



Library - UWTSD

BREEAM Credit Tracker

Design Stage

Uncontrolled revision

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Melin Consultants

The Beacon
Dafen Business Park
Llanelli
Carmarthenshire
SA14 8LQ

tel 07800634804
jamie@melinconsultants.co.uk

1.0 Introduction

This report is intended as a summary of progress against the targeted credits for the following BREEAM assessment:

Project Name	Library - UWTSD
BREEAM Version	BREEAM 2014 NC
Assessment Stage	Design Stage
Lead Assessor	Jamie Best
Targeted Score	74.02
Target Rating	Excellent (70%)
Current Score	7.66
Current Rating	Unclassified
Downloaded By	Jamie Best
Download Date	17/10/16
Download Time	13:08:16 (BST)

Please note that this is an uncontrolled copy and is for information only. Formal progress reports will be issued by your licensed assessor at key stages of the project. If you have any queries on the content of this report or the award of any of the credits please contact your licensed assessor as noted above.

Within the report the progress against each credit will be marked as follows:

Red	Not yet started	No information received
Amber	Ongoing	Partial information received OR full credits no longer achievable.
Green	Achieved	All required information received and credit awarded.
Grey	Not targeted	Not targeted.

Minimum Standards

In addition performance against the minimum standards (required for the specified target rating) is summarised below;

Issue	Awarded	Maximum Rating	Met
Man 03 - Responsible construction practices	5	Outstanding	✓
Man 04 - Commissioning and handover	0	Very Good	✗
Man 05 - Aftercare	0	Very Good	✗
Ene 01 - Reduction of energy use and carbon emissions	5	Excellent	✓
Ene 02 - Energy Monitoring	0	Good	✗
Wat 01 - Water Consumption	0	Pass	✗
Wat 02 - Water Monitoring	0	Pass	✗
Mat 03 - Responsible Sourcing of Materials	0	Outstanding	✓
Wst 01 - Construction Waste Management	0	Excellent	✓
Wst 03 - Operational Waste	0	Very Good	✗
LE 03 - Minimising impact on existing site ecology	0	Good	✗

If the required minimum standards are not met then the target rating will not be achieved regardless of overall score.

2.0 - Credit Summary

	Available	Targeted	Potential	Awarded	Responsibility
Management					
Man 01 Project brief and design	4	2	4	0	Client, Architect
Man 02 Life cycle cost and service life planning	4	3	4	0	Client
Man 03 Responsible construction practices	6	5	6	5	Contractor, Assessor
Man 04 Commissioning and handover	4	4	4	0	Contractor
Man 05 Aftercare	3	3	3	0	Contractor, Client
	21	17	21	5	
Health & Wellbeing					
Hea 01 Visual Comfort	5	3	3	0	Architect, Contractor's Services Engineer
Hea 02 Indoor Air Quality	5	3	4	0	Architect, Contractor, Assessor
Hea 04 Thermal comfort	3	3	3	0	Contractor's Services Engineer, Assessor
Hea 05 Acoustic Performance	3	3	0	0	Contractor
Hea 06 Safety and Security	2	2	2	0	Architect
	18	14	12	0	
Energy					
Ene 01 Reduction of energy use and carbon emissions	12	5	11	5	Contractor's Services Engineer
Ene 02 Energy Monitoring	2	2	2	0	Contractor's Services Engineer
Ene 03 External Lighting	1	1	1	0	Contractor's Services Engineer
Ene 04 Low carbon design	3	3	3	0	Architect, Contractor's Services Engineer
Ene 06 Energy Efficient Transportation Systems	3	3	3	0	Contractor's Services Engineer
Ene 08 Energy Efficient Equipment	2	2	2	0	Contractor's Services Engineer
	23	16	22	5	
Transport					
Tra 01 Public Transport Accessibility	5	1	1	0	Assessor
Tra 02 Proximity to amenities	1	1	1	0	Assessor
Tra 03 Cyclist facilities	2	1	2	0	Architect
Tra 04 Maximum Car Parking Capacity	2	2	0	0	Andrew Gardner
Tra 05 Travel Plan	1	1	1	0	Architect
	11	6	5	0	
Water					
Wat 01 Water Consumption	5	4	4	0	Assessor, Contractor's Services Engineer
Wat 02 Water Monitoring	1	1	1	0	Contractor's Services Engineer
Wat 03 Leak Detection	2	2	2	0	Contractor's Services Engineer
Wat 04 Water Efficient Equipment	1	1	1	0	Contractor's Services Engineer
	9	8	8	0	
Materials					
Mat 01 Life Cycle Impacts	6	5	5	0	Architect
Mat 02 Hard Landscaping and Boundary Protection	1	1	1	0	Architect

Mat 03 Responsible Sourcing of Materials	4	2	2	0	Contractor
Mat 04 Insulation	1	1	1	0	Architect
Mat 05 Designing for durability and resilience	1	1	1	0	Architect
Mat 06 Material efficiency	1	1	1	0	Architect
	14	11	11	0	
Waste					
Wst 01 Construction Waste Management	4	3	3	0	Contractor
Wst 02 Recycled Aggregates	1	1	0	0	
Wst 03 Operational Waste	1	1	1	0	Architect
Wst 05 Adaptation to climate change	1	0	0	0	
Wst 06 Functional adaptability	1	0	0	0	
	8	5	4	0	
Land Use & Ecology					
LE 01 Site Selection	2	1	1	0	Architect
LE 02 Ecological Value of Site and Protection of Ecological Features	2	2	2	0	Contractor
LE 03 Minimising impact on existing site ecology	2	2	1	0	Contractor
LE 04 Enhancing site ecology	2	1	1	0	Contractor
LE 05 Long Term Impact on Biodiversity	2	2	0	0	Contractor
	10	8	5	0	
Pollution					
Pol 01 Impact of Refrigerants	3	0	3	0	Adrian Broad, Kevin Searle
Pol 02 NOx emissions	3	3	3	0	Contractor's Services Engineer, Assessor
Pol 03 Surface Water Run Off	5	3	3	2	Contractor
Pol 04 Reduction of Night Time Light Pollution	1	1	1	0	Contractor's Services Engineer
Pol 05 Noise Attenuation	1	1	1	0	Contractor
	13	8	11	2	
Innovation					
Man 03 Responsible construction practices	1	0	0	0	
Man 05 Aftercare	1	1	1	0	
Hea 01 Visual Comfort	1	0	0	0	
Hea 02 Indoor Air Quality	2	0	0	0	
Ene 01 Reduction of energy use and carbon emissions	5	0	0	0	
Wat 01 Water Consumption	1	0	0	0	
Mat 01 Life Cycle Impacts	3	0	0	0	
Mat 03 Responsible Sourcing of Materials	1	0	0	0	
Wst 01 Construction Waste Management	1	0	1	0	
Wst 02 Recycled Aggregates	1	0	0	0	
Wst 05 Adaptation to climate change	1	0	0	0	
AI Approved Innovation	1	0	0	0	
	19	1	2	0	

3.0 - Credit Progress Log

		Available	Targeted	Achieved	Action	Status	Information Outstanding / Comments
Management							
Man 01	Project brief and design	4	2	0	Client, Architect		Credit 1: Stakeholder consultation (project delivery) Outstanding Requirements: 1, 2, 3. Credit 2: Stakeholder consultation (third party) Outstanding Requirements: 4, 5, 6, 7. Comments: Evidence requirement: - Relevant section of the building specification confirming that a BREEAM compliant Sustainability Champion will be appointed to facilitate the setting and achievement of the project specific BREEAM performance targets - Consultation plan setting out the process and scope of the consultation - Appointment letter for BREEAM AP - Project programme indicating the dates key work stages are to be completed - Meeting notes/minutes, recording correspondence or schedules that can demonstrate BREEAM issues are a regular agenda item and where applicable confirm BREEAM AP attendance - BREEAM AP progress reports issued at each stage

Man 02	Life cycle cost and service life planning	4	3	0	Client		Credit 1: Elemental life cycle cost (LCC) Outstanding Requirements: 1, 2, 3. Credit 3: Capital cost reporting Outstanding Requirement: 6. Comments: Evidence requirements: - Relevant section of the building specification - Elemental & Component Life Cycle Cost plans - Appointment letter for the cost consultant - Reporting the capital cost for the building in £/m² via BREEAM assessment tool
Man 03	Responsible construction practices	6	5	5	Contractor, Assessor		Comments: Evidence requirements: - Relevant section of the building specification - Contractor to provide ISO14001 Certificate or other suitably appropriate EMS - Project programme indicating the dates by which the key work stages (Preparation and Design) are to be completed - Copies of CCS site inspections, interim scoring and final certification - Evidence of monitoring of construction site impacts

Man 04	Commissioning and handover	4	4	0	Contractor		Credit 0: Pre-Requisite (Excellent & Outstanding only) Outstanding Requirement: 9. Credit 1: Commissioning and testing schedule and responsibilities Outstanding Requirements: 1, 2, 3, 4. Credit 2: Commissioning building services Outstanding Requirements: 5, 6. Credit 3: Testing and inspecting building fabric Outstanding Requirements: 7, 8, 9. Credit 4: Handover Outstanding Requirements: 10, 11. Comments: Evidence requirements: - Relevant section of the building specification - Schedule of commissioning and testing which identifies and includes a suitable timescale for commissioning, as well as appropriate guidelines for the commissioning to be undertaken - Evidence that shows the required commissioning activities are accounted for in the budget and main programme of works - Training schedule and evidence showing that the training has been accounted for within the programme of works. - Training to be provided around the time of handover for building occupiers/premises managers - Copy of a compliant Building User Guide
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Man 05	Aftercare	3	3	0	Contractor, Client		Credit 1: Aftercare support Outstanding Requirements: 1, 2.
							Credit 2: Seasonal commissioning Outstanding Requirement: 3.
							Credit 3: Post occupancy evaluation Outstanding Requirements: 4, 5.
							Comments: Evidence requirements: - Relevant section of the building specification - Confirmation of the relevant resources in place to provide compliant aftercare support - Appointment letter to reflect seasonal commissioning or commissioning responsibilities schedule
Management score		21	17	5			
Health & Wellbeing							

Hea 01	Visual Comfort	5	3	0	Architect, Contractor's Services Engineer		Credit 1: Glare control Outstanding Requirements: 1, 2. Credit 3: View out Outstanding Requirements: 4, 5, 6. Credit 4: Internal and external lighting levels, zoning and control Outstanding Requirements: 7, 8, 9, 10, 11, 12, 13. Comments: Evidence requirements: - Relevant section of the building specification - Confirmation that the potential for disabling glare has been designed out of all relevant building areas either through building layout and/or building design - Design showing the location and type of features that have designed out the presence of disabling glare - Daylighting calculations demonstrating that the design meets the required BREEAM view out & daylighting criteria
Hea 02	Indoor Air Quality	5	3	0	Architect, Contractor, Assessor		Credit 1: Indoor air quality (IAQ) plan Outstanding Requirement: 1. Credit 3: Volatile organic compound (VOC) emission levels (products) Outstanding Requirements: 6, 7. Credit 4: Volatile organic compound (VOC) emission levels (post construction) Outstanding Requirements: 8, 9, 10, 11, 12. Comments:

Hea 04	Thermal comfort	3	3	0	Contractor's Services Engineer, Assessor		Credit 1: Thermal modelling Outstanding Requirements: 2, 3, 4. Credit 2: Adaptability - for a projected climate change scenario Outstanding Requirements: 5, 6, 7, 8. Credit 3: Thermal zoning and controls Outstanding Requirements: 9, 10, 11. Comments:
Hea 05	Acoustic Performance	3	3	0	Contractor		Credit 1: Acoustic performance Outstanding Requirement: 1. Comments:
Hea 06	Safety and Security	2	2	0	Architect		Credit 1: Safe access Outstanding Requirements: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10. Credit 2: Security of site and building Outstanding Requirements: 11, 12, 13. Comments:
Health & Wellbeing score		18	14	0			
Energy							
Ene 01	Reduction of energy use and carbon emissions	12	5	5	Contractor's Services Engineer		Comments:
Ene 02	Energy Monitoring	2	2	0	Contractor's Services Engineer		Credit 1: Sub-metering of major energy consuming systems Outstanding Requirements: 1, 2, 3, 4. Credit 2: Sub-metering of high energy load and tenancy areas Outstanding Requirement: 5. Comments:

Ene 03	External Lighting	1	1	0	Contractor's Services Engineer		Credit 1: External lighting Outstanding Requirements: 1, 2, 3. Comments:
Ene 04	Low carbon design	3	3	0	Architect, Contractor's Services Engineer		Credit 1: Passive design - Passive design analysis Outstanding Requirements: 1, 2, 3. Credit 2: Passive design - Free cooling Outstanding Requirements: 4, 5, 6. Credit 3: Low and zero carbon technologies - LZC feasibility study Outstanding Requirements: 7, 8. Comments:
Ene 06	Energy Efficient Transportation Systems	3	3	0	Contractor's Services Engineer		Credit 1: Energy consumption Outstanding Requirement: 1. Credit 2: Energy efficient features Outstanding Requirements: 2, 3, 4, 5, 6. Comments:
Ene 08	Energy Efficient Equipment	2	2	0	Contractor's Services Engineer		Credit 1: Energy efficient equipment Outstanding Requirements: 1, 2, 3. Comments:
Energy score		23	16	5			
Transport							
Tra 01	Public Transport Accessibility	5	1	0	Assessor		Credit 1: Public transport accessibility Outstanding Requirements: 1, 2, 3. Comments:
Tra 02	Proximity to amenities	1	1	0	Assessor		Credit 1: Proximity to local amenities Outstanding Requirement: 2. Comments:

Tra 03	Cyclist facilities	2	1	0	Architect		Credit 1: Cycle storage Outstanding Requirement: 1. Comments:
Tra 04	Maximum Car Parking Capacity	2	2	0	Andrew Gardner		Credit 1: Maximum car parking capacity Outstanding Requirement: 1. Comments:
Tra 05	Travel Plan	1	1	0	Architect		Credit 1: Travel plan Outstanding Requirements: 1, 2, 3, 4. Comments:
Transport score		11	6	0			
Water							
Wat 01	Water Consumption	5	4	0	Assessor, Contractor's Services Engineer		Credit 1: Water consumption Outstanding Requirements: 1, 2, 3, 4, 5, 6. Comments:
Wat 02	Water Monitoring	1	1	0	Contractor's Services Engineer		Credit 0: Pre-requisite (Good to Outstanding ONLY) Outstanding Requirement: 1. Credit 1: Water monitoring Outstanding Requirements: 1, 2, 3, 4. Comments:
Wat 03	Leak Detection	2	2	0	Contractor's Services Engineer		Credit 1: Leak detection system Outstanding Requirement: 1. Credit 2: Flow control devices Outstanding Requirement: 2. Comments:
Wat 04	Water Efficient Equipment	1	1	0	Contractor's Services Engineer		Credit 1: Water efficient equipment Outstanding Requirements: 1, 2. Comments:

Water score		9	8	0			
Materials							
Mat 01	Life Cycle Impacts	6	5	0	Architect		Credit 1: Life cycle impacts Outstanding Requirements: 1, 2, 3. Comments:
Mat 02	Hard Landscaping and Boundary Protection	1	1	0	Architect		Credit 1: Hard landscaping and boundary protection Outstanding Requirement: 1. Comments:
Mat 03	Responsible Sourcing of Materials	4	2	0	Contractor		Credit 1: Sustainable Procurement Plan Outstanding Requirement: 2. Credit 2: Responsible sourcing of materials (RSM) Outstanding Requirement: 3. Comments:
Mat 04	Insulation	1	1	0	Architect		Credit 1: Embodied impact Outstanding Requirements: 1, 2. Comments:
Mat 05	Designing for durability and resilience	1	1	0	Architect		Credit 1: Protecting vulnerable parts of the building from damage & protecting exposed parts of the building from material degradation Outstanding Requirements: 1, 2. Comments:
Mat 06	Material efficiency	1	1	0	Architect		Credit 1: Material efficiency Outstanding Requirements: 1, 2. Comments:
Materials score		14	11	0			
Waste							

Wst 01	Construction Waste Management	4	3	0	Contractor		Credit 1: Construction resource efficiency Outstanding Requirements: 1, 2, 3. Credit 3: Diversion of resources from landfill Outstanding Requirements: 4, 5. Comments:
Wst 02	Recycled Aggregates	1	1	0			Credit 1: Recycled aggregates Outstanding Requirements: 1, 2, 3. Comments:
Wst 03	Operational Waste	1	1	0	Architect		Credit 1: Operational waste Outstanding Requirements: 1, 2, 3, 4, 5, 6, 7. Comments:
Wst 05	Adaptation to climate change	1	0	0			Comments:
Wst 06	Functional adaptability	1	0	0			Comments:
Waste score		8	5	0			
Land Use & Ecology							
LE 01	Site Selection	2	1	0	Architect		Comments:
LE 02	Ecological Value of Site and Protection of Ecological Features	2	2	0	Contractor		Credit 1: Ecological value of site Outstanding Requirement: 1. Credit 2: Protection of ecological features Outstanding Requirements: 2, 3. Comments:
LE 03	Minimising impact on existing site ecology	2	2	0	Contractor		Credit 1: Change in ecological value Outstanding Requirements: 1, 2. Comments:
LE 04	Enhancing site ecology	2	1	0	Contractor		Credit 1: Ecologist's report and recommendations Outstanding Requirements: 1, 2, 3. Comments:

LE 05	Long Term Impact on Biodiversity	2	2	0	Contractor		Credit 1: Long term impact on biodiversity Outstanding Requirements: 1, 2, 3. Comments:
Land Use & Ecology score		10	8	0			
Pollution							
Pol 01	Impact of Refrigerants	3	0	0	Adrian Broad, Kevin Searle		Comments:
Pol 02	NOx emissions	3	3	0	Contractor's Services Engineer, Assessor		Credit 1: NOx emission levels for heating and hot water Outstanding Requirements: 1, 2. Comments:
Pol 03	Surface Water Run Off	5	3	2	Contractor		Comments:
Pol 04	Reduction of Night Time Light Pollution	1	1	0	Contractor's Services Engineer		Credit 1: Reduction of night time light pollution Outstanding Requirements: 1, 1, 1, 1, 2, 2, 2, 2, 3, 3, 3, 3, 4, 4, 4, 4, 5, 5, 5, 5. Comments:
Pol 05	Noise Attenuation	1	1	0	Contractor		Credit 1: Reduction of noise pollution Outstanding Requirements: 1, 2, 3, 4, 5. Comments:
Pollution score		13	8	2			
Innovation							
Man 03	Responsible construction practices	1	0	0			Comments:
Man 05	Aftercare	1	1	0			Credit 1: Aftercare / monitoring: 3 years Outstanding Requirement: 5. Comments:
Hea 01	Visual Comfort	1	0	0			Comments:
Hea 02	Indoor Air Quality	2	0	0			Comments:

Ene 01	Reduction of energy use and carbon emissions	5	0	0			Comments:
Wat 01	Water Consumption	1	0	0			Comments:
Mat 01	Life Cycle Impacts	3	0	0			Comments:
Mat 03	Responsible Sourcing of Materials	1	0	0			Comments:
Wst 01	Construction Waste Management	1	0	0			Comments:
Wst 02	Recycled Aggregates	1	0	0			Comments:
Wst 05	Adaptation to climate change	1	0	0			Comments:
AI	Approved Innovation	1	0	0			Comments:
Innovation score		19	1	0			