

BREEAM Pre Assessment Tracker

BREEAM Scheme

Development name

BREEAM UK RFO 2014 (Other: Community centre)

The Reveller

Scope

Assessor Name

BREEAM AP

Revision Date

Revision

Major Refurbishment (Parts 1, 2, 3 & 4)

Sam Hunt

Sam Hunt

24/10/25

7

BREEAM Condition

BREEAM Excellent

BREEAM Reason

Tower Hamlets Local Plan (Jan 2020) - Policy D.E57

Key

	Not applicable
	BREEAM Very Good - Mandatory credits
	BREEAM Excellent - Mandatory credits
	Early Actions

	Evidence Outstanding
	More Evidence Required
	Credit Closed Out
	Credit Not Targeted
3	Credit at Risk

BREEAM Scores	%	Rating
Targeted	69.19%	69.19%
Potential	78.46%	78.46%
Achieved	13.52%	

BREEAM Ratings

<30 %	BREEAM Unclassified
>30 %	BREEAM Pass
>45%	BREEAM Good
>55%	BREEAM Very Good
>70%	BREEAM Excellent
>85%	BREEAM Outstanding

Design Team

Client/PM/CD	Historic Royal Palaces
Planning	The Planning Lab
Architect	Jamie Fobert Architects
MEP	Harley Haddow
Civil	Harley Haddow
Structural	Hockley Dawson
Sustainability	Sol Environment
Acoustician	EEC
Heritage	Purcell

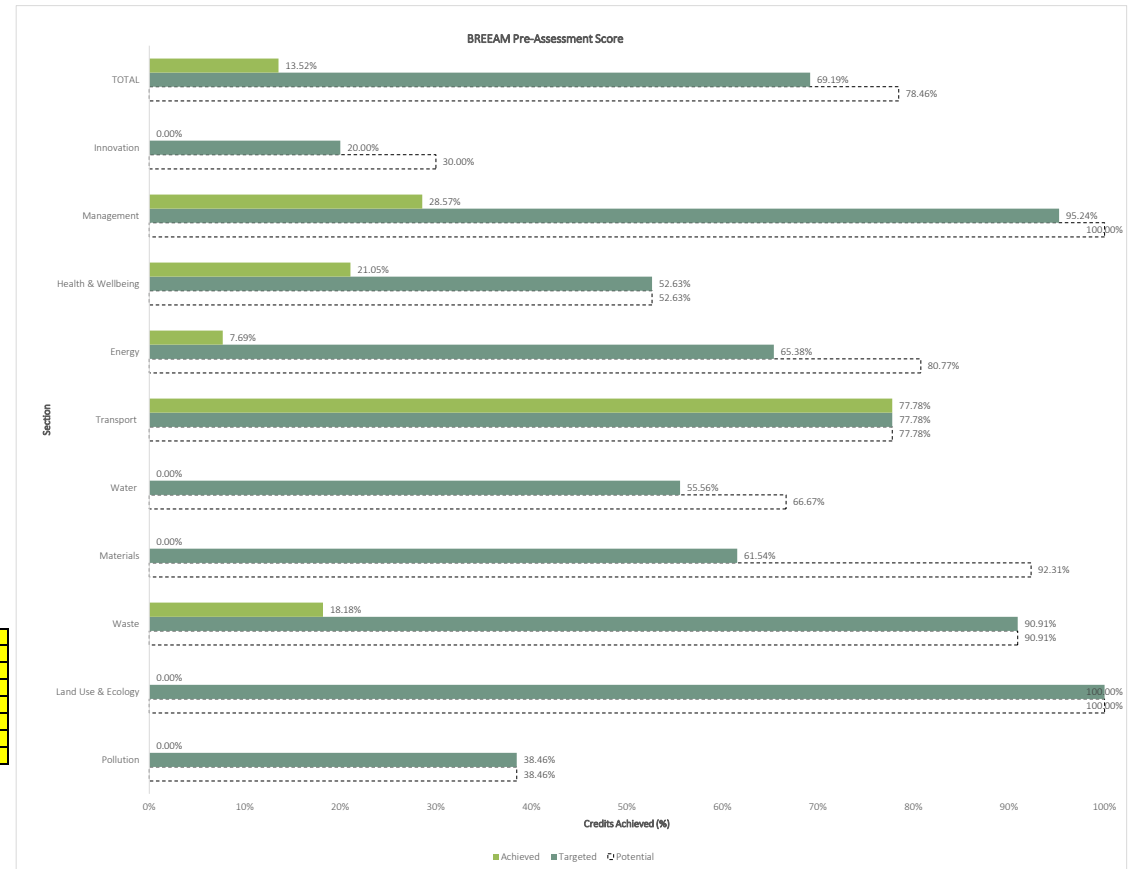
RIBA Stages

	start	end
Stage 0		
Stage 1		
Stage 2		
Stage 3		
Stage 4		
Stage 5		
Stage 6		
Stage 7		

RFO Parts

Part 1	Yes	Fabric and Structure
Part 2	Yes	Core Services
Part 3	Yes	Local Services
Part 4	Yes	Interior Design

Overall BREEAM Summary



Management - 1 credit worth 0.64%			Responsibility	Credit Info	Available	BREEAM Target	Potential	Achieved	Credit Criteria	Further Comment
Man 01	Project Brief & Design	Stakeholder consultation (project delivery team)	Client	Early Action	1	1	1	1	One credit could be achieved where the full project delivery team (Builder, Arch, Client & Tenant) consult with one another throughout the project inception to concept design stage and identify roles and responsibilities & contributions.	15.11.2024 Sol initial review: Potential if a contractor was involved at an early enough stage. Client to confirm if a 'contractor' has had involvement to date to discuss buildability of the proposal. 29.11.24 BREEAM workshop: Will be bringing on contractor to give advice (already chosen contractor) before planning is submitted 06.01.25 Roles and responsibilities matrix received
		Stakeholder consultation (third party - SCI)	Planner / Consultation	Early Action	1	1	1	1	One credit could be achieved where public consultation will take place with all relevant stakeholders which specifically covers sustainability issues.	15.11.2024 Sol initial review: Email from HRP (07.11.2024) confirms that an SCI has not been undertaken. Client to confirm if any other consultation has occurred 29.11.24 BREEAM workshop: Consultation will be held on 11th of Jan. Also consulting with Historic England 06.01.2025 Signed letter received
		BREEAM AP Concept design	PM	Early Action	1	1	1	1	One credit could be achieved where a BREEAM AP is appointed from project inception to concept design stage to monitor project performance i.e. Samuel Hunt of Sol Environment.	15.11.2024 Sol initial review: Targeted. Sol Environment engaged prior to planning submission, refer to KBCN1711 06.01.2025 Signed letter received, EARLY ACTION COMPLETE
		BREEAM AP Developed design	BREEAM AP		1	1	1	1	One credit could be achieved where a BREEAM AP to be appointed from concept design stage to the end of the technical design stage to monitor project performance. As BREEAM is a contractual requirement it is assumed a BREEAM AP shall be appointed to act as BREEAM AP from RIBA Stages 2 - 4, therefore it is assumed this credit shall be achieved.	15.11.2024 Sol initial review: Targeted. Sol Environment can be engaged post-planning
Man 02	Life Cycle Costing & Service Life Planning	Elemental Life Cycle Cost	QS / LCC Consultant	Early Action	2	2	2	2	Two credits could be achieved where an appropriate consultant is appointed to complete a Life Cycle Cost exercise (involving the design team) and produce a report outlining life cycle costs of different building element options. The project team shall consider the outcomes of the report and confirm how this information has impacted the design.	15.11.2024 Sol initial review: Potential if elemental LCC is undertaken at concept design stage or before planning is submitted 29.11.24 BREEAM workshop: Nothing done to date. Rose to speak to team to see if this can be undertaken 06.01.2025 Email from Rose at HRP: <i>This is currently being undertaken by Ridge, the QS on the project.</i> Targeted 14.02.2025 Elemental LCC received, EARLY ACTION COMPLETE
		Component Life Cycle Cost	LCC Consultant		1	1	1		One credit could be achieved where a cost consultant is appointed to complete a Life cycle cost exercise involving the design team and produce a report outlining life cycle costs of different building component options. The project team shall consider the outcomes of the report and confirm how this information has impacted the design.	15.11.2024 Sol initial review: Potential if component LCC is undertaken at technical design stage 29.11.24 BREEAM workshop: Nothing done to date. Rose to speak to team to see if this can be undertaken 04.03.25 Meeting with HRP: Targeted
		Capital cost	Client / QS		1	1	1		One credit could be achieved where the project cost consultant confirms the capital cost of the project.	15.11.2024 Sol initial review: Targeted
Man 03	Responsible Construction Practices	Legally Harvested and Traded Timber	Contractor	Mandatory (VG)	Y	Y	Y		MANDATORY: All timber used on the project shall be legally harvested and traded i.e. CoC certificated. As this is a mandatory requirement, and the project contractually needs to achieve at least a BREEAM Very Good, it is assumed this credit shall be achieved.	15.11.2024 Sol initial review: Mandatory to achieve Excellent, targeted
		Environmental Management	Contractor		1	1	1		One credit could be achieved where the Main Contractor shall hold an ISO 14001 certification and implements best practice pollution prevention policies on site.	15.11.2024 Sol initial review: Potential if contractor has ISO14001 29.11.24 BREEAM workshop: This will be done

		BREEAM AP Site	Contractor		1	1	1	One credit could be achieved where a BREEAM AP is appointed from RIBA Stages 5 - 6 to monitor project performance. As BREEAM is a contractual requirement, it is assumed a BREEAM AP shall be appointed to for RIBA stages 5 - 6, therefore, it is assumed this credit shall be achieved.	15.11.2024 Sol initial review: Targeted. Sol Environment can be engaged
		Considerate construction	Contractor	Mandatory (EX)	2	2	2	Up to two credits could be achieved where the Main Contractor registers the site with the Considerate Constructors Scheme and the following scores are acheived. >25 (with 5 in each section) - 1 Credit >35 (with 7 in each section) - 2 Credits	15.11.2024 Sol initial review: 1 credit required for excellent, potential for both 29.11.24 BREEAM workshop: This is fine to target
		Monitoring of Construction Site Impacts	Contractor		2	2	2	One credit could be achieved where the Main Contractor records & manages water and energy consumption during construction OR Two credits could be achieved where the Main Contractor records & manages water, energy AND transport movements on site (i.e. transportation of major building materials & construction waste).	15.11.2024 Sol initial review: It is assumed water and energy will be monitored. Potential if transport movements are also monitored 29.11.24 BREEAM workshop: Currently monitored as it is. 4 gates used to access the site. Probably monitored by PM instead of contractor
Man 04	Commissioning & Handover	Commissioning - testing and responsibilities	Contractor (M&E)		1	1	1	One credit could be achieved where the Main Contractor prepares a schedule of commissioning and testing, and an appropriate project team member is appointed to monitor and maintain the programme of pre-commissioning, commissioning, and testing.	15.11.2024 Sol initial review: Complex systems are being installed in the building. It is assumed that these will require commissioning. Targeted 29.11.24 BREEAM workshop: James Harding: Not done by M&E, this will be on the contractor
		Commissioning - design and preparation	Contractor (M&E)		1	1	1	One credit could be achieved where a commissioning manager is appointed to oversee the design of all building services and system specifications included in the commissioning schedule.	15.11.2024 Sol initial review: Complex systems are being installed in the building. It is assumed that these will require comissioning. Targeted 29.11.24 BREEAM workshop: MVHR used, TBC if this counts as a complex system
		Testing and inspecting building fabric	Contractor		1	0	1	One credit could be achieved where a thermographic survey is completed and any non-conformities must be rectified and re-tested to confirm compliance.	15.11.2024 Sol initial review: Potential if a thermographic survey is undertaken before and after work is conducted 29.11.24 BREEAM workshop: Replacing glazing in a few small areas of the Reveller building itself, sealing off window vents, intorducing a wind lobby 04.03.25 Meeting with HRP: Leave as potential. Testing can be done, but meeting performance requirements may be difficult
		Handover	Contractor	Mandatory (EX)	1	1	1	One credit could be achieved where the Main Contractor completes a Building User Guide for distribution to the building occupier and prepares a training schedule for implementation at handover.	15.11.2024 Sol initial review: Targeted. Mandatory for Excellent, it is assumed that handover documents will be produced
Man 05	Aftercare	Aftercare support	Contractor		1	1	1	One credit could be achieved where the design team ensures aftercare support will be in place and available for a minimum of 12 months, once the building is occupied.	15.11.2024 Sol initial review: Potential if the contractor commits to aftercare
		Seasonal Commissioning	Contractor	Mandatory (EX)	1	1	1	Mandatory: BREEAM Excellent One credit could be achieved where the Main Contractor ensures seasonal commissioning activities will be completed over a minimum 12-month period, once the building is occupied.	15.11.2024 Sol initial review: Mandatory to achieve Excellent, targeted
		Post Occupancy Evaluation	Tenant / Building Owner		1	1	1	One credit could be achieved where the client provides a commitment to carry out a post occupancy evaluation after intial building occupation.	15.11.2024 Sol initial review: Potential if RHP commit to conducting a post-occupancy evaluation 29.11.24 BREEAM workshop: Would be interested in doing this
Section Totals					21	20	21	6	

Health & Wellbeing - 1 credit worth 0.76%		Responsibility	Credit Info	Available	BREEAM Target	Potential	Achieved	Initial Comments	Further Comment
Hea 01	Visual Comfort	Control of glare	Architect	1	1	1		One credit could be achieved where areas at risk of glare are identified using a glare control assessment, with a glare control strategy used to design out the potential for glare. Relevant spaces: For glare control include areas of the building where lighting and resultant glare could be problematic for users, e.g. those areas that have been designed to contain/use workstations, projector screens etc. and sports halls.	15.11.2024 Sol initial review: Potential if glare control measures are specified in relevant spaces (office, reception, community space and studio) 29.11.24 BREEAM workshop: Considering blinds or films for the community space with lots of glazing, other areas are off of a corridor
		Daylighting	M&E (Daylight calculations) or Architect	3	0	0		Three credit could be achieved where daylighting modelling & analysis demonstrates adequate daylighting levels are achieved in all occupied spaces. - three credits available if Average daylight factor or Point daylight factors meet the guidance in the technical manual; - two credits available if daylighting provision is improved after refurbishment by 30% - one credit available if daylighting provision is improved after refurbishment by 15% Relevant Spaces: Daylighting - For the purpose of BREEAM this is defined as areas within the building where good daylighting is considered to be of benefit to the building users (typically those areas occupied continuously for 30 minutes or more). Refer to BREEAM RFO 2014 Technical manual for more details.	15.11.2024 Sol initial review: Architect to confirm changes in the daylight provision. One credit where daylighting provision, averaged over all relevant spaces, has improved after refurbishment or fit-out by 15% or more and there is a minimum glazing to floor area ratio of either: - 5% glass to floor area ratio for side windows; OR - 2.5% glass to floor area ratio for roof lights Two credits if it is improved by 30% 29.11.24 BREEAM workshop: Revealing a new historic window in the arches and a new picture light in the Reveller building. Arch to do some quick calculations to see if window to floor ratios are enough for any credits 04.03.25 Meeting with HRP: Not targeted
		View out	Architect	2	0	0		Up to two credits could be achieved where view out requirements are met in all occupied spaces. - two credits available if 95% of spaces meet the view out criteria - one credit available if 80% of spaces meet the view out criteria View out criteria - Room depth <7m and the window/opening must be ≥ 20% of the surrounding wall area. Where the room depth is greater than 7m, compliance is only possible where the percentage of window/opening is the same as, or greater than, the values in Table 1.0 of BS 8206. Relevant Spaces: View out BREEAM defines relevant building areas requiring a view out to include areas of the building where: - There are or will be workstations/benches or desks for building users. - Close work will be undertaken or visual aids will be used. - A view out is deemed to be of benefit to the building occupants, e.g. in spaces where occupants are likely to spend a significant amount of time. Exclusion areas: - Conference rooms, lecture theatres, sports halls, acute SEN and also any spaces where the exclusion or limitation of natural light is a functional requirement e.g. laboratories, media spaces, etc.	15.11.2024 Sol initial review: Studio, reception and Office space is within 7m of an adequate window. Community room is non-compliant. Credit can only be achieved if it can be justified if this space is not relevant (ie if it is used as a 'conference room, where media requirements would benefit from no daylight'. TBC by HRP 29.11.24 BREEAM workshop: Arch to do calculations to investigate feasibility 04.03.25 Meeting with HRP: Not targeted
		Internal and external lighting levels, zoning and control	M&E	1	1	1		One credit could be achieved where external lighting is designed in accordance with BS 5489-1:2013 and BS EN 12464-2:2014.	15.11.2024 Sol initial review: Targeted. Internal lighting will have manual switching, presence detection and absence detection, as well as dimming. Existing external lighting to be replaced with more efficient lighting
Hea 02	Indoor Air Quality	Indoor Air Quality Plan (IAQP)	M&E	1	1	1		One credit could be achieved where an indoor air quality plan has been procured and implemented in accordance with GN06.	15.11.2024 Sol initial review: Potential if IAQP is produced 29.11.24 BREEAM workshop: James from HH hasn't done an IAQP before, excited to try it out!
		Ventilation	M&E / Air Quality	1	0	0		One credit could be achieved where the building has been designed to minimise the indoor concentration and recirculation of pollutants in the building.	15.11.2024 Sol initial review: New MVHR being installed. M&E to confirm if this credit is achievable 29.11.24 BREEAM workshop: Only 800mm between intakes and exhausts, intakes also very close to Tower Bridge road. No longer potential

		VOC emission levels (design)	Architect		1	1	1	One credit could be achieved where all paint and varnish and 5 of the 7 produce types listed in BREEAM RFO 2014 table 20 meet emission limits. NOTE: The following list of materials (included within the project scope) must be assessed: Paints and varnishes; Wood panels (particle board, MDF, OSB, plywood, etc); Timber structures (eg glulam); Wood flooring; Resilient flooring (vinyl, lino, carpet, laminated wood); Suspended ceiling tiles; Flooring adhesives; Wall coverings	15.11.2024 Sol initial review: Architect to ensure that low VOC materials are specified
		VOC emission levels (testing)	Contractor		1	0	0	One credit could be achieved where post-construction indoor air quality testing is completed to determine levels of formaldehyde and total volatile organic compound (TVOC).	15.11.2024 Sol initial review: Potential if air quality testing is conducted 29.11.24 BREEAM workshop: Will not be possible due to time constraints post completion to opening
		Adaptability - Potential for natural ventilation	M&E		1	0	0	The building ventilation strategy is designed to be flexible and adaptable to potential building occupant needs and climatic scenarios. At least two levels of natural ventilation must be provided.	15.11.2024 Sol initial review: Not targeted. Building is mechanically ventilated
Hea 04	Thermal Comfort	Thermal Modelling	M&E		1	1	1	One credit could be achieved where thermal modelling is carried out using software in accordance with CIBSE AM11 Building Energy and Performance Modelling.	15.11.2024 Sol initial review: It is assumed that thermal comfort modelling will be undertaken to address both current and future weather scenarios 24.01.2025: Thermal comfort report received. Needs confirmation that a competent person has assessed the existing services, and the PMV and PPD ranges for both current and future scenarios
		Design for future thermal comfort	M&E		1	1	1	One credit could be achieved where the thermal comfort report demonstrates that the design is in accordance with CIBSE Guide A Table 1.5, or Table A.1 of Annex A of ISO 7730:2005. Where the design does not meet the above requirements, the credit can be achieved where the project team demonstrates how the building has been adapted, or designed to be easily adapted in the future using passive design solutions to subsequently meet the requirements.	15.11.2024 Sol initial review: It is assumed that thermal comfort modelling will be undertaken to address both current and future weather scenarios 24.01.2025: Thermal comfort report received. Needs confirmation that a competent person has assessed the existing services, and the PMV and PPD ranges for both current and future scenarios
		Thermal zoning & controls	M&E		1	1	1	One credit can be achieved where the thermal modelling analysis informs the temperature control strategy for the building and its users.	15.11.2024 Sol initial review: M&E to ensure compliant thermal zoning and controls
Hea 05	Acoustic Performance	Sound insulation	Contractor		1	1	1	One credit could be achieved where the design team commit to achieving the sound insulation performance standards detailed in the relevant section (by building type) in Tables 5.14 - 5.18 of BREEAM UK NC 2018. This is demonstrated pre-completion.	15.11.2024 Sol initial review: Stage 3 acoustic report received. Acoustician to confirm that all three credits can be achieved and design team to commit to implementing the acoustician's recommendations 29.11.24 BREEAM workshop: Acoustician thinks that "education" is the best performance standards. Where possible, arch is going for as best as they can get. Sound insulation shouldn't be a problem. Indoor ambient noise can be achieved if it is done by-the-book (excluding children), but if done in practice (including children) this will not be achievable. For room acoustics, certain rooms can be excluded due to heritage issues. Acoustician to put together bespoke requirements
		Indoor ambient noise level	Contractor		1	0	0	One credit could be achieved where the design team commit to achieving the indoor ambient noise levels that comply with the design ranges detailed in the relevant section (by building type) in Tables 5.14 - 5.18 of BREEAM UK NC 2018. This is demonstrated at PC via on site testing.	15.11.2024 Sol initial review: Stage 3 acoustic report received. Acoustician to confirm that all three credits can be achieved and design team to commit to implementing the acoustician's recommendations 29.11.24 BREEAM workshop: Acoustician thinks that "education" is the best performance standards. Where possible, arch is going for as best as they can get. Sound insulation shouldn't be a problem. Indoor ambient noise can be achieved if it is done by-the-book (excluding children), but if done in practice (including children) this will not be achievable. For room acoustics, certain rooms can be excluded due to heritage issues. Acoustician to put together bespoke requirements 04.03.25 Meeting with HRP: Not targeted. Can still be tested for at post-construction, but if acoustician believes it cannot be achieved then it shouldn't be potential

		Room acoustics	Acoustician / Contractor		1	1	1	1	One credit could be achieved where the design team commit to achieving the Room acoustics performance standards detailed in the relevant section (by building type) in Tables 5.14 - 5.18 of BREEAM UK NC 2018. This is demonstrated pre-completion.	<p>15.11.2024 Sol initial review: Stage 3 acoustic report received. Acoustician to confirm that all three credits can be achieved and design team to commit to implementing the acoustician's recommendations</p> <p>29.11.24 BREEAM workshop: Acoustician thinks that "education" is the best performance standards. Where possible, arch is going for as best as they can get. Sound insulation shouldnt be a problem. Indoor ambient noise can be achieved if it is done by-the-book (excluding children), but if done in practice (including children) this will not be achievable. For room acoustics, certain rooms can be excluded due to heritage issues. Acoustician to put together bespoke requirements</p>
Hea 06	Security	Security	Architect / PM	Early Action	1	1	1		One credit could be achieved where a Security Specialist is consulted on the project proposal prior to the planning application and all their recommendations are implemented.	<p>15.11.2024 Sol initial review: Email from HRP (07.11.2024) states "We have our own security team who manage the Tower - I do not believe there is a specific SNA for the Reveller but there may be a general one for the Tower".</p> <p>HRP Security Specilaist to complete an SNA and design team must implement all measures. This should be completed before planning is submitted.</p> <p>29.11.24 BREEAM workshop: Sol to send requirements for SNA and requirements for qualifications to PM (Rose) Team will do terrorism consultation</p>
Section Totals					19	10	10	4		

Energy - 1 credit worth 0.64%		Responsibility	Credit Info	Available	BREEAM Target	Potential	Achieved	Initial Comments	Further Comment
Ene 01	Reduction of energy use and carbon emissions	Energy Performance	M&E / Energy Consultant	Early Action; Mandatory (EX)	15	6	10	Minimum for Excellent = 6 credits. Minimum for Outstanding = 10 credits Up to nine credits could be achieved where an energy performance ratio for new construction (EPRNC) is calculated and compared with the benchmarks in Table 6.1 of BREEAM UK NC 2018.	15.11.2024 Sol initial review: Energy modelling needs to be conducted. 6 credits required to achieve Excellent, potential for more 04.03.25 Meeting with HRP: Keep as 6 targeted, with potential for more. Wait until simulation results come back to confirm exact credits
		Historic buildings (if Heritage Building 2 credit available but they are included within the 15 for Energy Performance)	Heritage Consultant	Early Action	0	2	2	Two additional credits are available for Historic buildings, up to the maximum of fifteen noted above. A specialist study has been undertaken by a Suitably Qualified Heritage Conservation Specialist (see Relevant Definitions) at the Concept Design stage (equivalent to RIBA Stage 2), to investigate the implications of improving building fabric and services performance while minimising the potential negative impacts of both the historic character of the building, the condition of the building fabric and indoor air quality.	15.11.2024 Sol initial review: Tower-wide conservation plans received. They are not development-specific and do not comply with BREEAM requirements. Credits not targeted Credit could be potential if a compliant assessment is undertaken before planning is submitted. 29.11.24 BREEAM workshop: Sol to send requirements to Kit at Purcell 04.03.25 Meeting with HRP: Targeted
Ene 02	Energy Monitoring	Sub-metering of end-use categories	M&E	Mandatory (VG)	1	1	1	One credit could be achieved where energy metering systems are installed in line with the requirements of Ene 02 so that the energy consuming end uses can be identified.	15.11.2024 Sol initial review: The proposed main electrical LV schematic shows two electricity meters. M&E to confirm if meters will be installed to monitor end-use categories. M&E to ensure credits can be achieved.
		Sub-metering of high energy load and tenancy areas	M&E		1	1	1	One credit could be achieved where a significant majority of the energy supply is monitored with a monitoring and management system or separate accessible energy sub-meters depending on use of building areas (tenanted or relevant function areas).	15.11.2024 Sol initial review: The proposed main electrical LV schematic shows two electricity meters. M&E to confirm if meters will be installed to monitor high energy load and tenancy areas. M&E to ensure credits can be achieved.
Ene 03	External Lighting	External Lighting	M&E		1	1	1	One credit could be achieved where the external lighting achieves an efficacy of at least 60lumens/circuitwatt & timeclock and photocell controls are provided.	15.11.2024 Sol initial review: Existing external lighting is to be replaced with more efficient lighting. TBC if they will be controlled to avoid operation during daylight hours. M&E to ensure credits can be achieved.
Ene 04	Low Carbon Design	Passive Design Analysis	M&E / Energy Consultant	Early Action	1	0	0	One credit could be achieved where a passive design analysis is completed which demonstrates a meaningful reduction in CO2 emissions has been achieved based on passive design measures alone i.e. building layout, building fabric etc.	15.11.2024 Sol initial review: Client has confirmed that a PDA has not taken place. Credit potential if M&E complete a Passive Design Analysis before planning is submitted. 29.11.24 BREEAM workshop: Energy strategy report not currently being conducted, but probably will be done for planning. No passive design measures being put in place Hybrid VRF being used for LZC tech (water-refrigerant mix to get embodied carbon as low as it can be) 24.01.25 Email from Harley Haddow: "We did evaluate the potential for the PD credit, but there were insufficient architectural changes to achieve this". CREDIT NO LONGER POTENTIAL
		Free Cooling	M&E / Energy Consultant	Early Action	1	0	0	One credit could be achieved where a passive design analysis is completed and the building is naturally ventilated with no artificial cooling.	15.11.2024 Sol initial review: Not achievable, building will be mechanically ventilated
		Low and zero carbon technologies	M&E / Energy Consultant	Early Action	1	1	1	One credit could be achieved where a Low and zero carbon technologies feasibility study is completed which demonstrates a low and zero carbon technology has been specified which shall deliver a meaningful reduction in CO2 emissions.	15.11.2024 Sol initial review: M&E to confirm if an LZC Feasibility Study will be prepared and whether or not an LZC technology will be implemented 29.11.24 BREEAM workshop: Energy strategy report not currently being conducted, but probably will be done for planning. No passive design measures being put in place Hybrid VRF being used for LZC tech (water-refrigerant mix to get embodied carbon as low as it can be) 24.01.25: LZC received from Harley Haddow. EARLY ACTION COMPLETE

Ene 05	Energy efficient cold storage	Refrigeration Energy Consumption	Refrigeration Consultant		0	0	0	One credit could be achieved where the refrigeration system is designed, installed and commissioned in accordance with the Code of Conduct for carbon reduction in the refrigeration retail sector and BS EN 378-2:2016, and when robust and tested refrigeration systems or components included on the Energy Technology Product List (ETPL) are used.	15.11.2024 Sol initial review: Not applicable to development
		Indirect greenhouse gas emissions	Refrigeration Consultant		0	0	0	One credit could be achieved where the above credit is achieved, and a saving in indirect greenhouse gas emissions is demonstrated from the installed refrigeration system over the course of its operational life.	15.11.2024 Sol initial review: Not applicable to development
Ene 06	Energy efficient transportation systems	Energy consumption	M&E / VT Consultant		1	1	1	One credit could be achieved where the transportation demand and usage patterns of the building are analysed to determine the optimum number and size of lifts, escalators, or moving walks, and predicted energy consumption is calculated in accordance with BS EN ISO 25745 Part 2 or Part 3	15.11.2024 Sol initial review: One new lift is being specified. Lift contractor to complete lift travel demand assessment and implement energy efficiency measures
		Energy efficient features	M&E / VT Consultant		2	2	2	Up to two credits can be achieved if lifts and escalators or moving walks are specified. For each credit to be achieved, energy efficient features must be specified in accordance with the BREEAM criteria.	15.11.2024 Sol initial review: One new lift is being specified. Lift contractor to complete lift travel demand assessment and implement energy efficiency measures
Ene 07	Energy efficient laboratories		M&E		0	0	0	N/A to this development	15.11.2024 Sol initial review: Not applicable to development
Ene 08	Energy efficient equipment	Energy efficient equipment	M&E		2	2	2	Two credits can be achieved by calculating the building's unregulated energy consuming loads, and demonstrating a meaningful reduction in the total annual unregulated energy consumption of the building.	15.11.2024 Sol initial review: It is assumed that the main unregulated energy demands will be small power and plugin equipment (office equipment and domestic scale white goods equipment). Credit can be achieved if energy efficient products are installed
Section Totals					26	17	21	2	

Transport - 1 credit is worth 0.75%			Responsibility	Credit Info	Available	BREEAM Target	Potential	Achieved	Initial Comments	Further Comment
Tra 01	Sustainable transport solutions	Public Transport Accessibility Index	BREEAM Assessor		5	5	5	5	The public transport Accessibility Index (AI) for the assessed building is calculated and BREEAM credits awarded according to the building type. For Accessibility Index benchmarks see Table 34 in the Checklists and tables section.	15.11.2024 Sol Initial review: Using the PTAL web tool, the development has a PTAL rating of 6a, 36.91 AI. 5 credits achieved
Tra 02	Proximity to Amenities	Proximity to Amenities	BREEAM Assessor		1	1	1	1	Where a building is located within close proximity of, and accessible to, local amenities which are likely to be frequently required and used by building occupants. Amenities include: - access to cash - appropriate food outlet - Access to an outdoor open space - Access to a recreation/leisure facility for fitness/sports	15.11.2024 Sol Initial review: Being in central London, it is assumed that this credit is achievable. There is a Tesco Express approx 60m away and an ATM across the bridge approx 400m away Open space (Tower Bridge Piazza) is approx 250m away.
Tra 03	Cyclist facilities	Cyclist facilities	Architect		2	0	0		One credit available if appropriate number of cycle storage spaces are provided One credit available if at least two of the following cyclist's facilities are provided: - Showers - Changing facilities - Lockers - Drying facilities	15.11.2024 Sol Initial review: Cycle racks, lockers, or showers are not seen on plans. TBC, but assumed not targeted If the building users have access to cycle store and cyclist's facilities in other parts of the site this may be achievable. Client to confirm 29.11.24 BREEAM workshop: Existing sheffield stands on the Wharf, not covered. Cycle spaces inside the grounds (not accessible to public) for staff cant be bolted to the ground, but are secure in the sense that it would be incredibly difficult to take away. Review/calculations will be required to see if this is achievable 04.03.25 Meeting with HRP: Not targeted
Tra 04	Car parking capacity	Car parking capacity	Architect		0	0	0		The building's car parking capacity is compared to the maximum car parking capacity benchmarks in Table 39 and the relevant number of BREEAM credits awarded. Fewer carparking spaces the more credits	15.11.2024 Sol Initial review: 21 car parking spaces are shown near to the development. TBC if car parking spaces are within the scope of the development, see KBCN00092. Would need <1 space per 6 members of staff. N/A as the development is not a 'change of use'
Tra 05	Transport assessment and Travel Plan	Transport assessment and Travel Plan	Transport Consultant	Early Action	1	1	1	1	Two credits could be achieved where a site specific Transport Assessment and Travel Plan is completed prior to the end of RIBA Stage 2.	15.11.2024 Sol Initial review: Email from HRP (07.11.24) "This has not been undertaken for the Reveller and not something we would be undertaking due to its site location on the wharf (non-vehicle accessible)". Credit could possibly be achieved if a TA/TP is completed before planning is submitted. 29.11.24 BREEAM workshop: About 50/50 as to whether this will be done 08.01.25 Sol sent requirements to HRP to put together a statement. Credit targeted
Section Totals					9	7	7	7		

Water - 1 credit is worth 0.75%			Responsibility	Credit Info	Available	BREEAM Target	Potential	Achieved	Initial Comments	Further Comment
Wat 01	Water Consumption	Water Consumption	Architect / M&E	Mandatory (G)	5	3	3		Up to five credits could be achieved by completing a comparison of water consumption for the assessed building against baseline performance.	15.11.2024 Sol initial review: New kitchenettes, WCs, and sinks to be installed. 3 credits assumed. Arch to confirm specification.
Wat 02	Water Monitoring	Water Monitoring	M&E	Mandatory (G)	1	1	1		One credit could be achieved where a pulsed output water meter is supplied to each building/unit and to any area or water use which is <10% of the buildings/unit water demand.	15.11.2024 Sol initial review: M&E to ensure that a pulsed output water meter will be installed
Wat 03	Water Leak Detection	Leak Detection System	M&E		1	0	1		One credit could be achieved where a leak detection system is installed on the utilities water supply within the building(s) to detect and major leaks between the utilities supply and buildings, and within the buildings themselves.	15.11.2024 Sol initial review: M&E to confirm if leak detection will be installed 29.11.24 BREEAM workshop: May need to come up with a creative solution for this, not sure where the water meter is. M&E to review, but targeted 30/07/2025: BREEAM Stage 4 meeting This may require roadworks. Change to potential
		Flow Control Devices	M&E		1	1	1		One credit could be achieved where flow control devices are installed that regulate the water supply within the building to each WC area or sanitary facility to minimise undetected wastage and leaks.	15.11.2024 Sol initial review: Harley Haddow Stage 2 report states that solenoid valves will be linked to PIR sensors. Targeted
Wat 04	Water efficient Equipment	Water efficient Equipment	M&E / Landscape Consultant		1	0	0		One credit could be achieved where systems or processes to reduce the water demand of the building through good design or specification shall be implemented and demonstrate a reduction in the total water demand of the building. Plantings to be appropriately specified to rely solely on precipitation and, once established, not require irrigation through the year; OR if irrigation is required an efficient drip fed system with moisture sensors and zoning is required.	15.11.2024 Sol initial review: M&E to confirm if there will be any sources of unregulated water consumption. Client to confirm if there will be any landscaping, if there is landscaping, it will need to either use an efficient irrigation system (fixed dripped system with moisture sensors) or plants to be selected to rely solely on precipitation 29.11.24 BREEAM workshop: 10% uplift in BNG will be required, irrigation may be required. Leave as potential 04.03.25 Meeting with HRP: Not targeted
Section Totals					9	5	6	0		

Materials - 1 credit is worth 1.08%			Responsibility	Credit Info	Available	BREEAM Target	Potential	Achieved	Initial Comments	Further Comment
Mat 01	Environmental impact of materials (Life cycle assessments)	Project lifecycle assessment study	Architect & LCA Consultant		6	3	6		Up to 6 credits could be achieved where the project uses a life cycle assessment (LCA) tool or undertakes a building information model life cycle assessment (BIM LCA) to measure the life cycle environmental impact of the refurbishment or fit-out works. If an LCA Assessment is conducted using BIM LCA modelling software up to 6+ credits can be achieved. If not, and only Green Guide Ratings are used, a maximum of 4 credits is achievable.	15.11.2024 Sol initial review: 3 credits assumed. Potential for more credits if LCA conducted. Sol Environment can provide a fee to conduct LCA assessment if required. 29.11.24 BREEAM workshop: PM to review if they want LCA done 04.03.25 Meeting with HRP: 3 targeted, 6 potential. Full LCA will be completed
Mat 02	Hard landscaping & boundary protection	Hard landscaping & boundary protection			0	0	0		Not applicable for Refurbishment & Fit-out	15.11.2024 Sol initial review: Not applicable to RFO 2014
Mat 03	Responsible sourcing of construction products	Legal and sustainable timber	Contractor	Mandatory (P)	Y	Y	Y		MANDATORY: All timber used on the project shall be legally harvested and traded i.e. CoC certificated. As this is a mandatory requirement, and the project contractually needs to achieve at least a BREEAM Very Good, it is assumed this credit shall be achieved.	15.11.2024 Sol initial review: Required for BREEAM. Assume targeted.
		Enabling sustainable procurement	Client or Contractor		1	1	1		One credit could be achieved where the client operates a Sustainable Procurement Plan [SPP] (covering procurement of materials for construction). To achieve this credit a SPP must be completed before planning is submitted.	15.11.2024 Sol initial review: Design/construction team to ensure that a SPP will be put in place.
		Measuring responsible sourcing	Contractor		3	1	2		Up to 3 credits could be achieved where building products are sourced to ensure over 18%, 36% or 54% of responsible sourcing points are achieved.	15.11.2024 Sol initial review: Responsible sourcing certificates TBC. 1 credit assumed, with potential for more. 29.11.24 BREEAM workshop: To be left as 1 target 2 potential until contractor brought on 04.03.25 Meeting with HRP: To be left as 1 target 2 potential
Mat 04	Insulation	Insulation	Architect		1	1	1		One credit if insulation index is 2.5 or greater. Any new insulation specified for use within the following building elements must be assessed: - External walls - Ground floor - Roof - Building services.	15.11.2024 Sol initial review: Design team to ensure that the insulation achieves an insulation index of 2.5 or greater. Insulation with low GWP to be used. 29.11.24 BREEAM workshop: Some insulation will be used in the lantern
Mat 05	Designing for durability and resilience	Designing for durability and resilience	Architect		1	1	1		One credit could be achieved where the design team ensure protection measures are specified to protect the building from damage. This includes: - Protecting vulnerable parts of the building from damage; - Protecting exposed parts of the building from material degradation	15.11.2024 Sol initial review: Architect to ensure that areas vulnerable to damage and degradation are assessed and durability / resilient measures are implemented
Mat 06	Material Efficiency	Material Efficiency	Architect / Design Team	Early Action	1	1	1		One credit could be achieved where the design team hold a material efficiency review at each stage of the project to maximise material efficiency of the project, including setting targets and reporting on opportunities and methods used to optimise material use.	15.11.2024 Sol initial review: Design Team to complete material efficiency review to ensure measures were considered at all stages Sol can provide a template to assist in collating the evidence required. 16.01.2025 Template from Arch received. Info needed from M&E and C&S 13.02.2025 Some comments received from C&S in the Prep & Brief section of template. Need comments in Concept Design and Developed Design sections. 16.02.2025 Complete comments from C&S received. Now only needs M&E. 20.02.2025: M&E comments received, EARLY ACTION COMPLETE
Section Totals					13	8	12	0		

Waste - 1 credit is worth 0.70%		Responsibility	Credit Info	Available	BREEAM Target	Potential	Achieved	Initial Comments	Further Comment
Wst 01	Construction Waste Management	Pre Refurbishment Audit	Client / Demo Contractor	1	1	1	1	Where demolition of any buildings or hard surfaces is required, a Pre Demolition Audit will be required to be conducted before the submission of the planning application.	15.11.2024 Sol initial review: Email from HRP (07.11.24): Demolition drawings have been provided, but no Pre-Refurbishment Audit has been conducted. Credit could be potential if a PDA is conducted before planning. 29.11.24 BREEAM workshop: Not done to date. Purcel has done detailed work about what needs to be demolished and why, Sol to send template 04.03.25 Meeting with HRP: Targeted
		Reuse and direct recycling of materials	Contractor	2	1	1		Where, from the waste generated by the refurbishment and fit-out works, waste material types detailed in Table 65 are either directly re-used on-site or off-site or are sent back to the manufacturer for closed loop recycling. - 1 credit where 50% of the total available points for the waste material types detailed in Table 65, that are present on the project have been achieved - 2 credit where 75% of the total available points for the waste material types detailed in Table 65, that are present on the project have been achieved	15.11.2024 Sol initial review: Reuse and direct recycling of materials measure to be implemented. 1 credit targeted. Potential for 2. 29.11.24 BREEAM workshop: Possible reuse of timber cladding 04.03.25 Meeting with HRP: 1 targeted. No longer potential for more
		Construction Resource Efficiency	Contractor	3	3	3		Up to three credits could be achieved based on the benchmark of construction waste met. A Site Waste Management plan is also required.	15.11.2024 Sol initial review: 2 credits assumed, potential for more. 04.03.25 Meeting with HRP: 3 targeted. Most material taken out is kept around in storage instead of going to waste
		Diversion of resources from landfill	Contractor	1	1	1		One credit could be achieved where: - at least 85% by volume (or 90% by weight) of refurbishment/fitout waste is diverted from landfill. - at least 90% by volume (or 95% by weight) of demolition waste is diverted from landfill.	15.11.2024 Sol initial review: Targetted.
Wst 02	Use of sustainable aggregate	Use of recycled aggregate	QA / Civil	1	1	1		Pre-Demolition Audit from Wst1 is a pre-requisite. One credit could be achieved where a sufficient proportion of aggregate comes from recycled sources.	15.11.2024 Sol initial review: Design team to confirm if aggregate will be used, and if so, how much will be from sustainable/recycled sources. Potential. 29.11.24 BREEAM workshop: Sol to send requirements to Clive (Hockley and Dawson) and Craig (Harley Haddow) 04.03.25 Meeting with HRP: Very few areas where aggregate will be used. this should be achievable. Targeted.
Wst 03	Operational Waste	Operational Waste	Architect	1	1	1		One credit could be achieved where a sufficiently sized, dedicated, labelled space is provided for recyclable waste from operations.	15.11.2024 Sol initial review: Arch to confirm if sufficient bin storage will be provided. 29.11.24 BREEAM workshop: PM: This will be a good excuse to get the waste strategy written down!
Wst 04	Speculative Finishes	Speculative Finishes (Office only)	Architect	0	0	0		One credit could be achieved where floor and ceiling finishes are limited to a show area only (for tenanted areas), or only installed when selected by the known occupant of a development.	15.11.2024 Sol initial review: Not applicable to development. Development is not a speculative office.
Wst 05	Adaption to climate change	Adaption to climate change	Architect / Principal Designer	1	1	1	1	One credit could be achieved where the design team complete a climate change adaption appraisal.	15.11.2024 Sol initial review: Arch to complete Climate Change Risk Assessment. Potential.Sol can provide a template to assist in collating the evidence required.
Wst 06	Functional Adaptability	Functional Adaptability	Architect	1	1	1		Two credits could be achieved where the design team complete a functional adaptability study. Based on discussions with the project team, it is assumed two credits can be targeted.	15.11.2024 Sol initial review: Arch to complete Functional adaptability assessment. Potential. Sol can provide a template to assist in collating the evidence required.
Section Totals				11	10	10	2		

Land Use & Ecology - 1 credit is worth 2.24%			Responsibility	Credit Info	Available	BREEAM Target	Potential	Achieved	Initial Comments	Further Comment
LE 01	Site Selection	Site Selection			0	0	0		Not applicable for Refurbishment & Fit-out	15.11.2024 Sol Initial review: Not applicable to RFO 2014
LE 02	Ecological risks and opportunities	Protection of ecological features	Ecologist		1	1	1		One credit could be achieved where an ecologist completes a survey of the site prior to the end of RIBA Stage 2. All existing features of ecological value within and surrounding the refurbishment or fit-out zone and site boundary area are adequately protected from damage during clearance, site preparation and refurbishment or fit-out activities in line with BS42020: 20131.	15.11.2024 Sol Initial review: TBC if ecological protection will be put in place based on SQEs recommendations prior to site prep work. Client to confirm. 29.11.24 BREEAM workshop: 10% BNG required Email from Ecologist 30/06/2025: Scheduled plant (Jersey Cudweed) will need to be moved. Mitigation and compensation measures will need to be approved with Natural England after planning is approved. CREDIT AT RISK
LE 03	Minimising impact on existing site ecology	Minimising impact on existing site ecology			0	0	0		Not applicable for Refurbishment & Fit-out	15.11.2024 Sol Initial review: Not applicable to RFO 2014
LE 04	Enhancing site ecology	Ecologist's report and recommendations	Ecologist	Early Action	1	1	1		One credit could be achieved where an ecologist is engaged (at RIBA Stage 1) to completes a survey of the site prior to the end of RIBA Stage 2. The early stage advice and recommendations of the Ecology Report for the enhancement of site ecology have been, or will be, implemented in the refurbishment or fit-out.	15.11.2024 Sol Initial review: Email from HRP (07.11.24): "This has not been undertaken for the Reveller, but we have surveys of the moat and other areas of the tower". Moat survey could be within the scope of the development given the ramp leading down to the moat. Potential. Client to confirm. 29.11.24 BREEAM workshop: 10% BNG required, ecology report will be produced pre-planning. PM awaiting fee proposals
		Simple buildings only	Ecologist		0	0	0		Reduced scope available for simple buildings	15.11.2024 Sol Initial review: Not applicable to RFO 2014
LE 05	Long term ecological management	Long term impact on biodiversity	Ecologist		2	2	2		Where a Suitably Qualified Ecologist (SQE) is appointed prior to commencement of activities on-site and they confirm that all relevant UK and EU legislation relating to the protection and enhancement of ecology has been complied with during the refurbishment or fit-out process. Where a landscape and habitat management plan, appropriate to the site, is produced covering at least the first five years after project completion in accordance with BS 42020:20131 Section 11.1. This is to be handed over to the building owner/occupants for use by the grounds maintenance staff. Where additional measures to improve the assessed site's long term biodiversity are adopted, according to Table 70.	15.11.2024 Sol Initial review: TBC if ecologist will be appointed prior to start on site. TBC if a landscape and habitat management plan will be produced, and if additional ecological measures will be conducted. Client to confirm.
Section Totals					4	4	4	0		

Pollution - 1 credit is worth 0.86%			Responsibility	Credit Info	Available	BREEAM Target	Potential	Achieved	Initial Comments	Further Comment
Pol 01	Impact of refrigerants	Impact of refrigerants	M&E		2	2	2		Two credits could be achieved where systems using refrigerants have a DELC of ≤ 100kgCO ₂ -eq/kW cooling and heating capacity. One credit if DELC of ≤ 1000kgCO ₂ -eq/kW	15.11.2024 Sol initial review: ASHPs are proposed. TBC what type of refrigerant will be used in the heat pumps, as well as if there will be other places where refrigerant is used. Potential. 29.11.24 BREEAM workshop: Water-refrigerant mix used for low embodied carbon,
		Leak detection	M&E		1	0	0		One credit could be achieved where systems using refrigerants have a permanent automated refrigerant leak detection system installed; OR where an inbuilt automated diagnostic procedure for detecting leakage is installed. The system must be capable of automatically isolating and containing the remaining refrigerant(s) charge in response to a leak detection incident	15.11.2024 Sol initial review: M&E to confirm if refrigerant leak detection systems will be installed. Potential. 29.11.24 BREEAM workshop: R32 to be used, leave as potential 04.03.25 Meeting with HRP: Not targeted
Pol 02	NOx emissions	NOx emissions	M&E		3	0	0		Up to three credits could be achieved where all heating and hot water is supplied by low NOx systems: ≤ 100 mg/kWh - 1 credit ≤ 70 mg/kWh - 2 credits ≤ 40 mg/kWh - 3 credits	15.11.2024 Sol initial review: Heating and hot water to be provided by ASHPs. Due to RFO 2014 counting grid electricity as 617 mg/kWh, credits are not achievable (unless electricity is supplied by non-grid electricity). 29.11.24 BREEAM workshop: 1 potential 04.03.25 Meeting with HRP: Not targeted
Pol 03	Flood and surface water management	Flood resilience	FRA / Drainage Consultant		2	0	0		Up to 2 credits could be achieved based on the flood risk to site. FRA required for large developments	15.11.2024 Sol initial review: POTENTIAL Site is in Flood Zone 3 but it is protected by Thames Flood Barrier. FRA would need to be provided to confirm that the risk has been reduced to low or medium (refer to CN10) Email from HRP (07.11.24): "we have been told by our planning consultant this is not required so therefore we will not be pursuing this". Credits not targeted. Potential credit if FRA consultant reviews to see if credits are achievable and completed FRA 29.11.24 BREEAM workshop: Waiting to see if planning will require a FRA 04.03.25 Meeting with HRP: Not targeted
		Surface water run off	FRA / Drainage Consultant		2	1	1		One credit could be achieved based on achieving a neutral impact on surface water. Two credits could be achieved based on reducing runoff.	15.11.2024 Sol initial review: POTENTIAL Arch or Drainage consultant to confirm if their will be a reduction in impermeable area. Drainage consultant to confirm if Surface Water Run-off credits can be achieved. 29.11.24 BREEAM workshop: Definitely at least neutral impact
		Minimising watercourse pollution	FRA / Drainage Consultant		1	0	0		One credit could be achieved where the first 5mm of rainfall can be attenuated on site, pollution prevention treatment is provided etc.	15.11.2024 Sol initial review: POTENTIAL Drainage consultant to confirm if Surface Water Run-off credits can be achieved. 29.11.24 BREEAM workshop: Sol to send requirements to Craig (Harley Haddow) 04.03.25 Meeting with HRP: Not targeted
Pol 04	Reduction of night time pollution	Reduction of night time pollution	M&E		1	1	1		One credit could be achieved where external lighting is designed to minimise light pollution in accordance with the ILP guidance notes.	15.11.2024 Sol initial review: Existing external lighting will be replaced with more efficient lighting. Lighting designer to ensure that the proposed lighting will be compliant with ILP guidance notes.

Pol 05	Reduction of noise pollution	Reduction of noise pollution	M&E		1	1	1		One credit could be achieved where there are no noise-sensitive areas within 800m of the building or assessed site, or where there are noise-sensitive areas within this radius, a noise impact assessment is completed by a suitably qualified acoustic consultant.
Section Totals					13	5	5	0	

15.11.2024 Sol initial review:
Acoustic report received that documents existing background noise and gives acoustic requirements for proposed systems.

M&E to ensure that attenuation measures noted in report will be implemented.

29.11.24 BREEAM workshop:
Noise impact Assessment will be conducted. Nearest noise sensitive receptors are quite far away

Innovation - 1 credit is worth 1.00%		Responsibility	Credit Info	Available	BREEAM Target	Potential	Achieved	Initial Comments	Further Comment
Inn 01 - Man 03	Responsible Construction Management	Contractor		1	1	1		One credit could be achieved where the Main Contractor achieves a CCS score of 40+.	15.11.2024 Sol initial review: Contractor to commit 40+ CCS score. Potential 04.03.25 Meeting with HRP: Targeted
Inn 01 - Man 05	Aftercare	Client		1	1	1		One credit could be achieved where 3-year post occupancy support is provided: There are, or will be, operational infrastructure and resources in place to coordinate activities at quarterly intervals for the first three years of building occupation	15.11.2024 Sol initial review: Client to confirm if this can be conducted. Potential. 29.11.24 BREEAM workshop: "Would be silly to lose this one"
Inn 01 - Hea 01	Daylighting	M&E		1	0	0		One credit could be achieved where exemplary daylighting levels are achieved.	15.11.2024 Sol initial review: No major changes to windows. Not targeted.
Inn 01 - Hea 02	Indoor Air Quality (VOCs)	Architect		2	0	1		Two credit could be achieved where exemplary VOC levels are met	15.11.2024 Sol initial review: Arch to confirm if products will achieve Very Low VOC emission limits. Potential. 04.03.25 Meeting with HRP: Keep as potential
Inn 01 - Ene 01	Energy Performance	M&E / Energy Assessor		5	0	0		Up to 2 credits could be achieved where the building achieves zero net regulated CO2eq emissions. Up to 4 credits could be achieved where the building achieves zero net regulated & unregulated CO2eq emissions through offsetting measures. Up to 5 credits could be achieved where the building is carbon negative in terms of its total modelled operational delivered energy consumption, including regulated and unregulated energy	15.11.2024 Sol initial review: No renewables specified. Not targeted.
Inn 01 - Wat 01	Water Consumption	M&E		1	0	0		One credit could be achieved where exemplary performance is achieved in the BREEAM Wat 1 calculator. As the design is still in the early stages, it is not yet known if these requirements could be achieved alongside the functional requirements therefore this credit has not been targeted but will be reviewed at a later stage.	15.11.2024 Sol initial review: Assumed not targeted
Inn 01 - Mat 01	Environmental impact of materials	LCA Consultant		1	0	0		One credit could be achieved where >85% points achieved	15.11.2024 Sol initial review: Assumed not targeted
Inn 01 - Mat 03	Measuring responsible sourcing	Contractor		1	0	0		One credit could be achieved where >70% RSM points achieved	15.11.2024 Sol initial review: Assumed not targeted
Inn 01 - Wst 01	Construction Resource Efficiency & Diversion from landfill	Contractor		1	0	0		One credit can be achieved where exemplary level construction waste benchmarks are achieved.	15.11.2024 Sol initial review: Potential if exemplary waste targets are met 04.03.25 Meeting with HRP: Not targeted
Inn 01 - Wst 02	Recycled aggregates	Contractor		1	0	0		One credit could be achieved where a sufficient percentage of aggregate is from recycled sources.	15.11.2024 Sol initial review: Assumed not targeted
Inn 01 - Wst 05	Adaption to climate change	BREEAM Assessor		1	0	0		One credit could be achieved where HEA 04 (criterion 7), ENE 01 (8 credits), ENE 04 (passive design), WAT 01 (3 credits), MAT 05 (criterion 2) & POL 03 (FRA 1 credit & Surface water runoff 2 credits) are achieved.	15.11.2024 Sol initial review: Ene04 not targeted. Not targeted.
Innovation				10	2	3	0		