

# BREEAM 2014 Pre-Assessment Tracker



**Project:** Charlie Ratchford Care Home  
**Scheme:** BREEAM 2014 Fully Fitted - Multi-res  
**Target:** Excellent 70%  
**Date:** 01/11/2018  
**By:** Delaram Moin

Targeted	Potential
72.61%	4.57%
Rating	Rating
Excellent	None

**Key**  
**[M]** minimum standard  
 signed off  
 not achievable  
 need confirmation  
 at risk

Credit Ref	Credit Name	Available Credits	Targeted	Potential	Client	Contractor	Architect	M&E	Specialist	DEA	DS Evidence Require	RIBA Stage
<b>Management</b>												
Each Credit is worth 0.57%												
Man 01	Stakeholder Consultation (Project Delivery)	1	1		■		■				Project team consultation and responsibilities	Stage 2
	Stakeholder Consultation (Third Party)	1	1		■		■				Third party consultation	Stage 2
	Sustainability Champion (Design)	1	1		■				■		AP appointment + AP report	Stage 1
	Sustainability Champion (Design Monitoring)	1	1		■				■		AP report	Stage 1 to 4
Man 02	Elemental Life Cycle Costing	2							■		LCC Stage 2 report	Stage 2
	Component Level Life Cycle Costing	1							■		LCC Stage 4 report	Stage 4
	Capital Cost Reporting	1	1			■					Letter to confirm the £/m2	-
Man 03	Legally Harvested Timber	✓	✓			■					Contractor preliminaries - FSC certificates	-
	Environmental Management	1	1			■					Contractor ISO14001 + PPG	-
	Sustainability Champion (Construction Stage)	1	1			■					Contractor preliminaries - AP report	-
	Considerate Constructors Scheme [M]	2	2			■					Contractor preliminaries - CCS over 40	-
	Utility Consumption (Water & Energy)	1	1			■					Contractor preliminaries - Data collection	-
Man 04	Transportation of Construction Materials & Waste	1	1			■					Contractor preliminaries - Data collection	-
	Commissioning and Testing Schedule	1	1			■					Contractor preliminaries - Commissioning programme	-
	Commissioning Building Services	1	1			■					Contractor preliminaries - Commissioning certificate	-
	Testing and Inspecting Building Fabric	1				■					Contractor preliminaries - Thermographic and air test	-
Man 05	Handover [M]	1	1			■					Contractor preliminaries - Building User Guide	-
	Aftercare	1	1			■					Contractor preliminaries - One year	-
	Seasonal Commissioning [M]	1	1			■					Contractor preliminaries - Commissioning programme	-
	Post Occupancy Evaluation (1 Year)	1	1		■						Commitment letter - One year	-
<b>Total Management Credits</b>		<b>21</b>	<b>17</b>	<b>0</b>								
<b>Total Addition to Overall Score (%)</b>		<b>12</b>	<b>9.71</b>	<b>0.00</b>								

Credit Ref	Credit Name	Available Credits	Targeted	Potential	Client	Contractor	Architect	M&E	Specialist	DEA	DS Evidence Require	RIBA Stage
<b>Health &amp; Well-being</b>												
Each Credit is worth 0.83%												
Hea 01	Glare Control	1	1				■				Design drawing + Spec	-
	Daylighting	1	1				■		■		Daylighting calculation	-
	View Out	1	0				■				Design drawing	-
	Internal & External Lighting	1	1					■			M&E spec	-
Hea 02	Indoor Air Quality Plan	1	1			■		■			IAQP	Stage 4
	Ventilation	1	0					■			M&E spec + Design drawing	-
	VOC Specification	1	1				■				Finishing spec	-
	VOC Testing	1				■					Contractor preliminaries - VOC test	-
	Potential for Natural Ventilation	1	0				■	■			M&E spec	-
Hea 04	Thermal Comfort Modelling	1	1					■			Thermal model report	-
	Adaptability - Climate Change Scenario	1		1				■			Thermal model report	-
	Thermal Zoning & Controls	1	1					■			Thermal model report	-
Hea 05	Acoustic Performance	4	3			■	■	■			Acoustic report + Contractor preliminaries	-
Hea 06	Safe Access	1	1				■				Landscape drawing	-
	Security of Site and Building	1	1			■	■	■	■		SbD report + Design drawing + Implemented spec	Stage 2
<b>Total Health &amp; Wellbeing Credits</b>		<b>18</b>	<b>12</b>	<b>1</b>								
<b>Total Addition to Overall Score (%)</b>		<b>15</b>	<b>10.00</b>	<b>0.83</b>								

<b>Energy</b>												
Each Credit is worth 0.65%												
Ene 01	Reduction of Energy Use and Carbon Emissions [M]	12	5				■				Design stage BRUKL	-
Ene 02	Energy Monitoring [M]	1	1				■				M&E Spec	-
Ene 03	External Lighting	1	1				■				M&E Spec	-
Ene 04	Passive Design	1	1				■	■			Passive design report	Stage 2
	Free Cooling	1	0					■			M&E spec	-
	LZC Technology Specification and Installation	1	1					■			LZC report + Design stage BRUKL	Stage 2
Ene 06	Energy Consumption (Lifts)	1	1		■	■			■		Travel analysis	-
	Energy Efficient Features (Lifts)	2	2		■	■			■		Lift spec	-
Ene 08	Energy Efficient Equipment	2	2		■	■		■			Assumption sheet + Commitment letter	-
Ene 09	Drying Spaces	1	1		■		■				Design drawing + Spec	-
<b>Total Energy Credits</b>		<b>23</b>	<b>15</b>	<b>0</b>								
<b>Total Addition to Overall Score (%)</b>		<b>15</b>	<b>9.78</b>	<b>0.00</b>								

Credit Ref	Credit Name	Available Credits	Targeted	Potential	Client	Contracto	Architect	M&E	Specialist	DEA	DS Evidence Require	RIBA Stage
<b>Transport</b>												
Each Credit is worth 1%												
Tra 01	Public Transport Accessibility	3	3							■	Tra 1 calculator	-
Tra 02	Proximity to Amenities	2	2							■	Map	-
Tra 03	Cycle Storage & Facilities	1	1				■				Based on 38 flats + xx staff, 4 Buggy + xx cycle storages	-
Tra 04	Maximum Car Parking Capacity	2	2				■				Design drawing	-
Tra 05	Travel Plan	1	1		■					■	Travel plan	Stage 2
<b>Total Transport Credits</b>		<b>9</b>	<b>9</b>	<b>0</b>								
<b>Total Addition to Overall Score (%)</b>		<b>9</b>	<b>9.00</b>	<b>0.00</b>								

<b>Water</b>												
Each Credit is worth 0.78%												
Wat 01	Water Consumption [M]	5	3				■			■	Sanitary ware schedule	-
Wat 02	Water Monitoring [M]	1	1				■				M&E spec	-
Wat 03	Leak Detection System	1	1				■				M&E spec	-
	Flow Control Devices	1	1				■				M&E spec	-
Wat 04	Water Efficient Equipment	1	1			■			■		is there any irrigation system?	-
<b>Total Water Credits</b>		<b>9</b>	<b>7</b>	<b>0</b>								
<b>Total Addition to Overall Score (%)</b>		<b>7</b>	<b>5.44</b>	<b>0.00</b>								

<b>Materials</b>												
Each Credit is worth 0.96%												
Mat 01	Life Cycle Impacts	6	5				■			■	Mat 01 table	-
Mat 02	Hard Landscaping & Boundary Protection	1		1			■			■	Mat 02 table	-
Mat 03	Legally Harvested Timber [M]	✓	✓				■				Contractor preliminaries - FSC certificates	-
	Responsible Procurement Plan	1	1				■				Procurement plan	-
	Responsible Sourcing of Materials	3	1				■				Contractor preliminaries - 18% responsible sourcing	-
Mat 04	Insulation Embodied Energy	1	1				■	■		■	Mat 04 table	-
Mat 05	Designing for Robustness & Durability	1	1				■	■	■		Design drawing + Mat 05 report	-
Mat 06	Material Efficiency	1					■	■	■		Mat 06 report	Every Stage
<b>Total Materials Credits</b>		<b>14</b>	<b>9</b>	<b>1</b>								
<b>Total Addition to Overall Score (%)</b>		<b>13.5</b>	<b>8.68</b>	<b>0.96</b>								

Credit Ref	Credit Name	Available Credits	Targeted	Potential	Client	Contractor	Architect	M&E	Specialist	DEA	DS Evidence Require	RIBA Stage	
<b>Waste</b>													
Each Credit is worth 1.06%													
Wst 01	Construction Resource Efficiency	3	2		■	■					SWMP + Contractor preliminaries + Pre-demolition audit	-	
	Diversion of Resources from Landfill	1	1			■					SWMP + Contractor preliminaries	-	
Wst 02	Recycled Aggregates	1	0			■	■	■			Spec	-	
Wst 03	Operational Waste [M]	1	1				■				Design drawing	-	
Wst 05	Adaptation to Climate Change	1	1		■	■	■	■			Wst 05 report	Stage 2	
Wst 06	Functional Adaptability	1	1		■	■	■	■			Wst 06 report	Stage 2 & 4	
<b>Total Waste Credits</b>		<b>8</b>	<b>6</b>	<b>0</b>									
<b>Total Addition to Overall Score (%)</b>		<b>8.5</b>	<b>6.38</b>	<b>0.00</b>									

<b>Land Use &amp; Ecology</b>													
Each Credit is worth 1%													
LE 01	Previously Developed Land	1	1				■				Design drawing	-	
	Contaminated Land	1			■	■			■		Contamination report + Remediation work	-	
LE 02	Ecological Value	1	1					■			Ecology report	-	
	Protection of Ecological Features	1	1			■		■			Ecology report + Contractor preliminaries	-	
LE 03	Mitigating Ecological Impact [M]	2	1					■			Ecology report	Stage 2	
LE 04	Ecologist Recommendation	1	1			■		■			Ecology report	Stage 1	
	Significant Increase in Ecological Value	1						■			Ecology report + Contractor preliminaries	-	
LE 05	Long Term Impact on Biodiversity	2	2		■			■			Ecology report + Contractor preliminaries	-	
<b>Total Land Use &amp; Ecology Credits</b>		<b>10</b>	<b>7</b>	<b>0</b>									
<b>Total Addition to Overall Score (%)</b>		<b>10</b>	<b>7.00</b>	<b>0.00</b>									

<b>Pollution</b>													
Each Credit is worth 0.77%													
Pol 01	Impact of Refrigerants	3	1				■				M&E spec	-	
Pol 02	NOx Emissions	3		1			■				M&E spec	-	
Pol 03	Flood Risk	2	2					■			Flood risk assessment	-	
	Surface Water Run-Off	2	1					■			Drainage calculation	-	
	Minimising Water Course Pollution	1						■			Drainage calculation + Spec	-	
Pol 04	Reduction of Night-time Light Pollution	1	1				■				M&E spec	-	
Pol 05	Reduction of Noise Pollution	1	1				■	■			Acoustic report + M&E spec	-	
<b>Total Pollution Credits</b>		<b>13</b>	<b>6</b>	<b>1</b>									
<b>Total Addition to Overall Score (%)</b>		<b>10</b>	<b>4.62</b>	<b>0.77</b>									

Credit Ref	Credit Name	Available Credits	Targeted	Potential	Client	Contractor	Architect	M&E	Specialist	DEA	DS Evidence Require	RIBA Stage
<b>Exemplary Credits</b>												
Each Credit is worth 1%												
Man 03	Responsible Construction Practices	1	1			■					Contractor preliminaries	-
Man 05	Post Occupancy Evaluation (3 Years)	1	1		■						Commitment letter	-
Hea 01	Visual Comfort	1					■				Daylighting calculation	-
Hea 02	Indoor Air Quality	2						■	■		VOC spec	-
Ene 01	Reduction of Emissions	5						■			Design Stage BRUKL	-
Wat 01	Water Consumption	1					■				Wat 01 table	-
Mat 01	Life Cycle Impacts	1					■				Mat 01 table	
	IMPACT Study	2		2			■		■		IMPACT report	Stage 4
Mat 03	Responsible Sourcing of Materials	1				■					Contractor preliminaries	-
Wst 01	Construction Site Waste Management	1				■					SWMP + Contractor preliminaries	-
Wst 02	Recycled Aggregates	1				■	■	■			Spec	-
Wst 05	Adaptation to Climate Change	1			■	■	■	■			Wst 05 Report	Stage 2
Innovation	Innovation Credit	1			■	■	■	■	■	■	Innovation Credit Application	-
<b>Total Innovation Credits</b>		<b>10</b>	<b>2</b>	<b>2</b>								

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