



BREEAM Sustainability Champion Report

MOTO Swindon - Proposed Services, M4, Swindon.

18th August 2023

ENVIRONMENTAL AND
SUSTAINABILITY CONSULTANTS

Document Control

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1 Overview

Encon Associates attended and chaired a webinar meeting 18/08/23 to undertake a BREEAM AP review for the above project to discuss all BREEAM credits and to discuss any potential risk credits. A full credit review was completed with accompanying minutes/actions taken that are included within this report. All actions should be completed by the design team with immediate effect to ensure the BREEAM targets are met.

The attendees of this meeting are listed below:

- Glenn Miles/Encon Associates Ltd - BREEAM Assessor/Sustainability Consultant
- Tim Shennan - Beech Design and Build - Architect
- Ester Canals - Beech Design and Build - Architect
- David Burkey - Moto Hospitality - Client
- Kristian Smith - Moto Hospitality - Client
- Laura Grant - Ecology by Design - Ecologist
- Lyvy Hall - Ecology by Design - Ecologist
- Robert Hedges - Services Design Associates - M and E Consultant

The updated predicted score for the proposed development based on meeting discussions is **74.31% Excellent** and a potential score of **90.81% Outstanding**.

2 General Project Notes

The following general notes were taken during the meeting that are not BREEAM credit specific:

- BREEAM Excellent target.
- It was advised that the project is currently at RIBA 1/2 and an outline planning application would be completed in October.
- **Laura Grant (Ecology by Design)** advised that due to the existing ecology on site and the significant ecological improvement maximum ecology credits can be achieved. Laura also advised that all ecological surveys had been completed with no issues in terms of protected species.

All parties should review the meeting notes against each credit and action accordingly.

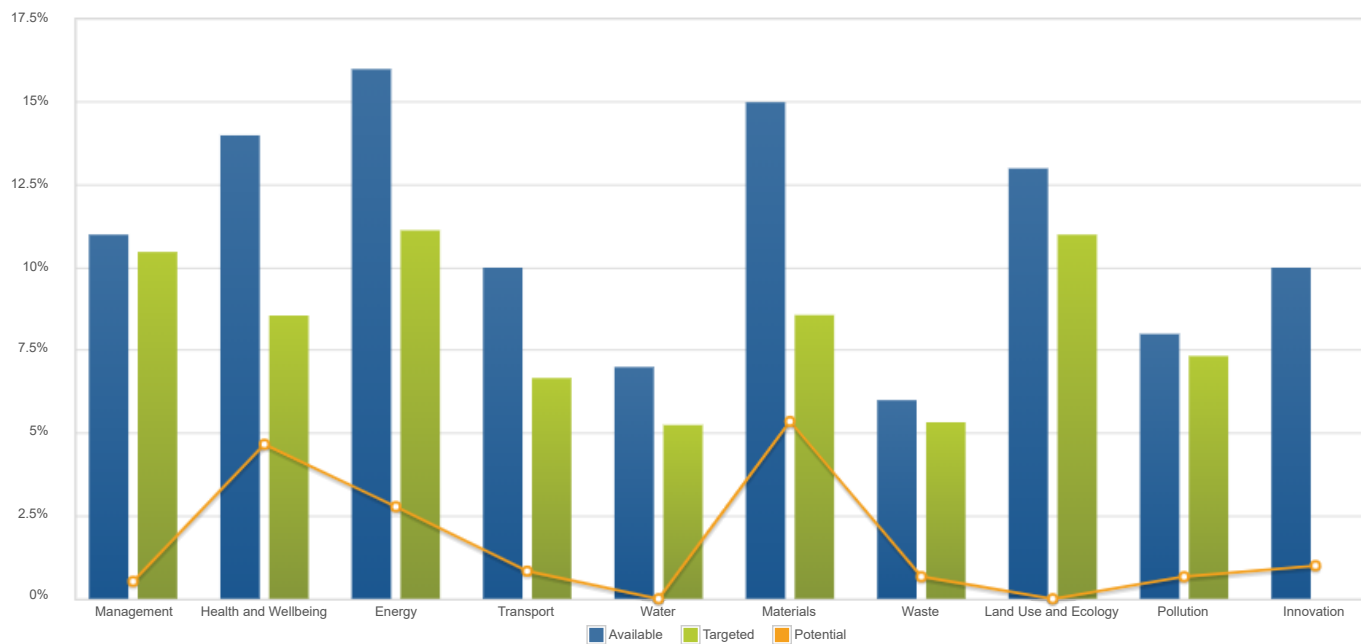
3 Design Stage Results Summary

Section Summary

Project:	A5991 - Moto, Swindon
Report:	Pre-Assessment Stage
Design Target:	Excellent - 74.31%
Potential Rating:	Outstanding - 90.81%

Section	Available		Targeted		Potential	
	Credits	Percent	Credits	Percent	Credits	Percent
Management	21	11%	20	10.48%	1	0.52%
Health and Wellbeing	18	14%	11	8.56%	6	4.67%
Energy	23	16%	16	11.13%	4	2.78%
Transport	12	10%	8	6.67%	1	0.83%
Water	8	7%	6	5.25%	0	0%
Materials	14	15%	8	8.57%	5	5.36%
Waste	9	6%	8	5.33%	1	0.67%
Land Use and Ecology	13	13%	11	11%	0	0%
Pollution	12	8%	11	7.33%	1	0.67%
Innovation	10	10%	0	0%	1	1%
Total	140	110.00%	99	74.32%	20	16.50%

Performance by Section



4 Design Stage Criteria Summary

Criteria Summary

Project:	A5991 - Moto, Swindon
Report:	Pre-Assessment Stage
Design Target:	Excellent - 74.31%
Potential Rating:	Outstanding - 90.81%

Management	Available		Targeted		Potential		Comments
	Credits	Percent	Credits	Percent	Credits	Percent	
Man 01: Project brief and design 1. Project delivery planning	1	0.52%	1	0.52%	0	0%	
Man 01: Project brief and design 2. Stakeholder consultation	1	0.52%	1	0.52%	0	0%	
Man 01: Project brief and design 3. BREEAM Advisory Professional BREEAM AP (Concept Design)	1	0.52%	1	0.52%	0	0%	
Man 01: Project brief and design 3. BREEAM Advisory Professional BREEAM AP (Developed Design)	1	0.52%	1	0.52%	0	0%	
Man 02: Life cycle cost and service life planning 1. Elemental life cycle cost (LCC)	2	1.05%	2	1.05%	0	0%	Glenn Miles (Encon Associates - Director): <u>BREEAM AP Meeting 18/08/23</u> - It was advised that Elemental LCC should be targeted. Glenn Miles (Encon Associates) advised that LCC should align with the LCA to maximise credits and that the LCA consultant should complete both studies. - Credit now targeted.
Man 02: Life cycle cost and service life planning 2. Component level life options appraisal	1	0.52%	0	0%	1	0.52%	Glenn Miles (Encon Associates - Director): <u>BREEAM AP Meeting 18/08/23</u> - It was advised that component LCC should remain as potential. - A decision to undertake component LCC will be taken prior to RIBA 4.
Man 02: Life cycle cost and service life planning 3. Capital cost reporting	1	0.52%	1	0.52%	0	0%	
Man 03: Responsible construction practices 1. Pre-requisite - Legal and sustainable timber	0	0%	0	0%	0	0%	
Man 03: Responsible construction practices 3. Environmental management	1	0.52%	1	0.52%	0	0%	
Man 03: Responsible construction practices 4. BREEAM Advisory Professional (Site)	1	0.52%	1	0.52%	0	0%	
Man 03: Responsible construction practices 5. Responsible construction management	2	1.05%	2	1.05%	0	0%	

Management	Available		Targeted		Potential		Comments
	Credits	Percent	Credits	Percent	Credits	Percent	
Man 03: Responsible construction practices 6. Monitoring of construction site impacts Pre-requisite	0	0%	0	0%	0	0%	
Man 03: Responsible construction practices 6. Monitoring of construction site impacts Utility consumption	1	0.52%	1	0.52%	0	0%	
Man 03: Responsible construction practices 6. Monitoring of construction site impacts Transportation of construction materials and waste	1	0.52%	1	0.52%	0	0%	
Man 04: Commissioning and handover 1. Commissioning - testing schedule and responsibilities	1	0.52%	1	0.52%	0	0%	
Man 04: Commissioning and handover 2. Commissioning - design and preparation	1	0.52%	1	0.52%	0	0%	
Man 04: Commissioning and handover 3. Testing and inspecting building fabric	1	0.52%	1	0.52%	0	0%	
Man 04: Commissioning and handover 4. Handover	1	0.52%	1	0.52%	0	0%	
Man 05: Aftercare 1. Aftercare support	1	0.52%	1	0.52%	0	0%	
Man 05: Aftercare 2. Commissioning - implementation	1	0.52%	1	0.52%	0	0%	
Man 05: Aftercare 3. Post Occupancy Evaluation (POE)	1	0.52%	1	0.52%	0	0%	
Management Totals	21	11.00%	20	10.48%	1	0.52%	

Health and Wellbeing	Available		Targeted		Potential		Comments
	Credits	Percent	Credits	Percent	Credits	Percent	
Hea 01: Visual comfort 1. Control of glare from sunlight control	1	0.78%	1	0.78%	0	0%	
Hea 01: Visual comfort 2. Daylighting	2	1.56%	0	0%	2	1.56%	Glenn Miles (Encon Associates - Director): <u>BREEAM AP Meeting 18/08/23</u> - Credit to remain as potential. - It was agreed that design is not developed sufficiently to undertake simulations. Glenn Miles (Encon Associates) advised that internal retail units could compromise daylight factors.
Hea 01: Visual comfort 3. View out	1	0.78%	0	0%	0	0%	Glenn Miles (Encon Associates - Director): <u>BREEAM AP Meeting 18/08/23</u> - Credit dropped. Robert Hedges (Services Design Associates) asdvised that credit it is unlikely to be achieved based on previous projects.
Hea 01: Visual comfort 4. Internal and external lighting levels, zoning and control	1	0.78%	1	0.78%	0	0%	
Hea 02: Indoor air quality 1. Pre-requisite	0	0%	0	0%	0	0%	
Hea 02: Indoor air quality 2. Ventilation	1	0.78%	1	0.78%	0	0%	
Hea 02: Indoor air quality 3. Emissions from construction products	2	1.56%	0	0%	2	1.56%	Glenn Miles (Encon Associates - Director): <u>BREEAM AP Meeting 18/08/23</u> - Credit to remain as potential. Tim Shennan (Beech Design and Build) to review the VOC specifications and ensure the performance/technical specifications are in line with the BREEAM VOC credit requirements. Glenn Miles (Encon Associates) to provide credit specific details to Tim Shennan (Beech Design and Build) and the GN22 details indicating all VOC testing standards. - Credit details can be found HERE and GN22 HERE
Hea 02: Indoor air quality 4. Post-construction indoor air quality measurement	1	0.78%	0	0%	1	0.78%	Glenn Miles (Encon Associates - Director): <u>BREEAM AP Meeting 18/08/23</u> - Credit to remain as potential. Glenn Miles (Encon Associates) has provided costs for testing. - VOC testing to required at later date if required.
Hea 04: Thermal comfort 1. Thermal modelling	1	0.78%	1	0.78%	0	0%	
Hea 04: Thermal comfort 2. Design for future thermal comfort	1	0.78%	1	0.78%	0	0%	
Hea 04: Thermal comfort 3. Thermal zoning and controls	1	0.78%	1	0.78%	0	0%	
Hea 05: Acoustic performance 1. Sound insulation	1	0.78%	1	0.78%	0	0%	
Hea 05: Acoustic performance 2. Indoor ambient noise level	1	0.78%	1	0.78%	0	0%	
Hea 05: Acoustic performance 3. Room acoustics	1	0.78%	1	0.78%	0	0%	

Health and Wellbeing	Available		Targeted		Potential		Comments
	Credits	Percent	Credits	Percent	Credits	Percent	
Hea 06: Security	1	0.78%	1	0.78%	0	0%	Glenn Miles (Encon Associates - Director): <u>BREEAM AP Meeting 18/08/23</u> - Credit moved to targeted. Encon Associates appointed to complete SNA. To be issued W/C 18/08/23 at RIBA 1/2.
Hea 07: Safe and healthy surroundings 1. Safe access	1	0.78%	0	0%	1	0.78%	Glenn Miles (Encon Associates - Director): <u>BREEAM AP Meeting 18/08/23</u> - Credit to remain as potential. - As per previous actions. Eddisons to review and advise.
Hea 07: Safe and healthy surroundings 2. Outside space	1	0.78%	1	0.78%	0	0%	
Health and Wellbeing Totals	18	14.00%	11	8.56%	6	4.67%	

Energy	Available		Targeted		Potential		Comments
	Credits	Percent	Credits	Percent	Credits	Percent	
Ene 01: Reduction of energy use and carbon emissions 1. Energy performance	9	6.26%	4	2.78%	2	1.39%	Glenn Miles (Encon Associates - Director): <u>BREEAM AP Meeting 18/08/23</u> - Credit to remain four targeted with two potential. - BRUKL to be provided at later date, however Robert Hedges (Services Design Associates) to ensure <u>minimum four credits</u> can be targeted to meet BREEAM Excellent.
Ene 01: Reduction of energy use and carbon emissions 2. Prediction of operational energy consumption	4	2.78%	4	2.78%	0	0%	
Ene 02: Energy monitoring 1. Sub-metering of end use categories	1	0.7%	1	0.7%	0	0%	
Ene 02: Energy monitoring 2. Sub-metering of high energy load and tenancy areas	1	0.7%	1	0.7%	0	0%	
Ene 03: External lighting	1	0.7%	1	0.7%	0	0%	
Ene 04: Low carbon design 1. Passive design Passive design analysis	1	0.7%	1	0.7%	0	0%	Glenn Miles (Encon Associates - Director): <u>BREEAM AP Meeting 18/08/23</u> - Credit moved to targeted. Robert Hedges (Services Design Associates) advised that as part of LZC feasibility and energy statements submission passive design reporting will be incorporated. Robert Hedges (Services Design Associates) advised that passive design measures will be in place and demonstrated at construction.
Ene 04: Low carbon design 1. Passive design Free cooling	1	0.7%	0	0%	1	0.7%	Glenn Miles (Encon Associates - Director): <u>BREEAM AP Meeting 18/08/23</u> - Credit remains potential. Robert Hedges (Services Design Associates) advised that as part of LZC feasibility and energy statements submission free cooling reporting will be incorporated. Robert Hedges (Services Design Associates) advised that free cooling measures are <u>unlikely to be feasible</u>.
Ene 04: Low carbon design 2. Low and zero carbon technologies	1	0.7%	1	0.7%	0	0%	Glenn Miles (Encon Associates - Director): <u>BREEAM AP Meeting 18/08/23</u> - Credit moved to targeted. Robert Hedges (Services Design Associates) advised that as part of LZC feasibility and energy statements submission LZC reporting will be incorporated. Robert Hedges (Services Design Associates) advised that LZC measures will be in place and demonstrated at construction.
Ene 05: Energy efficient cold storage 1. Refrigeration energy consumption	1	0.7%	1	0.7%	0	0%	
Ene 05: Energy efficient cold storage 2. Indirect greenhouse gas emissions	1	0.7%	0	0%	1	0.7%	Glenn Miles (Encon Associates - Director): <u>BREEAM AP Meeting 18/08/23</u> - Credit remains potential. - Refrigeration to be reviewed at detailed design stage.
Ene 08: Energy efficient equipment	2	1.39%	2	1.39%	0	0%	
Energy Totals	23	16.00%	16	11.13%	4	2.78%	

Transport	Available		Targeted		Potential		Comments
	Credits	Percent	Credits	Percent	Credits	Percent	
Tra 01: Transport assessment and travel plan	2	1.67%	2	1.67%	0	0%	
Tra 02: Sustainable transport measures	10	8.33%	6	5%	1	0.83%	
Transport Totals	12	10.00%	8	6.67%	1	0.83%	

Water	Available		Targeted		Potential		Comments
	Credits	Percent	Credits	Percent	Credits	Percent	
Wat 01: Water consumption	5	4.38%	3	2.63%	0	0%	
Wat 02: Water monitoring	1	0.88%	1	0.88%	0	0%	
Wat 03: Water leak detection 1. Leak detection system	1	0.88%	1	0.88%	0	0%	
Wat 03: Water leak detection 2. Flow control devices	1	0.88%	1	0.88%	0	0%	
Water Totals	8	7.00%	6	5.25%	0	0.00%	

Materials	Available		Targeted		Potential		Comments
	Credits	Percent	Credits	Percent	Credits	Percent	
Mat 01: Environmental impacts from construction products - Building life cycle assessment (LCA) 1. Superstructure	6	6.43%	4	4.29%	2	2.14%	Glenn Miles (Encon Associates - Director): <u>BREEAM AP Meeting 18/08/23</u> - It was advised that LCA should be targeted. Glenn Miles (Encon Associates) advised that LCA should align with the LCC to maximise credits and that the LCA consultant should complete both studies. - Four credits now targeted and two potential. Glenn Miles (Encon Associates) advised that <u>LCA should be engaged ASAP to ensure completed before planning.</u>
Mat 01: Environmental impacts from construction products - Building life cycle assessment (LCA) 2. Substructure	1	1.07%	1	1.07%	0	0%	Glenn Miles (Encon Associates - Director): <u>BREEAM AP Meeting 18/08/23</u> - It was advised that LCA should be targeted. Glenn Miles (Encon Associates) advised that LCA should align with the LCC to maximise credits and that the LCA consultant should complete both studies. - Credit now targeted. Glenn Miles (Encon Associates) advised that <u>LCA should be engaged ASAP to ensure completed before planning.</u>
Mat 02: Environmental impacts from construction products - Environmental Product Declarations (EPD)	1	1.07%	0	0%	1	1.07%	Glenn Miles (Encon Associates - Director): <u>BREEAM AP Meeting 18/08/23</u> - Credit remains as potential. - To be reviewed at detailed design stages.
Mat 03: Responsible sourcing of construction products 1. Pre-requisite - Legal and sustainable timber	0	0%	0	0%	0	0%	
Mat 03: Responsible sourcing of construction products 2. Enabling sustainable procurement	1	1.07%	0	0%	1	1.07%	Glenn Miles (Encon Associates - Director): <u>BREEAM AP Meeting 18/08/23</u> - Credit remains as potential. David Burkey (Moto) to review with Kristian Smith (Moto) and advise if MOTO have a compliant Sustainable Procurement Plan. - Credit details can be found HERE see page 250 criteria 2a - 2e.
Mat 03: Responsible sourcing of construction products 3. Measuring responsible sourcing	3	3.21%	1	1.07%	1	1.07%	Glenn Miles (Encon Associates - Director): <u>BREEAM AP Meeting 18/08/23</u> - One credit remains as targeted and one potential. - To be reviewed at detailed design stages.
Mat 05: Designing for durability and resilience	1	1.07%	1	1.07%	0	0%	
Mat 06: Material efficiency	1	1.07%	1	1.07%	0	0%	
Materials Totals	14	15.00%	8	8.57%	5	5.36%	

Waste	Available		Targeted		Potential		Comments
	Credits	Percent	Credits	Percent	Credits	Percent	
Wst 01: Construction waste management 2. Construction resource efficiency	3	2%	2	1.33%	1	0.67%	Glenn Miles (Encon Associates - Director): <u>BREEAM AP Meeting 18/08/23</u> - Two credits remains as targeted and one potential. - To be reviewed once contractor appointed.
Wst 01: Construction waste management 4. Diversion of resources from landfill	1	0.67%	1	0.67%	0	0%	
Wst 02: Use of recycled and sustainably sourced aggregates	1	0.67%	1	0.67%	0	0%	
Wst 03: Operational waste	1	0.67%	1	0.67%	0	0%	
Wst 05: Adaptation to climate change	1	0.67%	1	0.67%	0	0%	
Wst 06: Design for disassembly and adaptability 1. Recommendations	1	0.67%	1	0.67%	0	0%	
Wst 06: Design for disassembly and adaptability 2. Implementation	1	0.67%	1	0.67%	0	0%	
Waste Totals	9	6.00%	8	5.33%	1	0.67%	

Land Use and Ecology	Available		Targeted		Potential		Comments
	Credits	Percent	Credits	Percent	Credits	Percent	
LE 01: Site selection 1. Previously occupied land	1	1%	0	0%	0	0%	
LE 01: Site selection 2. Contaminated land	1	1%	0	0%	0	0%	
LE 02: Ecological risks and opportunities 1. Statutory obligations	0	0%	0	0%	0	0%	
LE 02: Ecological risks and opportunities 2. Survey and evaluation	1	1%	1	1%	0	0%	
LE 02: Ecological risks and opportunities 3. Determining ecological outcomes	1	1%	1	1%	0	0%	
LE 03: Managing impacts on ecology 1. Ecological risks and opportunities	0	0%	0	0%	0	0%	
LE 03: Managing impacts on ecology 2. Planning and measures on-site	1	1%	1	1%	0	0%	
LE 03: Managing impacts on ecology 3. Managing negative impacts of the project	2	2%	2	2%	0	0%	
LE 04: Ecological change and enhancement 1. Managing negative impacts on ecology	0	0%	0	0%	0	0%	
LE 04: Ecological change and enhancement 2. Change and enhancement of ecology	3	3%	3	3%	0	0%	Glenn Miles (Encon Associates - Director): <u>BREEAM AP Meeting 18/08/23</u> • Laura Grant (Ecology by Design) advised that three credits can be targeted based on significant ecological improvement. • Three credits now targeted.
LE 04: Ecological change and enhancement 3. Ecological enhancement	1	1%	1	1%	0	0%	
LE 05: Long term ecological management and maintenance 1. Statutory obligations, planning and site implementation	0	0%	0	0%	0	0%	
LE 05: Long term ecological management and maintenance 2. Management and maintenance throughout the project	1	1%	1	1%	0	0%	
LE 05: Long term ecological management and maintenance 3. Landscape and ecology management plan	1	1%	1	1%	0	0%	
Land Use and Ecology Totals	13	13.00%	11	11.00%	0	0.00%	

Pollution	Available		Targeted		Potential		Comments
	Credits	Percent	Credits	Percent	Credits	Percent	
Pol 01: Impact of refrigerants 2. Refrigerant use Pre-requisite	0	0%	0	0%	0	0%	
Pol 01: Impact of refrigerants 2. Refrigerant use Impact of refrigerant	2	1.33%	1	0.67%	1	0.67%	Glenn Miles (Encon Associates - Director): <u>BREEAM AP Meeting 18/08/23</u> - One credit remains as targeted and one potential. Robert Hedges (Services Design Associates) advised that he expected one credit to be achieved, however two credits would be much harder. - To be reviewed at detailed design stage.
Pol 01: Impact of refrigerants 2. Refrigerant use Leak detection	1	0.67%	1	0.67%	0	0%	
Pol 02: Local air quality	2	1.33%	2	1.33%	0	0%	
Pol 03: Flood and surface water management 1. Pre-requisite	0	0%	0	0%	0	0%	
Pol 03: Flood and surface water management 2. Flood resilience	2	1.33%	2	1.33%	0	0%	
Pol 03: Flood and surface water management 3. Surface water run-off Pre-requisite	0	0%	0	0%	0	0%	
Pol 03: Flood and surface water management 3. Surface water run-off Rate	1	0.67%	1	0.67%	0	0%	
Pol 03: Flood and surface water management 3. Surface water run-off Volume	1	0.67%	1	0.67%	0	0%	
Pol 03: Flood and surface water management 5. Minimising watercourse pollution	1	0.67%	1	0.67%	0	0%	Glenn Miles (Encon Associates - Director): <u>BREEAM AP Meeting 18/08/23</u> - Credit moved to targeted. David Burkey (Moto) advised that all surface water will be discharged to the ground via swale ponds and SUDS techniques. Engineer to confirm.
Pol 04: Reduction of night time light pollution	1	0.67%	1	0.67%	0	0%	
Pol 05: Reduction of noise pollution	1	0.67%	1	0.67%	0	0%	
Pollution Totals	12	8.00%	11	7.33%	1	0.67%	

Innovation	Available		Targeted		Potential		Comments
	Credits	Percent	Credits	Percent	Credits	Percent	
Inn 01: Innovation	10	10%	0	0%	0	0%	
Man 03: Responsible construction practices 1. Responsible construction management	1	1%	0	0%	1	1%	Glenn Miles (Encon Associates - Director): <u>BREEAM AP Meeting 18/08/23</u> - Exemplar credit to remain as potential. - To be reviewed at detailed design stages with contractor.
Hea 01: Visual comfort 1. Daylighting	1	1%	0	0%	0	0%	
Hea 01: Visual comfort 2. Internal and external lighting	1	1%	0	0%	0	0%	
Hea 02: Indoor air quality	1	1%	0	0%	0	0%	
Hea 06: Security	1	1%	0	0%	0	0%	
Ene 01: Reduction of energy use and carbon emissions 1. Energy performance	3	3%	0	0%	0	0%	
Ene 01: Reduction of energy use and carbon emissions 2. Prediction of operational energy consumption Post-occupancy stage	2	2%	0	0%	0	0%	
Wat 01: Water consumption	1	1%	0	0%	0	0%	
Mat 01: Environmental impacts from construction products - Building life cycle assessment (LCA) 1. Core building services options appraisal during Concept Design	1	1%	0	0%	0	0%	
Mat 01: Environmental impacts from construction products - Building life cycle assessment (LCA) 2. LCA and LCC alignment	1	1%	0	0%	0	0%	
Mat 01: Environmental impacts from construction products - Building life cycle assessment (LCA) 3. Third party verification	1	1%	0	0%	0	0%	
Mat 03: Responsible sourcing of construction products	1	1%	0	0%	0	0%	
Wst 01: Construction waste management 1. Construction resource efficiency	1	1%	0	0%	0	0%	
Wst 02: Use of recycled and sustainably sourced aggregates	1	1%	0	0%	0	0%	
Wst 05: Adaptation to climate change	1	1%	0	0%	0	0%	
LE 02: Ecological risks and opportunities	1	1%	0	0%	0	0%	
LE 04: Ecological change and enhancement	1	1%	0	0%	0	0%	

Innovation	Available		Targeted		Potential		Comments
	Credits	Percent	Credits	Percent	Credits	Percent	
Innovation Totals (Up to a maximum of 10 credits)	10	10.00%	0	0.00%	1	1.00%	
Overall Totals	140	110.00%	99	74.32%	20	16.50%	

5 Potential Credits Report

Potential Credits

Project:	A5991 - Moto, Swindon
Design Target:	Excellent - 74.31%
Potential Rating:	Outstanding - 90.81%
Simulated Rating:	Excellent - 74.31%

Credit	Credits Targeted	Percentage	Additional Credits	Percentage	Simulate
Man 02: Life cycle cost and service life planning > 2. Component level life options appraisal	0	0.00%	1	0.52%	0 ▼
Hea 01: Visual comfort > 2. Daylighting	0	0.00%	2	1.56%	0 ▼
Hea 02: Indoor air quality > 3. Emissions from construction products	0	0.00%	2	1.56%	0 ▼
Hea 02: Indoor air quality > 4. Post-construction indoor air quality measurement	0	0.00%	1	0.78%	0 ▼
Hea 07: Safe and healthy surroundings > 1. Safe access	0	0.00%	1	0.78%	0 ▼
Ene 01: Reduction of energy use and carbon emissions > 1. Energy performance	4	2.78%	2	1.39%	0 ▼
Ene 04: Low carbon design > 1. Passive design : Free cooling	0	0.00%	1	0.70%	0 ▼
Ene 05: Energy efficient cold storage > 2. Indirect greenhouse gas emissions	0	0.00%	1	0.70%	0 ▼
Tra 02: Sustainable transport measures	6	5.00%	1	0.83%	0 ▼
Mat 01: Environmental impacts from construction products - Building life cycle assessment (LCA) > 1. Superstructure	4	4.29%	2	2.14%	0 ▼
Mat 02: Environmental impacts from construction products - Environmental Product Declarations (EPD)	0	0.00%	1	1.07%	0 ▼
Mat 03: Responsible sourcing of construction products > 2. Enabling sustainable procurement	0	0.00%	1	1.07%	0 ▼
Mat 03: Responsible sourcing of construction products > 3. Measuring responsible sourcing	1	1.07%	1	1.07%	0 ▼
Wst 01: Construction waste management > 2. Construction resource efficiency	2	1.33%	1	0.67%	0 ▼
Pol 01: Impact of refrigerants > 2. Refrigerant use : Impact of refrigerant	1	0.67%	1	0.67%	0 ▼
Man 03: Responsible construction practices > 1. Responsible construction management	0	0.00%	1	1.00%	0 ▼

6 Assessor Declaration

This report has been prepared by Encon Associates Ltd based on a full Accredited Professional review undertaken 18/08/23 via Teams webinar. Project currently at RIBA 1/2.

Signed for and on behalf of Encon Associates

A handwritten signature in black ink, appearing to read 'Glenn Miles', written in a cursive style.

Glenn Miles BREEAM Accredited Assessor and Professional (BREEAM AP 0137)

Director

Encon Associates Limited