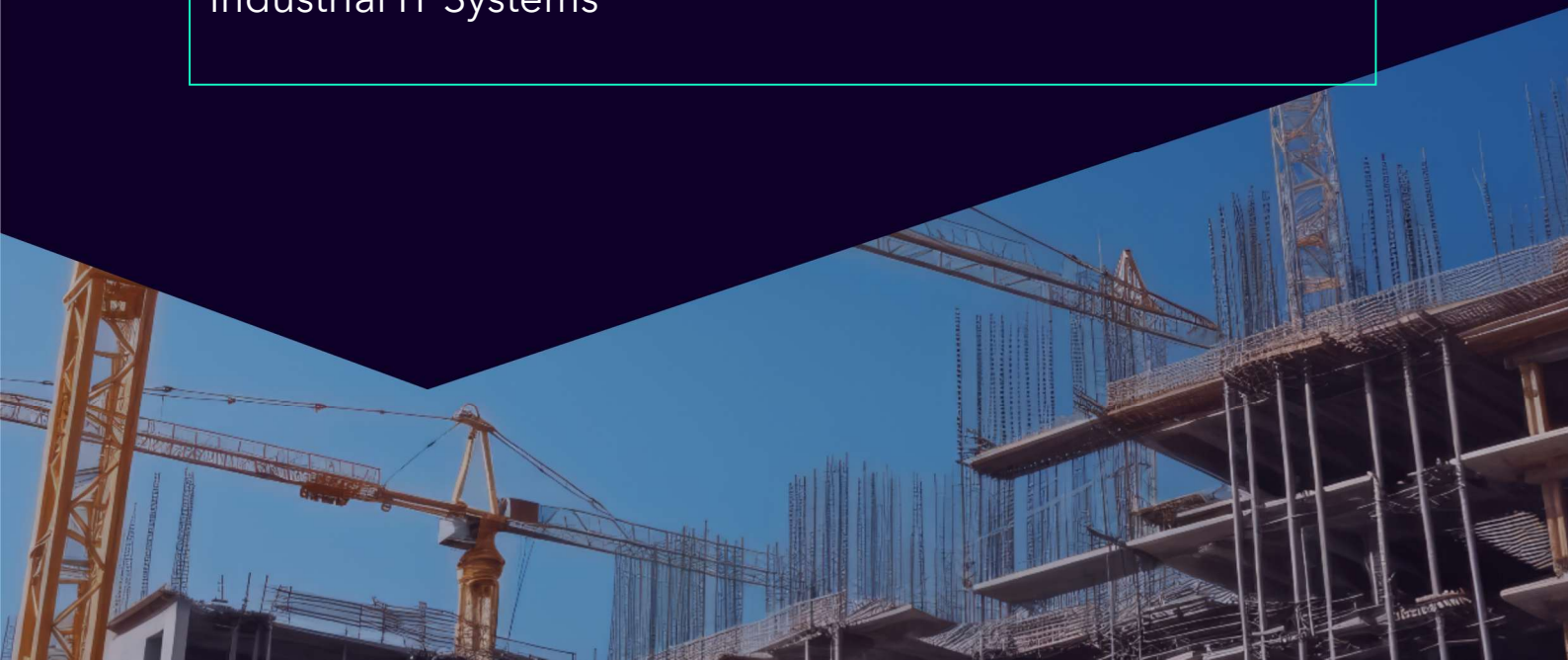




Industrial IT - Project 77

BREEAM New Construction (V7) Pre-Assessment

Produced for
Industrial IT Systems



REVISION	DATE	PREPARED BY	REVIEWED BY	COMMENTS
01	09.03.2026	RA		Initial Issue
02	23.03.2026	RA		Pre-Assessment Updated
03	23.03.2026	RA		Pre-Assessment Updated

Contents

.....	1
Contents	3
BREEAM	4
What is BREEAM?	4
BREEAM & Industrial IT Systems	5
Mandatory Requirements	6
Pre-Assessment	8
Outline Pre-Assessment	8
Detailed BREEAM Pre-Assessment	9

BREEAM

What is BREEAM?

BREEAM (the Building Research Establishment Environmental Assessment Method) is a certification scheme which evaluates the design, operation, construction and procurement of a development against a range of targets. The BREEAM schemes aim to:

- Encourage continuous performance, by assessing against a range of requirements, going beyond current regulations and practice.
- Empower those who own, commission, deliver, manage or use buildings, infrastructure or communities to achieve sustainability goals.
- Build confidence and value by providing an independent certification.

There are a variety of BREEAM schemes, such as BREEAM Communities, BREEAM Infrastructure, BREEAM In-Use and BREEAM Refurbishment and Fit-Out, so all of your project needs can be catered for!

The BREEAM rating benchmarks are as follows:

- Outstanding: $\geq 85\%$
- Excellent: $\geq 70\%$
- Very Good: $\geq 55\%$
- Good: $\geq 40\%$
- Pass: $\geq 25\%$

We recommend a 10% buffer above the relevant benchmark is targeted.

BREEAM & Industrial IT Systems

Enevo has been appointed by Industrial IT systems to produce this BREEAM Pre-Assessment. This Pre-Assessment is being used as part of the planning application at 77, Malborough Road, Lancing, West Sussex. The project is still in RIBA Stage 2.

The building consists of a warehouse, with associated office space and meeting rooms, in addition to a small gym space for staff to use. External space is included within this Pre-Assessment as well.

The purpose of this Pre-Assessment is to provide the design team and principal contractor with information relating to key actions, ensuring a successful certification. The design team should account for the BREEAM requirements identified, however where the specification of the project identifies more onerous requirements, they will take precedence.

A 10% buffer above the 55% required for a “Very Good” rating has been applied when producing this Pre-Assessment.

BREEAM Scheme	New Construction
Project Scope	Fully Fitted
Target Rating	Very Good
Target Score	60.55%

Mandatory Requirements

Mandatory requirements must be achieved for the rating being targeted, regardless of the score achieved. The mandatory requirements for a rating of “Very Good”, “Excellent” and “Outstanding” are outlined below:

Minimum standards by BREEAM rating Level			
BREEAM Issue	Very Good	Excellent	Outstanding
Man 03 Responsible Construction Management (RCM)		One credit: Basic RCM	Two credits: Advanced RCM
Man 04 Commissioning of Building Systems	One credit: Schedule and Responsibilities		
Man 04 Commissioning and Handover	Criterion 12: Building User Guide		
Man 05 Aftercare		One Credit: In-Use Commissioning	
Hea 01 Natural Light			Criterion 1: Natural Light
Hea 04 Indoor Air Quality		Criterion 1: Indoor Air Quality Plan	
Ene 01 Energy and Carbon Performance for Regulated Energy		Four credits	Six credits
Ene 02 Prediction of Operational Energy and Carbon			Three Credits: Predictive Energy Modelling
			OR
		Three credits: Operational Energy Performance Score	Three credits: Operational Energy Performance Score
			No fossil fuels
Ene 03 Energy Monitoring		One credit: Energy Monitoring by End-Use	

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Wat 01 Water Consumption	One credit		Two credits
Wat 02 Water Monitoring	Criterion 1: Water Meter Installed.		
Wst 01 Construction Waste			One credit
Wst 03 Operational Waste		One credit: Recycling Facilities Provided	
Pol 01 Impact of Refrigerants			One Credit

Pre-Assessment

Outline Pre-Assessment

Based on information received, the Pre-Assessment exercise has been completed. A summary of the credits which should be targeted on this project can be found below. It is recommended a pre-assessment workshop is held with the design team to discuss the feasibility credits targeted in detail.

BREEAM Section	Credits Targeted	Credits Available	Category Weighting	% per Credit
Management	13	18	11.0%	0.61%
Health & Wellbeing	11	21	15.0%	0.71%
Energy	18	46	16.5%	0.36%
Transport	5	12	8.5%	0.71%
Water	6	12	7.5%	0.63%
Material	6	14	16.0%	1.14%
Waste	9	10	7.0%	0.70%
Land Use & Ecology	10	13	10.5%	0.81%
Pollution	11	13	8.0%	0.62%
Innovation	3	10	10%	1.00%

Target	60.55%
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Detailed BREEAM Pre-Assessment

A detailed Pre-Assessment can be found below, confirming which credits have been targeted, the credit criteria and who is responsible for the credit.

BREEAM NC V7 - Pre-Assessment

Credit		Credits Available	Credits Targeted	Credit Criteria	Action
Management					
Man 01	Project Planning	1	1	A clear brief is developed prior to completion of the concept design, to include input from all design team members and this information is shared with all relevant parties. This clear briefing document sets out the particular ambitions for the project. Prior to completion of the concept design, the project team (Client and Design Team) meet specifically to discuss, identify and define the roles, responsibilities and contributions for each key phase of the project. Then, the project team demonstrate how the project delivery stakeholders' contributions and their input in the design process have influenced the initial project brief, project execution plan, communication strategy, concept design and final design.	Client / Design Team
	Stakeholder Consultation	1	0	Prior to completion of the Concept Design, the design team consult with all interested parties on matters that cover the minimum consultation content and demonstrate how the stakeholder contributions and consultation exercise outcomes influence the Initial Project Brief and Concept Design. Prior to completion of the detailed design all interest parties give and receive feedback.	Client / Design Team
	AP (Concept Design)	1	0	BREEAM AP involvement - appointed prior to Stage 2	BREEAM AP

	AP (Developed Design)	1	0	BREEAM AP involvement throughout Stages 3 & 4	BREEAM AP
Man 02	Elemental Life Cycle Cost (LCC)	2	0	An outline, entire asset LCC plan at Process Stage 2 together with any design options appraisals in line with 'Standardised method of life cycle costing for construction procurement' PD 156865: 2008.	LCC Consultant
	Component Level LCC	1	1	Component level LCC options appraisal by end of Stage 4 including envelope, services, finishes and external spaces.	LCC Consultant
	Capital Cost Reporting	1	1	Capital cost for the building in pounds per square metre of gross internal floor area (£k/m ²).	Main Contractor
Man 03	Temporary Timber	P	P	All timber and timber based products during the construction process of the project are legal and sustainable timber.	Main Contractor
	Environmental Management	1	1	All parties who manage the construction site should operate an EMS that is third party certified to ISO 14001:2015 or equivalent.	Main Contractor
	AP (Construction)	1	1	BREEAM AP involvement throughout Stages 5 & 6	BREEAM AP
	Responsible Construction Management	2	2	Responsible construction methods via relevant scheme certificates and compliance reports.	Main Contractor
	Monitoring of Construction Site Impacts	2	2	Utility, water and transportation monitoring	Main Contractor
Man 04	Schedule and Responsibilities	1	1	Schedule of commissioning and testing in line with appropriate standards.	M&E Sub-Contractors/ Main Contractor
	Commissioning Role	1	1	Appointment of specialist commissioning manager who is not involved in the general installation of the building services systems	Commissioning Manager
	Envelope Testing	1	1	Complete post-construction testing and inspection to quality-assure the building fabric, including continuity of insulation, avoidance of thermal bridging and air leakage paths (this is through airtightness testing and a thermographic survey).	Main Contractor

	Handover	1	1	Two building user guides for a non-technical and technical user including training schedule.	Main Contractor
Man 05	Aftercare Support	1	1	Provide aftercare support to the building occupiers through having in place operational infrastructure and resources.	Main Contractor
	In-Use Commissioning	1	1	Complete commissioning activities over a minimum 12 month period, once the building becomes substantially occupied.	Main Contractor
	Post-Occupancy Evaluation	1	1	The client of building occupier commits to appoint an independent party to carry out a POE exercise one year after the building is substantially occupied.	Client
Management Totals:		18	13		
Health & Wellbeing					
Hea 01	Natural Light	M	M	At least 95% of all relevant building areas for daylight have vertical and / or inclined windows with a glazed area of ≥ 20% of the surrounding wall area. OR At least 80% of relevant building areas for daylight have a glazed area as a percentage of floor area ≥ 7%.	Architect
	Glare Control	1	1	Identify areas at risk of glare using a glare control assessment. The glare control assessment also justifies any areas deemed not at risk of glare. Where risk has been identified within a relevant building area, a glare control strategy is used to design out the potential for glare.	Architect
	Daylighting	2	0	Daylighting criteria have been met using one of the options outlined in Table 5.2 in the BREEAM Manual. The relevant building areas meet good practice average and minimum point daylight illuminance criteria OR the relevant building areas meet any level of recommendation using the daylight illuminance criteria in EN 17037:2018+A1:2021 OR The relevant building areas achieve at least ‘nominally accepted’ daylight sufficiency as per IES LM-83-23.	Architect

	Direct Sunlight to Windows	1	0	Achieve 1 credit for daylighting. All relevant units have at least one relevant area that receives at least 3 hours of direct sunlight at windows on equinox day.	Architect
	View Out	1	0	At least 95% of the floor area in 95% of spaces for each relevant building area are within the distances of a window or permanent opening that provides an adequate view out.	Architect
Hea 02	Flicker	P	P	All lighting types should be designed to avoid flicker and stroboscopic effects, including across their full dimming and colour tuning range if applicable. This is applicable to all internal and external lighting.	Electrical Consultant
	Internal and External Lighting Levels	1	1	Internal lighting in all relevant areas of the building is designed to provide illuminance (lux) levels and colouring rendering index in accordance with the SLL Code for Lighting 2022. Internal lighting should be appropriate to the tasks undertaken, accounting for building user concentration and comfort levels. All external lighting located within the construction zone is specified in accordance with BS 5489-1:2020 and BS EN12464-2:2024. External lighting should provide illuminance levels that enable users to perform outdoor visual tasks efficiently and accurately, especially during the night.	Electrical Consultant
	Zoning and Occupant Control	1	1	Internal lighting is zoned to allow for occupant control in accordance with the criteria below for relevant areas present within the building.	Electrical Consultant
Hea 03	Non-Visual Effects of Light	1	1	Where occupant positions are known and fixed: All positions in all relevant building areas receive a vertical illuminance of at least 250 lux melanopic EDI at occupant eyes for at least four hours during the daytime (beginning by noon at the latest). OR where occupant positions are unknown or variable: Cylindrical illuminance at eye height across each relevant building area corresponds to at least 250 lux melanopic EDI for at least four hours during the daytime (beginning by noon at the latest).	Electrical Consultant



Hea 04	Indoor Air Quality Plan	1	1	A site-specific indoor air quality plan has been produced in accordance with Guidance Note 6.	Mechanical Consultant
	Ventilation	1	0	The building has been designed to minimise the concentration and recirculation of pollutants in the building.	Mechanical Consultant
	Emissions from Construction Products	2	0	Product types meet the emission limits, testing requirements and any additional requirements. Where wood-based products are not one of three selected product types, all wood-based products used for internal fixtures and fittings must be tested and classified as formaldehyde E1 class as a minimum	Mechanical Consultant
Hea 05	Thermal Modelling	1	1	Thermal modelling has been carried out using software in accordance with CIBSE AM11 Building Energy and Performance Modelling.	Mechanical Consultant
	Design for Future Thermal Comfort	1	1	The thermal modelling demonstrates that the relevant requirements are achieved for a projected climate change environment.	Mechanical Consultant
	Thermal Zoning and Controls	1	1	The thermal modelling analysis has informed the temperature control strategy for the building and its users.	Mechanical Consultant
Hea 06	Acoustic Performance	3	3	The building meets the appropriate acoustic performance standards and testing requirements for: - Sound Insulation - Indoor Ambient Noise Levels - Room Acoustics	Acoustician
Hea 07	Safe Access	1	0	Where external site areas form part of the assessed development, the areas are safe and meet the BREEAM Criteria for this.	Architect
	Outside Space	1	0	There is an outside space providing building users with an external amenity area.	Architect

Hea 08	Security of Site and building	1	0	A suitably qualified security specialist (SQSS) must conduct an evidence-based security needs assessment during or before Concept Design. Recommendations are given and agreed security controls and recommendations are incorporated into the design.	Security Specialist
Health and Wellbeing Totals:		21	11		
Energy					
Ene 01	Reduction of Energy Use	9	2	Calculate an Energy Performance Ratio for New Construction (EPR NC) via Part L2a modelling and providing BRUKL.	Energy Modeller
Ene 02	Energy Strategy	1	0	Define an energy strategy for the building at the concept design stage.	Energy Modeller
	Predictive Energy Modelling	3	3	Estimate the unregulated energy uses and occupancy patterns for the building and predict the annual operational energy consumption in use by fuel type.	Energy Modeller
	Risk Assessment and Mitigation	1	1	Highlight any significant design, technical, and rocess risks that might prevent the buildings achieving energy performance target and indicate how these risks will be mitigated.	Energy Modeller
	Predicted Operational Energy Performance Score	7	2	Credits are awarded based on how well the operational energy performance score compares against benchmarks.	Energy Modeller
Ene 03	Energy Monitoring by End-Use	1	1	Identify the energy sources that will be used by the building and estimate the annual energy consumption for grid supply electricity, grid supply gas, district heating, district cooling, renewable electricity generated on-site. Install meters which allow ≥ 90% of this estimation to be assigned an end use category and metered.	Energy Modeller
	Energy Monitoring for Different Occupiers and Functional Areas	1	1	Energy monitoring is installed that allows energy consumption to be assigned to separately tenanted or occupied areas and to relevant functional areas within the building.	

Ene 04	Building Form Optimisation	1	0	The project team carries out an analysis of the site and proposed development during concept stage to explor the effect of the building form on energy demand.	Energy Modeller / Design Team
	Fabric Performance Optimisation	2	0	Explore the impact of alternative fabric specifications on the building's demand for heating and cooling. Implement fabric performance measures which reduce the overall building heating and cooling demand or demonstrate the fabric specification has minimised the demand for heating and cooling.	Energy Modeller / Design Team
	Passive Design Analysis	2	2	One or more eligible LZC energy generation technologies have been installed by competent installers.	Energy Modeller
Ene 05	Energy Efficient Equipment	5	2	Identify equipment that are users of unregulated energy and estimate the expected annual energy consumption.	Energy Modeller / Design Team
Ene 06	Energy Efficient Systems	9	2	Identify systems that are users of unregulated energy and estimate the expected annual energy consumption.	Energy Modeller / Design Team
Ene 07	Flexible Demand Response	2	1	Identify installed systems present on-site and their flexible demand response capability.	Energy Modeller / Design Team
Ene 08	Installed Controls	2	1	Determine the number of installed control points available based on the installed HVAC services and relevant system details. Determine the number of installed controls points achieved based on the functionality of the controls.	Mechanical Consultant
Energy Totals:		46	18		
Transport					
Tra 01	Transport Assessment & Travel Plan	2	2	Site specific transport assessment and travel plan prior to stage 2. Agreement of recommendations with be implemented.	Transport Consultant / Developer
Tra 02	Sustainable Transport Measures	10	3	Option 1: The existing AI calculated in Tra 01 meets the listed thresholds.	Transport Consultant

				Option 2: Demonstrate in increase of the AI through negotiation with local bus, train or tram companies. This can be via increasing the service, a diverted bus route or enhanced bus stop.	Project Manager
				Option 3: Install a public transport information system.	Architect
				Option 4: 10% of car parking spaces have EV stations.	Electrical Sub-Contractor
				Option 5: Provide priority spaces for car sharers for 5% of total car parking capacity. Locate these spaces nearest the development entrance. If the end user is known: Set up a car sharing group and raise awareness with marketing and communication materials.	Architect Building User
				Option 6: During RIBA Stage 1, consult with the local authority to agree and implement improvements to the local cycling network and public accessible pedestrian routes.	Design Team
				Option 7: Install compliant cycle storage spaces.	BREEAM AP/ Architect
				Option 8: Provide 2 compliant cyclist facilities (showers / Changing Facilities / Lockers / Drying Spaces).	BREEAM AP/Architect
				Option 9: At least 3 existing amenities are present.	BREEAM AP
				Option 10: Provide 1 or more new accessible amenity.	Client / Developer
				Option 11: Implement one site-specific improvement, not listed above.	BREEAM Assessor / AP
Transport Totals:		12	5		
Water					

Wat 01	Water Consumption	5	2	Use the Wat 01 calculation to compare the water consumption (litres/person/day) for the assessed building against a baseline performance.	Mechanical Sub-ContractorBREEAM AP
Wat 02	Water Monitoring	1	1	Specify a water meter on the mains water supply to each building. Main and sub meters should: a) Be a pulsed or other open protocol communication output AND b) Connect it to an appropriate utility monitoring and management system, e.g. a building management system (BMS), for the monitoring of water consumption.	Mechanical Sub-Contractor
Wat 03	Water Leak Detection	1	1	Install a leak detection system capable of detecting a major water leak on the utilities water supply within the buildings, to detect any major leaks within the buildings and between the buildings and the utilities water supply, to detect any major leaks between the utilities supply and the buildings under assessment.	Mechanical Sub-Contractor
	Flow Control Devices	1	1	Install flow control devices that regulate the water supply to each WC area or sanitary facility according to demand, in order to minimise undetected wastage and leaks from sanitary fittings and supply pipework.	Mechanical Sub-Contractor
Wat 04	Water Efficient Equipment	3	0	Identify systems and equipment that use significant amounts of water (for non-sanitary uses) that uses are included in the project specification.	Mechanical Sub-Contractor
Wat 05	Prediction of Operational Water Consumption	1	1	Estimate the annual operational water consumption for the building	Mechanical Consultant
Water Totals:		12	6		
Materials					
Mat 01	Life Cycle Analysis	7	3	LCA carried out at RIBA Stage 4 and 6.	LCA Consultant
Mat 02	Product Specification	1	0	Specify construction products with EPD that achieve a total EPD points score of at least 20.	Design Team

Mat 03	Timber	P	P	100% of timber and timber-based products used on the project are 'Legal' and 'Sustainable' as per the UK Government's Timber Procurement Policy	Main Contractor
	Sustainable Procurement Plan	1	1	A sustainable procurement plan must be used by the design team to guide specification towards sustainable construction products.	Client / Developer
	Responsible Sourcing	3	1	Mat 03 calculator tool and methodology to determine the number of credits achieved for the construction products specified or procured.	Main Contractor
Mat 04	Designing for Durability & Resilience	1	1	Protection measures are incorporated into the building's design and construction to reduce damage to the building's fabric or materials in case of accidental or malicious damage occurring. Key exposed building elements have been designed and specified to limit long and short term degradation due to environmental factors. This can be demonstrated through the element or product achieving an appropriate quality or durability standard or design guide or a detailed assessment of the element's resilience when exposed to the applicable material degradation and environmental factors.	Architect
Mat 05	Material Efficiency	1	0	Record implementation of material efficiency against early design stage targets.	Architect / Main Contractor
Material Totals:		14	6		
Waste					
Wst 01	Pre-demolition Audit	1	1	Complete a pre-demolition audit of any existing buildings, structures or hard surfaces being considered for demolition.	Demolition Contractor
	Construction Resource Efficiency	3	2	RMP with target of ≤ 6.5 tonnes of waste created per 100 m ² .	Main Contractor
	Diversion of Resources from Landfill	1	1	80% diversion from landfill.	

Wst 02	Recycled/Sustainably Sourced Aggregates	1	1	Identify all aggregate uses and types on the project, quantity and source location.	Main Contractor
Wst 03	Operational Waste	1	1	Provide a dedicated space for the segregation and storage of operational recyclable waste generated.	Architect
Wst 05	Adaption to Climate Change	1	1	Conduct a climate change adaptation strategy appraisal and develop recommendations to mitigate impacts.	Architect
Wst 06	Design for Disassembly and Adaptability Recommendations	1	1	Develop recommendations or solutions based on the study, during or prior to Stage 2, that aim to enable and facilitate disassembly and functional adaptation.	Architect
	Design for Disassembly and Adaptability Implementation	1	1	Produce a building adaptability and disassembly guide to communicate the characteristics allowing functional adaptability and disassembly to prospective tenants.	Architect
Waste Totals:		10	9		
Land Use & Ecology					
LUE 01	Previously Occupied Land	1	1	At least 75% of the proposed development is on previously occupied land.	Architect
	Contaminated Land	1	1	A contaminated land professional undertakes a site investigation, risk assessment and appraisal, which deems that land within the development footprint to be affected by contamination	Contaminated Land Professional
LUE 02	Risks & Opportunities	2	2	SQE carries out a survey and evaluation in RIBA Stage 1. The optimal ecological outcome for the site is agreed.	Ecologist / Design Team
LUE 03	Managing Impacts on Ecology	2	2	On-site ecology measures during the construction phase are outlined and implemented.	Ecologist / Design Team
	No Net Loss	1	0	There is no net loss of ecology value on site caused by construction and handover activities. Offsite enhancement.	Ecologist

LUE 04	Ecological Enhancement	1	1	Measures have been implemented that enhance ecological value, which are based on input from the project team and SQE in collaboration with representative stakeholders and data collated as part of the 'Determining ecological outcomes' in LE 02.	Ecologist & Main Contractor
	Quantifying Change in Ecological Value	3	1	Enhancement measures which contribute to the score for biodiversity net gain should be implemented. Offsite enhancement.	Ecologist
LUE 05	Handover to Building Owner or Tenant	1	1	A section on Ecology and Biodiversity has been included as part of the tenant or building owner information supplied, to inform the owner or occupant of local ecological features, value and biodiversity on or near the site.	Main Contractor
	Long Term Ecology Management	1	1	A Landscape and Ecology Management Plan, or equivalent, has been developed in accordance with BS42020:2013 Section 11.1 covering at least the first five years after project completion.	Ecologist
Land Use and Ecology Totals:		13	10		
Pollution					
Pol 01	Impact of Refrigerants	2	1	Systems using refrigerants have a DELC of $\leq 1000 \text{ kgCO}_2\text{-eq/kW}$ cooling and heating capacity.	Mechanical Sub-Contractor
	Leak Detection & Containment	1	0	Refrigerant specification showing leak detection	Mechanical Sub-Contractor
Pol 02	Local Air Quality	3	3	All heating and hot water is supplied by non-combustion systems. For example, only powered by electricity.	Mechanical Sub-Contractor
Pol 03	Flood Resilience	2	2	Flood Zone Conformation	Civil Engineer
	Rate of Surface Water Run-Off	1	1	Rate of surface water run off	Civil Engineer
	Volume of Surface Water Run-Off	1	1	Volume of surface water run off	Civil Engineer
	Minimising Watercourse Pollution	1	1	There is no discharge from the developed site for rainfall up to 5 mm, SuDs, pollution prevention treatment	Civil Engineer

Pol 04	Reduction of Night Time Light Pollution	1	1	The external lighting strategy has been designed in compliance with Table 2 (and its accompanying notes) of the Institution of Lighting Professionals (ILP) Guidance notes for the reduction of obtrusive light, 2021.	Electrical Sub-Contractor & Lighting Manufacturer / Designer
Pol 05	Reduction of Noise Pollution	1	1	The noise level from the assessed building, as measured in the locality of the nearest or most exposed noise-sensitive development, must be at least 5dB lower than the background noise throughout the day and night.	Acoustician
Pollution Totals:		13	11		
Innovation					
Man 03	Responsible Construction	1	1	Achieve all items in Table 4.1 on page 51.	Main Contractor
Man 05	Zero Carbon Transition Planning	1	0	Where net zero carbon benchmarks are not met for operational performance and/ or fossil fuels are being used on-site, a competent person develops a Zero Carbon Transition Plan demonstrating how the asset will achieve net zero carbon in operation by 2050 at the latest.	Design Team
Hea 01	Evaluating Glare from Daylight	1	0	An evaluation has been undertaken to demonstrate compliance with the daylight glare probability or annual sunlight exposure.	Architect
Hea 01	Daylighting	1	0	Daylighting criteria have been met using one of the options outlined in the BREEAM Manual.	Architect
Hea 02	Lighting Control	5	0	Lighting in each control zone with an occupied space can be manually dimmed by occupant. Lighting in each control zone within an occupied space can be colour tuned over a correlated colour temperature range from 2700K or less to 4000K or more.	Electrical Consultant
Hea 04	Indoor Air Quality	2	0	All product types meet the emission limits, testing requirements and any additional requirements.	Design Team

Hea 08	Security	1	0	A compliant risk-based security rating scheme has been used.	Security Specialist
Ene 01	Beyond Zero Net Regulated Carbon	3	0	100% of the building's service energy requirements are met by eligible low and zero carbon technologies.	Energy Modeller
Ene 02	Disclosing an In-Use Energy Performance Target	1	0	An in-use energy performance target has been made publically available prior to PC.	Energy Modeller
Ene 02	Third-Party Validation of Predictive Energy Modelling	1	0	The predicted energy consumption modelling results have undergone third-party verification.	Energy Modeller
Ene 02	Preparing for In-Use Measurement of Energy Consumption	1	1	Achieve maximum credits in Ene 03. The energy modelling outputs include a breakdown of energy use by sub-meter that aligns with the energy monitoring strategy.	Energy Modeller
Ene 02	Commitment to Measure Energy Consumption In-Use	1	0	The client or occupier commits funds to pay for the in-use energy consumption once the building reaches occupancy thresholds.	Energy Modeller
Wat 05	Prediction of Operational Water Consumption	1	0	Disclose the in-use performance target to the public prior to PC and pay for in-use water consumption measurement and reporting.	Client
Mat 01	Embodied Carbon Benchmark Comparison	2	0	Compare the calculated embodied carbon emissions against the benchmark.	LCA Consultant
Mat 01	Third Party Verification	1	1	A third party verifies the LCA work.	LCA Consultant
Mat 01	Embodied Carbon Public Data Disclosure	1	0	Submit the LCA or carbon results and data to a relevant publically available LCA or carbon database.	LCA Consultant
Mat 03	Responsible Construction Materials	1	0	Score above 50% of the available points.	Design Team
Wst 01	Construction Waste Management	1	0	The percentage of waste diverted from landfill meets or exceeds the exemplary level percentage benchmarks.	Main Contractor
Wst 05	Responding to Climate Change	1	0	Achieve the criteria or credits given within Table 10.11 of the BREEAM Manual	BREEAM Assessor
LUE 02	Wider Site Sustainability	1	0	When determining the optimal ecological outcome for the site consider the wider site sustainability-related activities and the potential for ecosystem service-related benefits	Ecologist / Design Team



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LUE 04	Quantifying Change in Ecological Value	1	0	Enhancement measures which contribute to the score for biodiversity net gain should be implemented.	Ecologist / Design Team
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