM innovation credits	1		No	
Assessment Criteria				3
Up to three credits are available depending on the site waste management plan to be implemented as follows				→
Projects up to £100k				
Three Credits	Where waste generated through the refurbishment process is managed in accordance with Checklist A-9			
Exemplary Credit	Where a compliant Level 1; Site Waste Management Plan (SWMP) is in place			
Projects up to £300k				
Three Credits	Where a compliant Level 1; Site Waste Management Plan (SWMP) is in place			
Exemplary Credit	Where a compliant Level 2; Site Waste Management Plan (SWMP) is in place			
	Non-hazardous construction waste generated by the dwellings refurbishment meets or exceeds the resource efficiency benchmark			
	The percentage of non-hazardous construction waste and demolition waste generated by the project has been diverted from landfill and meets or exceeds the refurbishment & demolition waste diversion benchmarks			
Projects over £300k				
First Credit Management Plan	Where a compliant Level 2; Site Waste Management Plan (SWMP) is in place			
Second Credit Good Practice Waste Benchmarks	First credit achieved			
	Non-hazardous construction waste generated by the dwellings refurbishment meets or exceeds the resource efficiency benchmark			
	Amount of waste generated against £100,000 of project value is recorded in the SWMP			
	Pre-refurbishment audit of the existing building is completed			
Third Credit Best Practice Waste Benchmarks	If demolition is included as part of the refurbishment programme, then the audit should also cover demolition materials			
	Where the first two credits have been achieved achieved			
Exemplary Credit	Where Non-hazardous demolition waste generated by the dwellings refurbishment meets or exceeds the refurbishment & demolition waste diversion benchmarks			
	Where non-hazardous construction waste generated by the dwellings refurbishment meets or exceeds the <i>exemplary level resource efficiency benchmark</i>			
Where Non-hazardous demolition waste generated by the dwellings refurbishment meets or exceeds the <i>exemplary level diversion benchmarks</i>				
Comments				
This Issue will be complied with.				

POLLUTION		Section Weighting: 6%		Indicative Section Score 4.50%	
Pol 01 NOx Emissions					
No. of BREEAM credits available	3	Available contribution to overall score	2.25%		
No. of BREEAM innovation credits	0	Minimum Standards applicable	No		
Assessment Criteria				Indicative Credits	
Credits are awarded on the basis of NOx emissions arising from the operation of space heating and hot water systems for each refurbished dwelling as follows:				⇒ 3	
		Dry NOx Emissions			
One Credit		≤100 mg/kWh (NOx class 4 boiler)			
Two Credits		≤70 mg/kWh (NOx class 5 boiler)			
Three Credits		≤40 mg/kWh			
Comments					
This Issue will be complied with.					
Pol 02 Surface Water Runoff					
No. of BREEAM credits available	3	Available contribution to overall score	2.25%		
No. of BREEAM innovation credits	1	Minimum Standards applicable	No		
Assessment Criteria				Indicative Credits	
Where impacts of the refurbishment on surface water runoff are neutralised or where runoff is reduced as a result of refurbishment, up to three credits can be awarded as follows:				⇒ 1	
Requirements					
One Credit Neutral Impact on Surface Water		New hard standing areas must be permeable			
		If building on to previously permeable area additional run-off must be managed on site			
		Calculations should be carried out by an appropriately qualified professional			
Requirements					
OR Second Credits Reducing Run-Off From Site: Basic		Where the criteria needed for One Credit has been achieved			
		Where all run-off from the roof for rainfall depths up to 5 mm, have been managed on site using source control methods			
		Include runoff from all existing and new parts of the roof.			
		An appropriately qualified professional should be used to design an appropriate drainage strategy for the site			
Requirements					
OR Three Credits Reducing Run-Off From Site: Advanced		Where run-off as a result of the refurbishment is managed on site using source control			
		An appropriately qualified professional should be used to design an appropriate drainage strategy for the site.			
		The peak rate of run-off as a result of the refurbishment for the 1 in 100 year event has been reduced by 75% from the existing site.			
		The total volume of run-off discharged into the watercourses and sewers as a result of the refurbishment, for a 1 in 100 year event of 6 hour duration has been reduced by 75%.			
		An allowance for climate change must be included for all of the above calculations, in accordance with current best practice (PPS25, 2010).			
Requirements					
Exemplary Credit		Where all run-off from the developed site is managed on site using source control			
		The peak rate of run-off as a result of the refurbishment for the 1 in 1 year event is reduced to zero.			
		The peak rate of run-off as a result of the refurbishment for the 1 in 100 year event is reduced to zero.			
		There is no volume of run-off discharged into the watercourses and sewers as a result of the refurbishment, for a 1 in 100 year event of 6 hour duration.			
		An allowance for climate change must be included for all of the above calculations, in accordance with current best practice (PPS25, 2010).			
				Indicative Innovation Credits Achieved	
				⇒ 0	
Comments					
This Issue will partially be complied with, and a higher score may be gained at Detail Design Stage.					
Pol 03 Flooding					
No. of BREEAM credits available	2	Available contribution to overall score	1.50%		
No. of BREEAM innovation credits	0	Minimum Standards applicable	Yes		
Assessment Criteria				Indicative Credits	
Where the dwelling is located in a low flood risk zone, or where in a medium to high flood risk zone and a flood resilience/resistance strategy has been implemented, up to two credits can be awarded as follows:				⇒ 2	
Minimum Standards		A minimum of two credits must be achieved for this issue at the Excellent and Outstanding levels			
Option 1 - Low Flood Risk					
Two Credits		Where a Flood Risk Assessment (FRA) has been carried out and the assessed dwellings are defined as having a low annual probability of flooding.			
Option 2 - Medium / High Flood Risk					
Two Credits		Where a Flood Risk Assessment (FRA) has been carried out and the assessed dwellings are defined as having a medium or high annual probability of flooding.			
		Two credits are awarded where as a result of the dwellings floor level or measures to keep water away 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			
Comments					
The site is understood to be in a Low Flood Risk Zone. This will be confirmed using a full FRA in accordance with NPPF Guidelines at Detailed Design Stage.					

Building name	23-24 Montague St (6no flats)
Indicative Building Score	73.86%
Indicative Building Rating	BREEAM Excellent

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.

	Issue	Credits Available	Indicative Credits Achieved	Weighting	Section Score
Management	Man 01	3	3	12%	12.00%
	Man 02	2	2		
	Man 03	1	1		
	Man 04	2	2		
	Man 05	1	1		
	Man 06	2	2		

Health and Wellbeing	Hea 01	2	1	17%	11.33%
	Hea 02	4	1		
	Hea 03	1	1		
	Hea 04	2	2		
	Hea 05	2	2		
	Hea 06	1	1		

Energy	Ene 01	6	1	43%	24.47%
	Ene 02	4	2.5		
	Ene 03	7	6		
	Ene 04	2	0		
	Ene 05	2	2		
	Ene 06	1	1		
	Ene 07	2	2		
	Ene 08	2	2		
	Ene 09	2	0		
	Ene 10	1	0		

Water	Wat 01	3	3	11%	11.00%
	Wat 02	1	1		
	Wat 03	1	1		

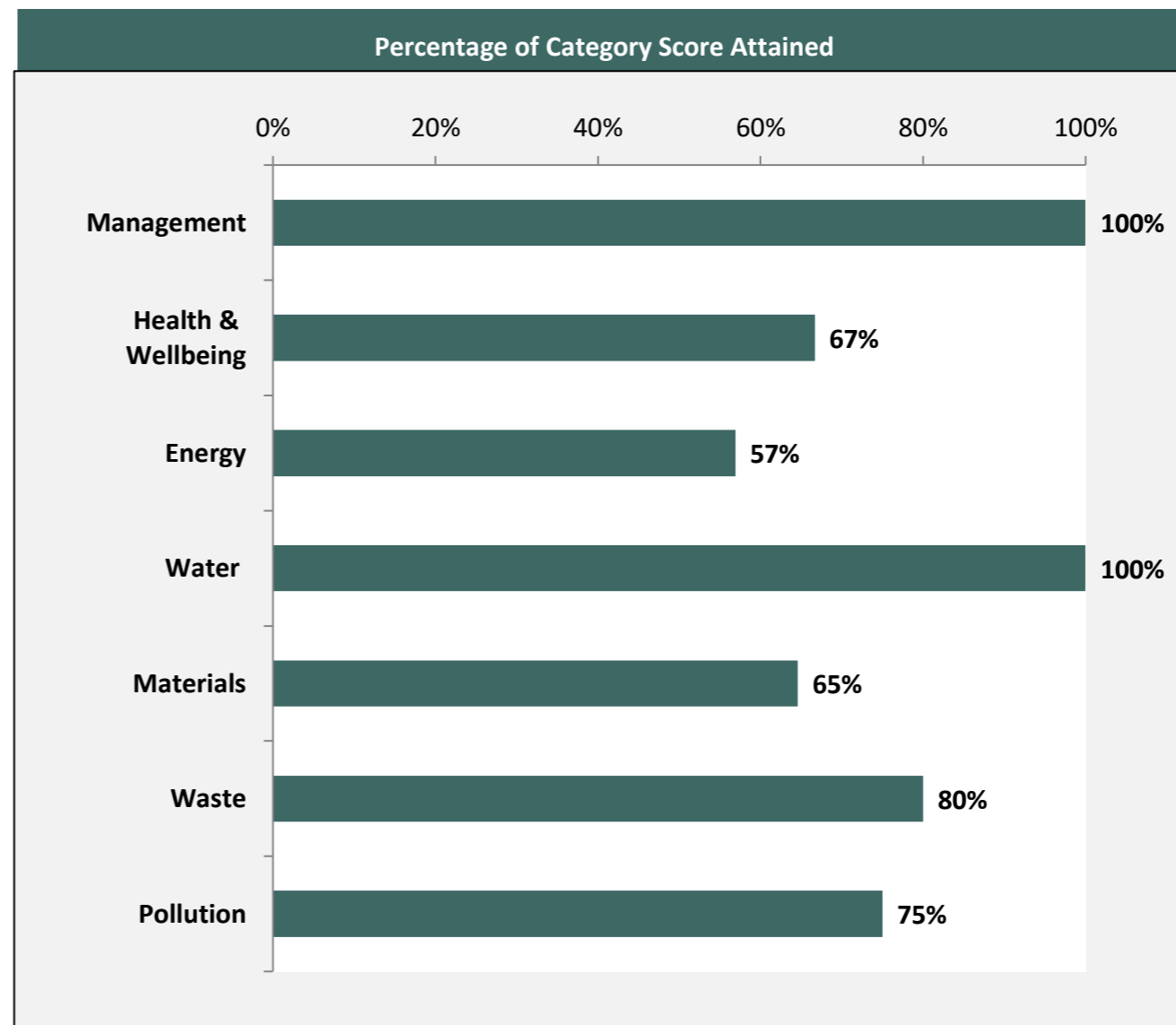
Materials	Mat 01	25	12	8%	5.17%
	Mat 02	15	15		
	Mat 03	8	4		

Waste	Was 01	2	1	3%	2.40%
	Was 02	3	3		

Pollution	Pol 01	3	3	6%	4.50%
	Pol 02	3	1		
	Pol 02	2	2		

Innovation	10	3	N/A		3.00%
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	Minimum Standards				
	Pass	Good	Very Good	Excellent	Outstanding
Ene 02	✓	✓	✓	✓	✗
Wat 01	✓	✓	✓	✓	✓
Hea 05	✓	✓	✓	✓	✓
Hea 06	✓	✓	✓	✓	✓
Pol 03	✓	✓	✓	✓	✓
Mat 02	✓	✓	✓	✓	✓



CONCLUSION

BREEAM Domestic Refurbishment (BDR) assesses the environmental quality of a development by considering the broad concerns of climate change, use of resources, pollution, and impacts on bio-diversity. These concerns are balanced against their need for a high quality internal environment. The BREEAM Rating benchmarks used for Certification are <30% (Unclassified), >=30% (Pass), >=45% (Good), >=55% (Very Good), >=70% (Excellent) and >=85% (Outstanding). However, these can only be applied after all categories have been sub-totalled into their overall 'Issue' categories. At such time scores are 'weighted' and the final marks then calculated.

The Preliminary rating for this scheme is estimated as achieving the Target Rating if the issues awarded with credits are implemented in full.

To allow for a margin of safety, it is recommended that a score that is at least 5.0% in excess of the required target percentage is specified. This is because failure on any major issue may force unexpected or unwanted alternative strategies to achieve the desired rating and potentially additional expense.

The Project Team should check and confirm the data and assumptions contained within this report at the earliest opportunity. This will aid the timely and accurate submission of data for the Interim Code Assessment.

The project team should ensure that the drawings and specifications follow AND clearly state ALL the relevant Code issues for each of the applicable credits. Please note that for the Interim Stage Assessment, without the evidence, the assessor cannot award the credits for such certificated assessment. Once the relevant Code issues are integrated with the design, ALL compliant data (auditable proof, as described in the Code Technical Guide) should then be submitted to the Assessor for the Interim Stage report to be written. Once this report is finished it can be submitted to the BRE for QA and Interim Certification, as necessary. This is then followed by the Post Construction Stage report, which is compiled following site visit(s), receipt of "as built" evidence and ultimately, Post Construction Certification.

REFERENCES

This report was based on the following drawings along with written, verbal and web-based evidence:

REF	Status/Revision	Dated
Site Plan by FT Architects 333-00-00	-	Aug-16
Existing Plans by FT Architects 333-00-01 to 05	P1	Dec-16
Existing Plans by FT Architects 333-05-01 to 07	P1	Dec-16

<END>