

Nemo Link®

BREEAM Assessment

February 2013

PROJECT: Nemo Link
DATE: 15 February 2013

BREEAM Statement

Introduction

We have carried out a BREEAM pre-assessment for the proposed converter station main building, converter station control room and storage room, converter station spares building, GIS substation building and GIS substation amenity building elements of the Nemo Link; however the BREEAM score cannot be fully confirmed at this stage. There are a number of standard buildings for which a BREEAM assessment can be carried out, such as: Courts, Data Centres, Offices, Schools, Healthcare, Industrial, Prisons, etc... but due to the niche nature of this development (the GIS substation and converter station buildings are bespoke buildings designed specifically to protect high voltage electrical plant and equipment) there is no standardized assessment method. However, the BRE have developed a more flexible BREEAM strategy for individual buildings which do not fall into any specific category, 'BREEAM Bespoke'.

A BREEAM Bespoke assessment can be carried out on any building which falls outside the scope of the existing BREEAM schemes or tailored criteria. BREEAM Bespoke allows buildings that do not fit existing BREEAM schemes to be assessed and certified against the BREEAM benchmark and meet BREEAM related performance requirements. The assessment criteria are created on a building by building basis according to the functions and location of the building. Appropriate criteria from a pool of BREEAM criteria are selected and a scoring spreadsheet created for each building being assessed. Where there are multiple buildings (not necessarily similar) built on the same site a set of criteria is created for each building separately but included under the same bespoke assessment.

The process of undertaking BREEAM Bespoke criteria development for both single and multiple buildings is quite long and drawn out, it can take up to 19 weeks just to generate the bespoke criteria to assess the buildings against. The process involves can be summarized as follows:

1. Apply to the BRE for them to assess the building plans and issue a cost to compile a bespoke score sheet and set of guidance documents
2. Acceptance and payment of BRE fee by the client
3. BRE will develop the bespoke score spreadsheet and set of guidance documents
4. Design Team to review the bespoke score sheet and set of guidance documents and comment/agree
5. If any changes are requested by the design team the BRE will then review and issue a revised Bespoke score spreadsheet and set of guidance documents
6. Criteria ready to use to assess the building

A full Process diagram is included as an appendix at the end of this document.

Therefore, due to the timescale available, we have had to utilize the tools available to create a preliminary Bespoke assessment. This is based on using the Bespoke Guidance and a BREEAM Industrial score spreadsheet to define our initial BREEAM score.

This is likely to be similar to the score, once the Bespoke criteria and score spreadsheet have been defined, because most of the credits assessed under an Industrial assessment can be applied to the Nemo Link development. However, the guidance/score spreadsheet will require tweaking to ensure the assessment is

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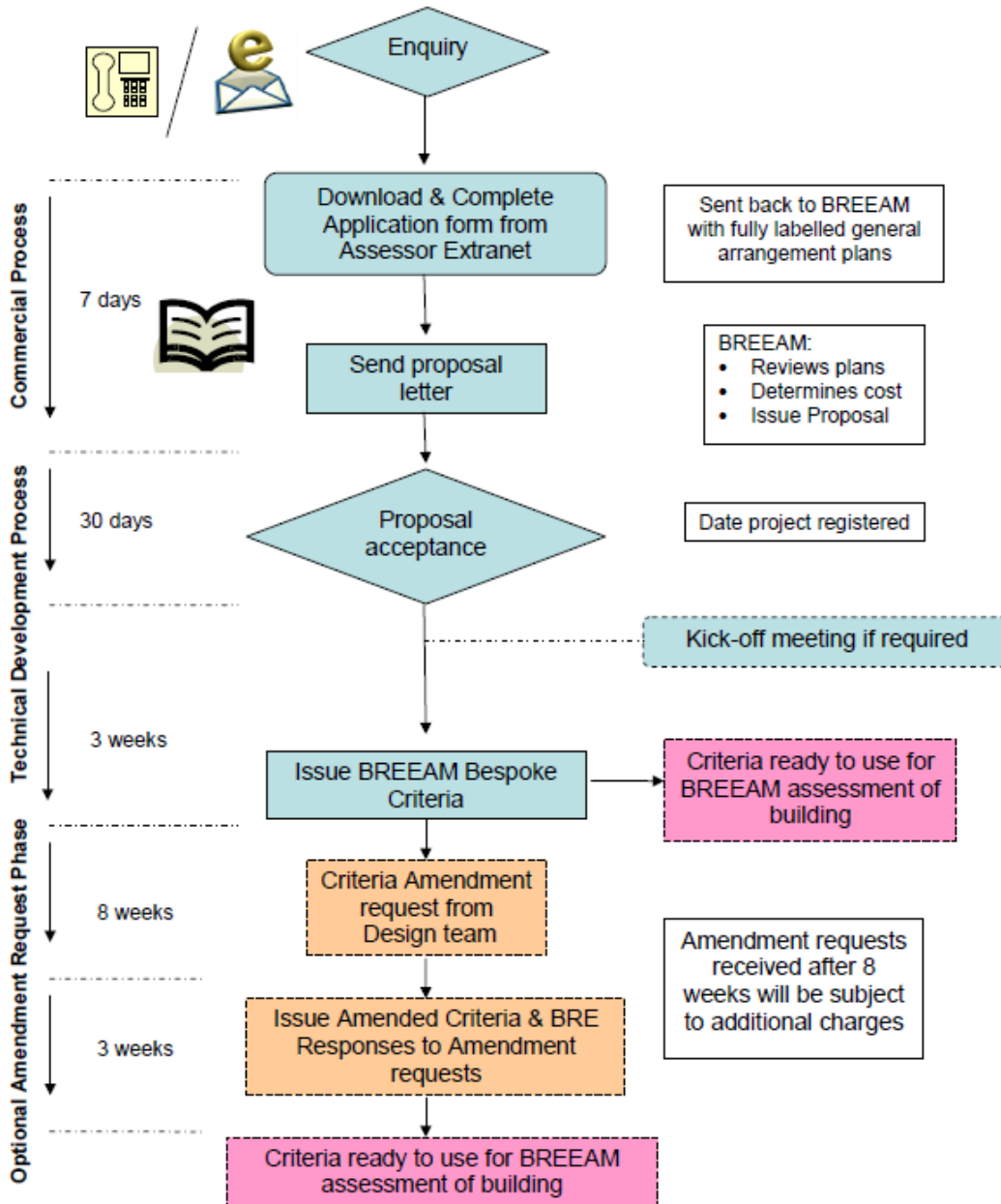
as appropriate to the development as possible and we are not putting ourselves at a disadvantage, by assessing the building under a standard BREEAM methodology which is not wholly appropriate.

The Assessment

We have assessed the development using the Industrial score spreadsheet and Bespoke guidance and can confirm that we are currently achieving a BREEAM score of 47.05%, which is a BREEAM 'Good' rating.

The assessment is based on the preliminary work carried out by TEP, our experience of the BREEAM guidance and assumptions made in accordance with current best practice within the construction industry. We have assessed each BREEAM credit based on the 'worst case'; where we do not have sufficient information available to us we have not assumed the credit can be achieved (please refer to the notes section of the BREEAM pre-assessment for more specific information for each credit). Therefore, we are confident that the initial BREEAM score of 47.05% will be improved upon once we have the Bespoke criteria in place and the benefit of more detailed information as the design develops. We do not envisage the BREEAM assessment score dropping below a 'Good' rating.

Appendix I – BREEAM Bespoke Process Diagram



Appendix 2 – BREEAM Score Spreadsheet



BREEAM Scheme: BREEAM Industrial 2008
 Building Name: Nemo Link
 BREEAM Registration No.: TBC
 BREEAM Assessor: Matthew Adams

Achieved?	Minimum BREEAM Standards				
	Pass	Good	Very Good	Excellent	Outstanding
YES	YES	YES	YES	NO	NO

Minimum required credits by BREEAM issue and rating

Ref	Title	Industrial Criteria	Number of BREEAM credits available	Total BREEAM credits achieved	Minimum required credits by BREEAM issue and rating					Comments/Actions
Management										
Man 1	Commissioning	One credit where evidence provided demonstrates that an appropriate project team member has been appointed to monitor commissioning on behalf of the client to ensure commissioning will be carried out in line with current best practice. Two credits where, in addition to the above, evidence provided demonstrates that seasonal commissioning will be carried out during the first year of occupation, post construction (or post fit out).	2	2	1	1	1	1	2	Current Best Practise for M&E installations.
Man 2	Considerate Constructors	One credit where evidence provided demonstrates that there is a commitment to comply with best practice site management principles. Two credits where evidence provided demonstrates that there is a commitment to go beyond best practice site management principles.	2	2	-	-	-	1	2	Current Best Practise for Contractors.
Man 3	Construction Site Impacts	One credit where evidence provided demonstrates that 2 or more of items a-g (listed below) are achieved. Two credits where evidence provided demonstrates that 4 or more of items a-g (listed below) are achieved. Three credits where evidence provided demonstrates that 6 or more of items a-g are achieved: a. Monitor, report and set targets for CO2 or energy arising from site activities b. Monitor, report and set targets for CO2 or energy arising from transport to and from site c. Monitor, report and set targets for water consumption arising from site activities d. Implement best practice policies in respect of air (dust) pollution arising from the site e. Implement best practice policies in respect of water (ground and surface) pollution occurring on the site f. Main contractor has an environmental materials policy, used for sourcing of construction materials to be utilised on site g. Main contractor operates an Environmental Management System. One additional credit where evidence provided demonstrates that at least 80% of site timber is responsibly sourced and 100% is legally sourced.	4	3	-	-	-	-	-	Current Best Practise for Contractors.
Man 4	Building user guide	One credit where evidence provided demonstrates the provision of a simple guide that covers information relevant to the tenant/occupants and non-technical building manager on the operation and environmental performance of the building.	1	0	-	-	-	1	1	Cannot currently be assumed due to insufficient knowledge of Facilities Management documentation.
Man 8	Security	One credit where evidence provided demonstrates that an Architectural Liaison Officer (ALO) or Crime Prevention Design Advisor (CPDA) from the local police force has been consulted at the design stage and their recommendations incorporated into the design of the building and its parking facilities (if relevant).	1	1	-	-	-	-	-	The existing Security requirements will surpass the BREEAM requirements.

Health & Wellbeing

Hea 1	Daylighting	One credit where evidence provided demonstrates that at least 80% of floor area in each occupied space is adequately daylight.	1	0	-	-	-	-	-	Cannot be currently assumed as calculations on internal layouts are required. This credit will be assessed once the design has been developed sufficiently.
Hea 4	High frequency lighting	One credit where evidence provided demonstrates that high frequency ballasts are installed on all fluorescent and compact fluorescent lamps.	1	1	1	1	1	1	1	Current Best Practise for M&E installations.
Hea 5	Internal and external lighting levels	One credit where evidence provided demonstrates that all internal and external lighting, where relevant, is specified in accordance with the appropriate maintained illuminance levels (in lux) recommended by CIBSE.	1	1	-	-	-	-	-	Current Best Practise for M&E installations.
Hea 9	Volatile Organic Compounds	One credit where evidence provided demonstrates that the emissions of VOCs and other substances from key internal finishes and fittings comply with best practice levels.	1	0	-	-	-	-	-	Cannot be assessed until a Contractor has been appointed. This credit will be assessed once the design has been developed sufficiently.
Hea 12	Microbial contamination	One credit where evidence provided demonstrates that the risk of waterborne and airborne legionella contamination has been minimised.	1	1	1	1	1	1	1	Current Best Practise for M&E installations.
Hea 14	Office Space	Up to two credits where evidence provided demonstrates that office space within the development that is less than 500m2 achieves best practice in terms of occupant comfort and control.	2	0	-	-	-	-	-	Cannot be currently assumed as calculations on internal layouts are required. This credit will be assessed once the design has been developed sufficiently.

Energy										
Ene 1	Reduction of CO2 Emissions	Up to fifteen credits where evidence provided demonstrates an improvement in the energy efficiency of the building's fabric and services and therefore achieves lower building operational related CO2 emissions.	15	3	-	-	-	6	10	Cannot currently be assessed but experience of buildings of this type defines that a min of 3 credits will be achieved. This credit will be assessed once the design has been developed sufficiently.
Ene 2	Sub-metering of Substantial Energy Uses	One credit where evidence provided demonstrates the provision of direct sub-metering of energy uses within the building.	1	1	-	-	1	1	1	Current Best Practise for M&E installations.
Ene 3	Sub-metering of high energy load Areas and Tenancy	One credit where evidence provided demonstrates sub-metering of energy consumption by tenancy/building function area is installed within the building.	1	0	-	-	-	-	-	Credit is not relevant to this building type and is likely to be omitted from the Bespoke assessment.
Ene 4	External Lighting	One credit where energy-efficient external lighting is specified and all light fittings are controlled for the presence of daylight.	1	1	-	-	-	-	-	Current Best Practise for M&E installations.
Ene 5	Low zero carbon technologies	One credit where evidence provided demonstrates that a feasibility study considering local (on-site and/or near site) low or zero carbon (LZC) technologies has been carried out and the results implemented. Two credits where evidence provided demonstrates that the first credit has been achieved and there is a 10% reduction in the building's CO2 emissions as a result of the installation of a feasible local LZC technology. Three credits where evidence provided demonstrates that the first credit has been achieved and there is a 15% reduction in the building's CO2 emissions as a result of the installation of a feasible local LZC technology. Or alternatively: A maximum of one credit where evidence provided demonstrates that a contract with an energy supplier is in place to provide sufficient electricity used within the assessed building/development to meet the above criteria from a 100% renewable energy source. (Note: a standard Green Tariff will not comply)	3	0	-	-	-	1	1	Currently no LZC / Renewable technologies are proposed. This credit will be assessed once the design has been developed sufficiently.
Ene 6	Building fabric performance & avoidance of air infiltration	One credit where evidence provided demonstrates that appropriate design and as built performance measures (as identified in the compliance requirements) are taken to minimise heat loss and air infiltration through the building fabric.	1	0	-	-	-	-	-	Cannot be currently assumed as internal layouts and fabric construction details are required. This credit will be assessed once the design has been developed sufficiently.
Ene 8	Lifts	Up to two credits are available where evidence provided demonstrates the installation of energy-efficient lift(s).	2	0	-	-	-	-	-	Cannot be currently assumed as lift requirement details are required. This credit will be assessed once the design has been developed sufficiently.

Transport

Tra 1	Provision of public transport	Up to five credits are awarded on a sliding scale based on the assessed buildings' accessibility to the public transport network.	3	3	-	-	-	-	-	A regular bus service is provided nearby.
Tra 2	Proximity to amenities	One credit where evidence provided demonstrates that the building is located within 500m of accessible local amenities appropriate to the building type and its users.	1	0	-	-	-	-	-	Local amenities are not within the 500m allowed by the guidance.
Tra 3	Cyclist Facilities	One credit where evidence provided demonstrates that covered, secure and well-lit cycle storage facilities are provided for all building users. Two credits where, in addition to the above, adequate changing facilities are provided for staff use.	2	0	-	-	-	-	-	The current layouts do not demonstrate sufficient information to assess this credit. This credit will be assessed once the design has been developed sufficiently.
Tra 4	Pedestrian and cycle safety	One credit where evidence provided demonstrates that the site layout has been designed in accordance with best practice to ensure safe and adequate pedestrian and cycle access.	1	0	-	-	-	-	-	Dedicated cycle lanes in the area will not be linked to site, therefore the credit cannot be achieved.
Tra 5	Travel plan	One credit where evidence is provided to demonstrate that a travel plan has been developed and tailored to the specific needs of the building users.	1	1	-	-	-	-	-	Provision of a Travel Plan is a planning condition.
Tra 6	Maximum car parking capacity	One credit where evidence provided demonstrates no more than one parking space is provided for every three building users. Two credits where evidence provided demonstrates no more than one parking space is provided for every four building users.	2	0	-	-	-	-	-	13 and 18 car parking spaces are to be provided for the substation and converter station respectively; however the substation will be unmanned and 6 personnel per day will be on site for the converter station. Additional spaces are provided to accommodate infrequent repair and maintenance (worst case scenario).
Tra 8	Deliveries & manoeuvring	One credit where evidence provided demonstrates that vehicle access areas have been designed to ensure adequate space for manoeuvring delivery vehicles and provide space away from manoeuvring area for storage of refuse skips and pallets.	1	1	-	-	-	-	-	There will be a limited number of deliveries which will be arranged so as not to disturb staff shift patterns, therefore can be assumed.

Water

Wat 1	Water Consumption	Up to three credits where evidence provided demonstrates that the specification includes taps, urinals, WCs and showers that consume less potable water in use than standard specifications for the same type of fittings.	3	1	-	1	1	1	2	1 credit assumed for the use of dual flush WC's which is current best practise. The 2nd and 3rd credits cannot be assumed though as the exact sanitaryware specification cannot be defined currently. This credit will be fully assessed once the design has been developed sufficiently.
Wat 2	Water meter	One credit where evidence provided demonstrates that a water meter with a pulsed output will be installed on the mains supply to each building/unit.	1	1	-	1	1	1	1	Current Best Practise for M&E installations.
Wat 3	Major leak detection	One credit where evidence provided demonstrates that a leak detection system is specified or installed on the building's water supply.	1	0	-	-	-	-	-	Cannot be assessed until a Contractor has been appointed. This credit will be assessed once the design has been developed sufficiently.
Wat 4	Sanitary supply shut off	One credit where evidence provided demonstrates that proximity detection shut-off is provided to the water supply to all toilet areas.	1	0	-	-	-	-	-	Cannot be assessed until a Contractor has been appointed. This credit will be assessed once the design has been developed sufficiently.

Materials											
Mat 1	Materials Specification (major building elements)	Up to two credits are available, determined by the Green Guide to Specification ratings for the major building elements.	2	0	-	-	-	-	-	-	Cannot be assessed until a Contractor has been appointed. This credit will be assessed once the design has been developed sufficiently.
Mat 2	Hard landscaping and boundary protection	One credit where evidence provided demonstrates that at least 80% of the combined area of external hard landscaping and boundary protection specifications achieve an A or A+ rating, as defined by the Green Guide to Specification.	1	0	-	-	-	-	-	-	Cannot be assessed until a Contractor has been appointed. This credit will be assessed once the design has been developed sufficiently.
Mat 3	Re-use of building façade	One credit is awarded where evidence provided demonstrates that at least 80% of the total façade (by area) is reused and at least 80% of the reused façade (by mass) comprises in-situ reused material.	1	0	-	-	-	-	-	-	Although some of the existing building is being reused, the extent of the new build is too large to achieve this credit.
Mat 4	Re-use of building structure	One credit is awarded where evidence provided demonstrates that a design reuses at least 80% of an existing primary structure and for part refurbishment and part new build, the volume of the reused structure comprises at least 50% of the final structure's volume.	1	0	-	-	-	-	-	-	Although some of the existing building is being reused, the extent of the new build is too large to achieve this credit.
Mat 5	Responsible sourcing of materials	Up to 3 credits are available where evidence provided demonstrates that 80% of the assessed materials in the following building elements are responsibly sourced: a. Structural Frame b. Ground floor c. Upper floors (including separating floors) d. Roof e. External walls f. Internal walls g. Foundation/substructure h. Staircase Additionally 100% of any timber must be legally sourced.	3	2	-	-	-	-	-	-	Current Best Practise for Contractors.
Mat 6	Insulation	One credit where evidence provided demonstrates that thermal insulation products used in the building have a low embodied impact relative to their thermal properties, determined by the Green Guide to Specification ratings. One credit where evidence provided demonstrates that thermal insulation products used in the building have been responsibly sourced.	2	1	-	-	-	-	-	-	The 1st credit is current Best Practise for Contractors. The 2nd credit will be assessed once the design has been developed sufficiently.
Mat 7	Designing For Robustness	One credit where protection is given to vulnerable parts of the building such as areas exposed to high pedestrian traffic, vehicular and trolley movements.	1	1	-	-	-	-	-	-	The building is required to be developed to a robust standard and should exceed the BREEM requirements.
Waste											
Wst 1	Construction Site Waste Management	Up to three credits are available where evidence provided demonstrates that the amount of non-hazardous construction waste (m3/100m2 or tonnes/100m2) generated on site by the development is the same as or better than good or best practice levels. One credit where evidence provided demonstrates that a significant majority of non-hazardous construction waste generated by the development will be diverted from landfill and reused or recycled.	4	2	-	-	-	-	-	-	Current Best Practise for Contractors.
Wst 2	Recycled aggregates	One credit where evidence provided demonstrates the significant use of recycled or secondary aggregates in 'high-grade' building aggregate uses.	1	0	-	-	-	-	-	-	Dependent on whether there is sufficient recyclable aggregate within 30km of site. We cannot define at this stage but this will be assessed once the design has been developed sufficiently.
Wst 3	Recyclable waste storage	One credit where a central, dedicated space is provided for the storage of the building's recyclable waste streams.	1	1	-	-	-	1	1	-	Based on knowledge of previous developments it is assumed that recyclable waste storage will be provided on site.
Wst 4	Compactor / Baler	One credit where evidence provided demonstrates that either an industrial waste compactor or baler is installed for compacting/baling waste materials generated on site and a. A water outlet is provided for cleaning b. The development achieves the BREEM credit for storage of recyclable waste.	1	0	-	-	-	-	-	-	Credit is not relevant to this building type and is likely to be omitted from the Bespoke assessment.

Land Use & Ecology

LE1	Re-use of land	One credit where evidence provided demonstrates that the majority of the footprint of the proposed development falls within the boundary of previously developed land.	1	1	-	-	-	-	-	The footprint of the proposed development falls within the boundary of previously developed land.
LE2	Contaminated land	One credit is awarded where evidence provided demonstrates that the land used for the new development has, prior to development, been defined as contaminated and where adequate remedial steps have been taken to decontaminate the site prior to construction.	1	0	-	-	-	-	-	The Site Inspection Report confirms that Low level contamination is present; site-wide de-contamination is not required.
LE3	Ecological value of site AND Protection of ecological features	One credit is awarded where evidence provided demonstrates that the construction zone is defined as land of low ecological value and all existing features of ecological value will be fully protected from damage during site preparation and construction works.	1	1	-	-	-	-	-	The site has low ecological value; a number of mitigation measures during construction and operation will be implemented to ensure no significant adverse effects on ecology.
LE4	Mitigating Ecological impact	One credit where evidence provided demonstrates that the change in the site's existing ecological value, as a result of development, is minimal. Two credits where evidence provided demonstrates that there is no negative change in the site's existing ecological value as a result of development.	2	2	-	-	1	1	1	There will be no negative change in the ecological value of the site as a result of the development.
LE5	Enhancing Site Ecology	One credit where the design team (or client) has appointed a suitably qualified ecologist to advise and report on enhancing and protecting the ecological value of the site; and implemented the professional's recommendations for general enhancement and protection of site ecology. Two credits where, in addition to the above, there is a positive increase in the ecological value of the site of up to (but not including) 6 species. Three credits where, in addition to the above, evidence is provided to demonstrate a positive increase in the ecological value of the site of 6 species or greater.	3	1	-	-	-	-	-	An Ecologist has been appointed to advise and report on enhancing and protecting the ecological value of the site.
LE6	Long term impact on biodiversity	One credit where the client has committed to achieving the mandatory requirements listed below and at least two of the additional requirements. Two credits where the client has committed to achieving the mandatory requirements listed below and at least four of the additional requirements.	2	0	-	-	-	-	-	Ecological enhancement is not required as the site has low ecological value (currently cleared, derelict brownfield land).

Pollution										
Pol 1	Refrigerant GWP - Building services	One credit where evidence provided demonstrates the use of refrigerants with a global warming potential (GWP) of less than 5 or where there are no refrigerants specified for use in building services.	1	0	-	-	-	-	-	Refrigerants will be utilised in the M&E strategy to ensure the internal spaces do not overheat.
Pol 2	Preventing refrigerant leaks	One credit where evidence provided demonstrates that refrigerant leaks can be detected AND that the provision of automatic refrigerant pump down is made to a heat exchanger (or dedicated storage tanks) with isolation valves. Or where there are no refrigerants specified for the development.	1	0	-	-	-	-	-	Refrigerants will be utilised in the M&E strategy to ensure the internal spaces do not overheat.
Pol 4	NOx emissions from heating source	Office & associated areas (NA if no office areas): One credit where evidence provided demonstrates that the maximum dry NOx emissions from delivered space heating energy are ≤70 mg/kWh delivered heating energy or less (at 0% excess O2). Operational areas (NA if unheated operational area): One credit where evidence provided demonstrates that the maximum dry NOx emissions from delivered space heating energy are ≤70 mg/kWh delivered heating energy or less (at 0% excess O2).	1	0	-	-	-	-	-	Cannot be assessed until a Contractor has been appointed. This credit will be assessed once the design has been developed sufficiently.
Pol 5	Flood risk	Two credits where evidence provided demonstrates that the assessed development is located in a zone defined as having a low annual probability of flooding. One credit where evidence provided demonstrates that the assessed development is located in a zone defined as having a medium or high annual probability of flooding AND the ground level of the building, car parking and access is above the design flood level for the site's location. One further credit where evidence provided demonstrates that surface water run-off attenuation measures are specified to minimise the risk of localised flooding, resulting from a loss of flood storage on site due to development.	3	3	-	-	-	-	-	A Flood Risk Assessment has been carried out, which confirms that the development is in a low flood risk zone and that surface water run-off measures will be incorporated to minimise the risk of localised flooding.
Pol 6	Minimising watercourse pollution	One credit here evidence provided demonstrates that effective on site treatment such as Sustainable Drainage Systems (SUDs) or oil separators have been specified in areas that are or could be a source of watercourse pollution.	1	1	-	-	-	-	-	The drainage design confirms that SUDs and Oil / Petrol Interceptors will be specified to minimise watercourse pollution.
Pol 7	Reduction of Night Time Light Pollution	One credit where evidence provided demonstrates that the external lighting design is in compliance with the guidance in the Institution of Lighting Engineers (ILE) Guidance notes for the reduction of obtrusive light, 2005.	1	1	-	-	-	-	-	External lighting will only be required for emergencies and infrequent out of hours repair and maintenance outside of daylight hours. All lighting will be controlled by planning condition to ensure compliance with relevant guidance.
Pol 8	Noise Attenuation	One credit where evidence provided demonstrates that new sources of noise from the development do not give rise to the likelihood of complaints from existing noise-sensitive premises and amenity or wildlife areas that are within the locality of the site.	1	1	-	-	-	-	-	Operation noise will be suitably mitigated to ensure it is no higher than background noise levels and complaints are not considered likely. Noise will be controlled by planning condition to ensure compliance with relevant British Standard for industrial noise.

Innovation - Exemplary Level Criteria

Innovation	Man 2: Considerate Constructors	Where post construction, a Considerate Constructors Scheme certificate can be provided demonstrating that the site achieved CCS Code of Considerate Practice with a score of at least 36. OR Where post construction, the site has complied in full with the alternative, independently assessed scheme, and the alternative scheme addresses all the mandatory and optional items in Checklist A2.	1	0	Cannot be assessed until a Contractor has been appointed. This credit will be assessed once the design has been developed sufficiently.
Innovation	Hea 14: Daylighting	At least 80% of the floor area (for the building spaces/room identified above in the standard requirements) has an average daylight factor of 3% in multi-storey buildings and 4% in single-storey buildings.	1	0	Cannot be currently assumed as calculations on internal layouts are required. This credit will be assessed once the design has been developed sufficiently.
Innovation	Hea 14: Office Space (BREEAM Retail & Industrial Schemes only)	An exemplary credit can be awarded where all the measures detailed above have been achieved for at least 80% of the development's office space floor area.	1	0	Cannot be currently assumed as calculations on internal layouts are required. This credit will be assessed once the design has been developed sufficiently.
Innovation	Ene 1: Reduction of CO2 emissions	One additional innovation credit can be awarded where evidence provided demonstrates the building is designed to be a carbon neutral building as defined by the NCM (i.e. in terms of building services energy demand), as follows: a. A new building achieves a CO2 index less than 0 on the benchmark scale. b. A refurbished building achieves a CO2 index equal to or less than 0 on the benchmark scale. Two additional innovation credits can be awarded where evidence provided demonstrates the building is designed to be a True zero carbon building (in terms of building services and operational energy demand).	2	0	Cannot be assessed until a Contractor has been appointed. This credit will be assessed once the design has been developed sufficiently.
Innovation	Ene 5: Low or Zero Carbon Technologies	A local LZC energy technology has been installed in line with the recommendations of a compliant feasibility study and this method of supply results in a 20% reduction in the building's CO2 emissions.	1	0	Cannot be assessed until a Contractor has been appointed. This credit will be assessed once the design has been developed sufficiently.
Innovation	Wat 2: Water Meter	Where sub meters are fitted to allow individual water-consuming plant or building areas to be monitored such as cooling towers, car washes, catering areas, etc. If the building does not have any major water consuming plant this exemplar credit is not available. Each sub meter has a pulsed output to enable connection to a Building Management System (BMS) for the monitoring of water consumption. In addition to the above, for sites with multiple departments e.g. large health centres or acute hospitals, separate pulsed sub meters are fitted on the supply to the following areas where present: a. Staff and public areas b. Clinical areas and wards c. Letting areas: On the water supply to each tenant unit d. Laundries e. Main production kitchen f. Hydrotherapy pools g. Laboratories h. CSSD/HSDU, pathology, pharmacy, mortuary and any other major process water user.	1	0	Cannot be assessed until a Contractor has been appointed. This credit will be assessed once the design has been developed sufficiently.
Innovation	Materials Specification	One exemplary BREEAM credit can be awarded as follows: a. Where assessing four or more applicable building elements, the building achieves at least two points additional to the total points required to achieve maximum credits under the standard BREEAM requirements. b. Where assessing fewer than four applicable building elements, the building achieves at least one point additional to the total points required to achieve maximum credits under the standard BREEAM requirements.	1	0	Cannot be assessed until a Contractor has been appointed. This credit will be assessed once the design has been developed sufficiently.
Innovation	Responsible Sourcing of Materials	Where, in addition to the standard BREEAM requirements, 95% of the applicable materials, comprised within the applicable building elements, have been responsibly sourced.	1	0	Cannot be assessed until a Contractor has been appointed. This credit will be assessed once the design has been developed sufficiently.
Innovation	Wst 1 Construction Site Waste Management	Where non-hazardous construction waste generated by the building's development meets or exceeds the resource efficiency benchmark required to achieve three credits (as outlined in the guidance). Where at least 90% by weight (80% by volume) of non-hazardous construction waste and 95% of demolition waste by weight (85% by volume) (if applicable) generated by the build has been diverted from landfill and either: a. Reused on site (in-situ or for new applications) b. Reused on other sites c. Salvaged/reclaimed for reuse d. Returned to the supplier via a 'take-back' scheme e. Recovered from site by an approved waste management contractor and recycled. Where all key waste groups are identified for diversion from landfill at pre-construction stage SWMP.	1	0	Cannot be assessed until a Contractor has been appointed. This credit will be assessed once the design has been developed sufficiently.

Innovation - BREEAM Accredited Professional or Suitably Qualified BREEAM Assessor

Innovation BREEAM Accredited Professional Up to two credits are available for the comprehensive use of a BREEAM Accredited Professional (AP) throughout project work stages.

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Current Best Practise for BREEAM Assessors.

Innovation - BRE Global Approved Innovation credits

Innovation Approved Innovations Additional BREEAM Innovation Credits can be awarded where an application is made to, and approved by the BREEAM office using the Innovation Application Form and the assessor confirms compliance with the criteria set out within the Innovation Application Form.

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Cannot be assessed until a Contractor has been appointed. This credit will be assessed once the design has been developed sufficiently.



BREEAM Scheme: BREEAM Industrial 2008
Building Name: Nemo Link
BREEAM Registration No.: TBC
BREEAM Assessor: Matthew Adams
Licensed Assessor organisation: Energy Council

Pass	30%
Good	45%
Very Good	55%
Excellent	70%
Outstanding	85%

Stage of Assessment	BREEAM Score	BREEAM Rating
Interim - Design Stage	47.05%	GOOD

Minimum BREEAM Standards					
Rating Level	Pass	Good	Very Good	Excellent	Outstanding
Minimum Standards Achieved	YES	YES	YES	NO	NO

Building Performance by Section					
	Environmental weighting	Credits available	Credits achieved	% Achieved	Weighted Score
Management	12.00%	10.00	8.00	80.00%	9.60%
Health & Wellbeing	15.00%	7.00	3.00	42.86%	6.43%
Energy	19.00%	24.00	5.00	20.83%	3.96%
Transport	8.00%	11.00	5.00	45.45%	3.64%
Water	6.00%	6.00	2.00	33.33%	2.00%
Materials	12.50%	11.00	4.00	36.36%	4.55%
Waste	7.50%	7.00	3.00	42.86%	3.21%
Land Use & Ecology	10.00%	10.00	5.00	50.00%	5.00%
Pollution	10.00%	9.00	6.00	66.67%	6.67%
Innovation	10.00%	10.00	2.00	20.00%	2.00%
Total BREEAM Score					47.05%

Assessed Building's BREEAM Performance by Section

