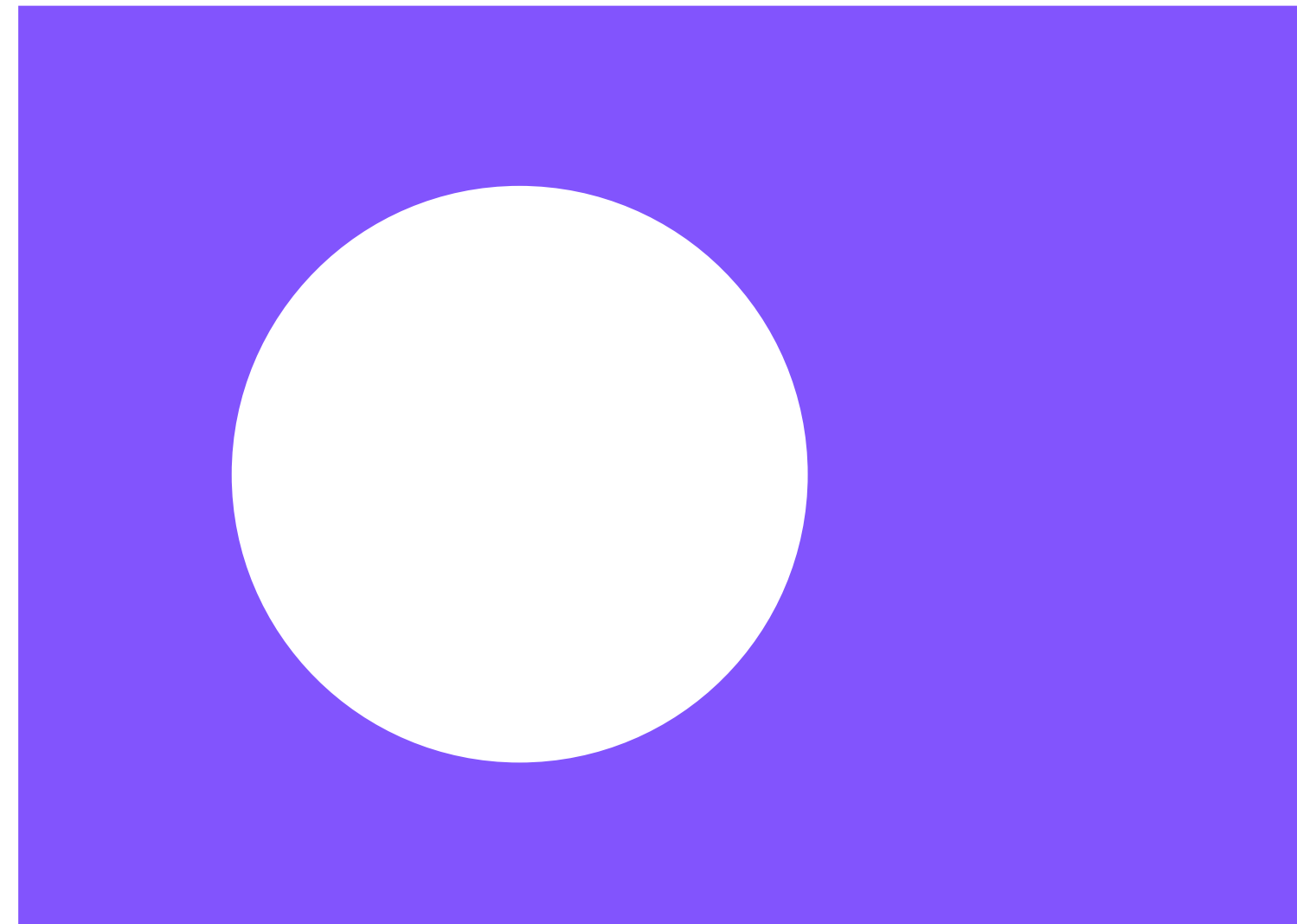




Sustainable Energy Strategy

Salisbury Diagnostic and Surgical Hub

July 2026

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Sustainable Energy Strategy

Salisbury Diagnostic and Surgical Hub

July 2026

Issue and Revision Record

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P04	16/07/26	KW	LA	AR	Updated building operating hours

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Executive summary

This document details proposals relating to sustainability for the design and construction of the Salisbury Diagnostic and Surgical Hub to support the development’s planning application.

Section 1 details the national and local policy context, as well as NHS requirements for new healthcare developments relating to sustainability.

Section 2 outlines the Sustainable Energy Strategy in line with Wiltshire Core Strategy’s Core Policy 41 requirements.

Section 3 provides further information on the project’s sustainability aspirations and progress towards compliance with its targeted BREEAM rating and NHS Net Zero Building Standard requirements.

1 Introduction

1.1 Purpose

This document details sustainability related proposals for the design and construction of the proposed Salisbury Diagnostic and Surgical Hub (DASH) development at the Salisbury Hospital site. The DASH development is proposed by Salisbury NHS Foundation Trust (SFT) to provide new elective surgery, endoscopy and diagnostic facilities for the local community.

1.2 National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out planning policies for England, ensuring that projects support sustainable development across economic, social and environmental objectives.

It is noted that this development supports the NPPF aspiration to support healthy communities and ensure delivery of health facilities that meet the needs of local communities. This report details how the development will minimise climate change impacts and achieve environmental objectives in line with the NPPF.

1.3 Local policy context

1.3.1 Wiltshire Core Strategy (2015)

Core Policy 41 details requirements relating to sustainable construction and low carbon energy, including:

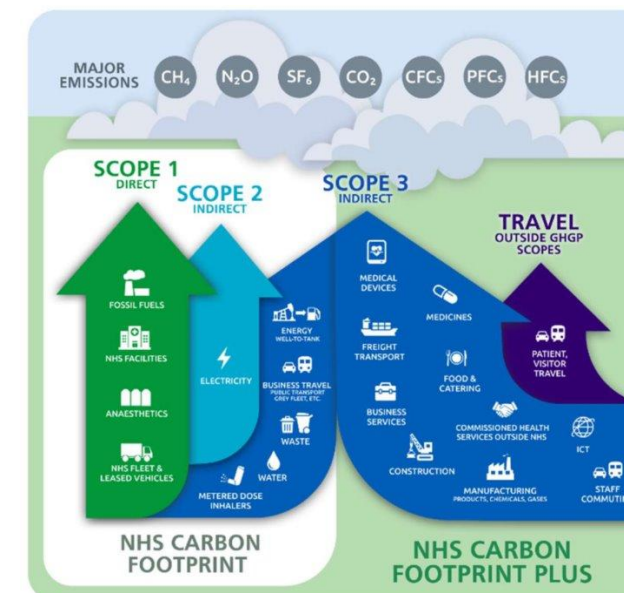
- Climate change adaptation: New developments are encouraged to incorporate measures to reduce energy demand, including insulation, natural light and natural ventilation.
- Sustainable construction: Non-residential developments from 2019 onwards are required to achieve BREEAM Excellent standard.
- Renewable and low-carbon energy: All proposals for major development will be required to submit a Sustainable Energy Strategy alongside the planning application, outlining the low carbon strategy.

1.4 NHS policy context

1.4.1 NHS net zero policy

Climate change directly impacts the population's health and providing healthcare services contributes significantly to the UK's carbon footprint; approximately 5% of the UK total. In 2020 the NHS committed to becoming a net zero carbon service decarbonising its operations including all aspects of estates, services and their supply chain. The image below shows the extent of the carbon emissions associated with the NHS and the two carbon footprints.

Figure 1.1: NHS carbon footprint



For the NHS to achieve net zero two targets have been developed:

- Net zero by 2040 for the NHS Carbon Footprint, with 80% reduction by 2028-2032
- Net zero by 2045 for the NHS Carbon Footprint Plus, with 80% reduction by 2036-2039

1.4.2 NHS Net Zero Building Standard

The NHS Net Zero Building Standard (NZBS) has been created to set out the vision for achieving whole life net zero carbon buildings in healthcare while also providing a roadmap and clear set of performance criteria for reducing operational building energy demands, embodied carbon in construction and the whole life carbon (WLC) of building elements used within them. The NZBS's three key objectives are to:

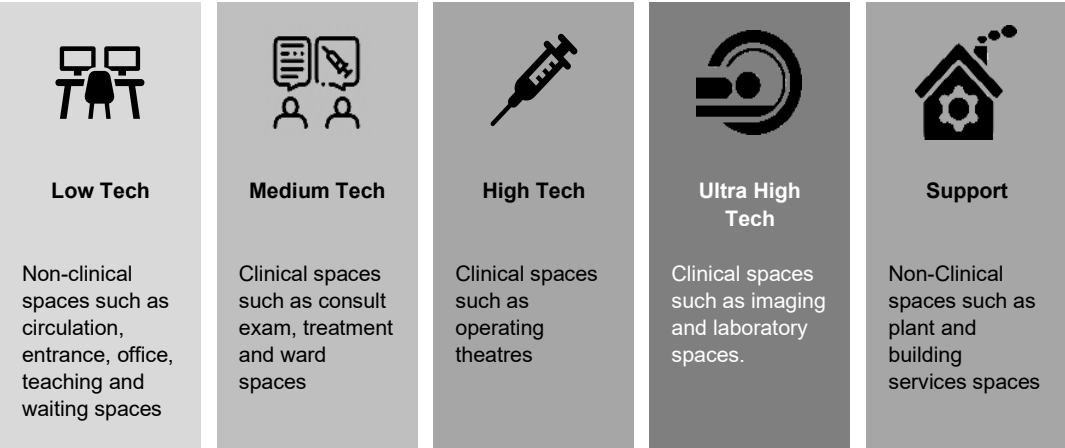
- Define the performance standards for operational energy and embodied carbon.
- Set limits for operational energy and upfront carbon.
- Establish a process for collecting data for those elements which are not currently collected. Thus, allowing the NHS to contribute to the creation of new industry benchmarks whilst ensuring the NZBS is routinely improved over time.

The NZBS will enable estate leads to use the NZBS to understand and compare operational energy use to current regulatory requirements and improve performance, while improving patient care and creating better environments for all estate users.

The NZBS, and the associated tools, user guide and compliance matrix, were released in February 2023. The NZBS applies to all investments in new buildings or upgrades to existing facilities that are subject to HM Treasury business case approval and are at pre-strategic outline case (pre-SOC) business case stage from 1st October 2023 onwards.

The NZBS uses space typologies based on technology level and associated design requirements such as ventilation rates, structural loading and vibration to derive project-specific limits for operational energy and upfront carbon. Assigning space types based on proposed schedules of accommodation and massing enables the complex nature of healthcare buildings to be considered in limit setting.

Figure 1.2: NHS NZBS space type categories



The technology level represents the increasing level of structural performance required; such as loading or vibration or complexity of the ventilation, heating or electrical services.

The Salisbury DASH building has 73% of the total building included within the operational energy limit, as ultra high tech and support space types are exempt from NZBS energy limits.

1.4.3 Health Technical Memorandum 07-07

Health Technical Memoranda (HTM) provide comprehensive guidance for the design, construction and operation of healthcare buildings and associated technologies.

HTM 07-07: Sustainable health and social care buildings details considerations relating to sustainable development within healthcare facilities, highlighting key actions and responsibilities at each lifecycle stage. HTM 07-07 requires new healthcare development projects to achieve a rating of “Excellent” under the Buildings Research Establishment Environmental Assessment Method (BREEAM), a third-party sustainability certification scheme that assesses the environmental, economic and social sustainability performance of construction projects.

1.4.4 Salisbury Hospital Green Plan

The Salisbury Hospital Green Plan (2025-2028) is a strategic initiative aimed at achieving a carbon net zero healthcare system by 2040. It sets ambitious targets for reducing both direct and indirect carbon emissions, with the goal of net zero direct emissions by 2040 and indirect emissions by 2045.

Key components of the plan include the adoption of sustainable models of care, estate and site redevelopment, and digital transformation to enhance efficiency and reduce waste. The plan also prioritises improved transport systems to promote greener transportation options for staff and patients.

Redeveloping hospital estates to be more environmentally friendly is another critical focus. This involves energy efficient designs and the use of sustainable materials to reduce the hospital's carbon footprint and create a healthier environment.

The plan addresses the environmental impact of medicines and medical gases, aiming to reduce the use of harmful substances and find sustainable alternatives. Sustainable procurement practices are emphasised, ensuring that the hospital works with suppliers committed to environmental responsibility.

Additionally, the plan promotes sustainable food practices, including sourcing food locally, reducing waste, and offering healthier meal options. Overall, the Green Plan underscores the hospital's dedication to sustainability and its role in combating climate change.

2 Sustainable energy strategy

2.1 Overview

The building services design of the Salisbury DASH development is at a RIBA stage 3 level of design, with this stage due to be completed in July 2026.

Heating and cooling will be provided to the building by air source heat pumps (ASHPs), using low temperature hot water (LTHW) and chilled water (CHW) distribution. Due to the nature of the building, the ASHP system will be a 4-pipe simultaneous heating and cooling system with heat recovery. It is anticipated that parts of the building (operating theatres) will require cooling the whole year around, while other parts of the building (stage 1 recovery, pods) will require heating.

The DASH building is to be fully mechanically ventilated by HTM compliant air handling units (AHUs), each supplying tempered air into separate areas of the building to create sufficient zones of separation between different departments. Systems will be designed to maximise heat recovery, with a minimum recovery of 76-80% targeted. AHU plant will be located strategically close to the areas they are serving where possible to minimise the length of ductwork and horizontal distribution, reducing losses and minimising embodied carbon.

No district heat network is available for the building to connect to at present. However, in future, there may be an option to connect to a geothermal heat network.

Due to limited available electrical capacity at the site, it is expected that temporary electrical generation will be required at handover. Consultation with the District Network Operator is ongoing regarding additional electrical supply to site, but temporary generation is expected to be required for a minimum of three years. The temporary generation is proposed to be provided by three gas-fired combined heat and power (CHP) installations.

The Trust has reviewed the implications of installing solar photovoltaic (PV) panels on the roof of the new building and has made a conscious decision to mitigate fire hazards where possible, noting the building's use as a day case surgical facility, and PV panels are not proposed at this stage. The Trust is exploring alternative energy supply solutions with the intent of moving towards either a full grid supply or grid supply with private connection to a local renewable power installation. It is noted that some PV may be required to comply with Building Regulations Part L, and the project team are in discussions with Building Control to confirm a suitable solution for this building.

Emergency standby generation will be installed to provide back-up power to the DASH building under mains failure conditions. The size and number of generating sets will be confirmed as the design is developed to suit the project specific design solution for the building and resiliency requirements to ensure continuity of supply. The current allowance is for 2No prime rated 1.5MVA LV emergency standby generators provided within dedicated fire rated spaces as part of the external compound.

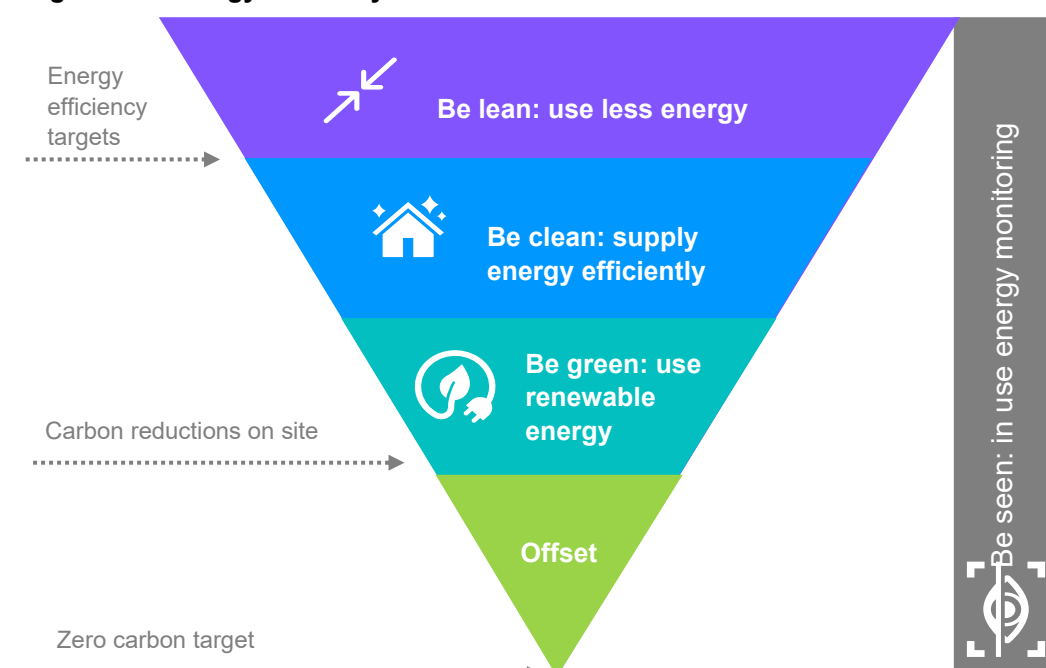
2.2 Energy hierarchy

The design has applied the energy hierarchy shown in Figure 2.1 as follows:

- Be lean:
 - The building will use efficient building fabric in line with NZBS targets.

- Zoning of ventilation systems has been developed to minimise energy demand of the building.
- Be clean:
 - Air source heat pumps will provide heating and hot water to the building.
- Be green:
 - The development will utilise solar PV panels to generate local renewable electricity.
 - Battery storage will be utilised to store excess electricity generated by solar PV panels and reduce the dependence on grid electricity (or generation from the temporary CHP system).
- Be seen:
 - The metering strategy will enable effective monitoring of energy use, with metering connected to the Building Management System (BMS) and submetering in line with NZBS and BREEAM requirements.

Figure 2.1: Energy hierarchy



2.3 Technical feasibility

2.3.1 Performance of low carbon systems

Indicative energy modelling has been undertaken at RIBA 3 to confirm the building's performance against the Building Regulations Part L and BREEAM Ene 01 requirements. For the scenario where the proposed development is connected to mains electricity at handover, the building is not expected perform more efficiently than the Part L notional building, and is therefore expected to require a small solar PV installation to comply. However, for BREEAM Ene 01 compliance, no PV is required for this scenario. For the scenario where 3no CHPs provide electrical supply at handover, a solar PV area greater than the available roof area of the building is required to comply with Part L, while PV across the whole roof area will achieve the minimum required BREEAM Ene 01 credits.

The proposed ASHP system will have a seasonal coefficient of performance (SCOP) of 3.8 for heating and SCOP of 2.8 for cooling, while ventilation systems are designed to achieve 76-80% heat recovery. The ASHP installation is anticipated to save 506,000 kWh per year compared to a gas boiler installation, with annual carbon emissions savings of 120,000 kgCO₂ per year.

2.3.2 Plant location

MEP equipment is to be located within the external plant compound. The plant compound will be located next to the DASH building, and it will locate MEP plant such as fuel storage, medical gas manifold room(s), oxygen VIE and air source heat pumps (ASHPs). This has the benefit of increasing control of equipment, reducing the risk of infrastructure failures, increasing resilience and allowing for storage of hazardous and noisy equipment sufficiently far away from operating theatre areas.

2.3.3 Operating hours

The building's proposed opening hours are 07:30-21:30, with operating hours of 07:00 – 22:00, and it is anticipated that plant will operate for 24 hours a day, which may result in noise impact to the surrounding area. A baseline noise survey and impact assessment has been undertaken, which identified very low existing background noise levels, and noted a recommendation for sound barriers to plant areas.

2.3.4 Temporary generation

As noted above, the Salisbury Hospital site is reported to currently have no spare electrical capacity in the existing Scottish and Southern Electricity (SSEN) owned network. SFT have determined that 9MVA will be required for future projects including decarbonisation, with the DASH building expected to have a maximum electrical demand of 1.2MVA. The current maximum capacity is 4MVA.

Engagement with SSEN is ongoing to determine when capacity can be made available, however it is anticipated that temporary generation of electricity to serve the DASH building will be required for a minimum of three years. An options appraisal was undertaken at RIBA stage 2 to determine the most appropriate option to meet the electrical demand of the building, considering lifecycle cost, environmental impacts and maintenance issues. The options considered for temporary generation were:

- Standby generators:
 - Diesel generators
 - Gas generators
 - Combined heat and power (CHP) gas generators
 - Hydrogen generators
- Connection to local microgrid (solar farm with battery storage)
- HV redistribution

The study recommended that, in the absence of available electrical grid connection, a hybrid solution should be developed using a CHP system with local solar PV generation and battery storage. The Trust has reviewed the implications of solar PV installations, and has proposed not to install them to the building due to the fire safety risk to a building where patients will be undergoing surgery. The Trust is exploring alternative energy supply solutions, including engaging the DNO to accelerate local electrical infrastructure upgrades and reviewing the feasibility of private connection to a local renewable electricity supply.

2.4 Financial viability

Analysis conducted to support BREEAM Ene 04 compliance estimated that the proposed ASHP system will cost £877,800. Due to the higher cost of electricity compared to gas, despite the high efficiency of the ASHP system, there is not expected to be a cost saving compared to a gas boiler installation, and thus there is no payback period for an AHSP installation.

The Ene 04 analysis also reviewed the impact of local generation from solar PV. An installation of 110kW is expected to have a capital cost of £112,000, with cost savings of £30,800 per year, resulting in a payback period of 6 years. Solar PV has been ruled out at this stage due to the increased fire safety risk.

2.5 Deliverability

The proposed development and associated plant compound are within land owned by SFT. The temporary generation infrastructure required for the development is anticipated to increase the lifecycle cost of the development.

3 Sustainability performance

3.1 NHS Net Zero Building Standard

3.1.1 Approach

The scheme must comply with the requirements set out in the NHS Net Zero Building Standard (NZBS). The project proposals have been developed to a RIBA Stage 2 level of design, considering the clinical functionality, site constraints and engineering technical performance criteria. The Salisbury DASH has been will operate over three levels (lower ground, ground and first floor) and has been optimised for clinical functionality, flexibility and minimised environmental impact.

The design team have incorporated the NZBS principles where possible throughout the design, using the NZBS to drive decision making. The design strategy incorporates a ‘fabric first’ approach, high-efficiency systems and modern methods of construction (MMC) to reduce operational and embodied carbon. Opportunities to reduce embodied carbon through material efficiency in the design have been identified in a design workshop at RIBA 2. Operational energy strategies include the use of air source heat pumps (ASHPs), smart lighting, demand-controlled ventilation and potential integration of solar photovoltaic (PV) and battery storage systems.

3.1.2 Upfront carbon compliance

To enable reduction of whole life carbon, the project has applied the embodied carbon hierarchy shown in Figure 3.1 as follows:

- Build nothing:
 - Potential for reuse of existing buildings on site has been reviewed, however no suitable vacant buildings are available on site.
 - Schedule of accommodation has been optimised based on clinical and cost requirements, with key Trust stakeholders engaged in developing layouts.
- Build less/Build efficiently:
 - Low rise building to minimise embodied carbon associated with higher number of floors and associated substructure.
 - Standardised grid design, with floor plate enabling flexibility for a range of space types.
 - Options appraisal undertaken which found a concrete frame to be the lowest embodied carbon option, while meeting vibration criteria for specialist clinical services.
- Build clever:
 - Standardised grid design, with floor plate enabling flexibility for a range of space types.
 - Low carbon material options to be reviewed at subsequent design stages.
- Waste less:
 - Modern methods of construction (MMC) strategy to support modular design and offsite construction.
 - Standardised modular façade design will enable off-site manufacture to reduce waste on site and construction timelines.

Figure 3.1: Embodied carbon hierarchy



The table below details the project specific upfront carbon limits derived using the NZBS Whole Life Carbon compliance tool. An embodied carbon options appraisal was conducted at RIBA stage 2, with the lowest embodied carbon structural solution chosen. The embodied carbon assessment for in-scope elements at RIBA stage 2 found that the design did not achieve the NZBS upfront carbon limit for structural elements, meaning that the overall limit was not achieved at this stage. Design optimisation at RIBA stage 3, removal of structural steel, optimisation of concrete reinforcement and the use of ground granulated blast furnace slag (GGBS) as replacement for cement within concrete, and reduced uncertainty factors in line with RICS whole life carbon assessment guidance, has reduced upfront carbon emissions for the structural elements, bringing the design closer to the limit. Embodied carbon within the façade has increased due to the replacement of timber cladding with brickwork, and the inclusion of elements that were excluded due to lack of information at RIBA 2.

Table 3.1: Salisbury DASH upfront carbon limits and performance against limits

Upfront carbon limits	Limit	RIBA 2	RIBA 3	Units
Total upfront carbon limit	2,138	2,322	2,162	tCO ₂ e
	383	455	387	kgCO ₂ e/m ²
Structural carbon limit	286	385	328	kgCO ₂ e/m ²
Façade carbon limit	97	31	59	kgCO ₂ e/m ²

3.1.3 Operational energy compliance

To reduce operational energy demand and associated carbon emissions, the project team have applied the energy hierarchy as described in Section 2 in line with the NZBS requirements. The project is targeting compliance with the following NZBS fabric performance specifications, which apply to secondary healthcare buildings:

Table 3.2: NHS NZBS fabric performance limits

	Element	Target	Unit
Fabric performance	Wall	0.15	W/m ² /k
	Floor	0.12	W/m ² /k
	Roof	0.12	W/m ² /k
	Window	1.20	W/m ² /k
Air tightness		2.5	m ³ /hr/m ² @50Pa
Glazing performance	East / South / West façade	0.35	g-value
		0.65	VLT
	North façade	0.5	g-value
		0.65	VLT

Clause 5.29 of the NZBS states that electricity sources using fossil fuels must be minimised as far as practically possible. As detailed in Section 2, there is a risk that sufficient grid electrical capacity will not be available to meet the demand of the building at the time of handover, and the building may require temporary electrical generation through a gas-fired CHP system. Should this be required, the development may not claim to be “net zero operational carbon” until the fossil fuel powered system is taken offline, as per clause 5.22 of the NZBS.

The table below details the project specific energy limits derived using the NZBS Operational Energy and Carbon compliance tool. Initial dynamic simulation modelling to confirm the performance of the current design against the energy limit has been completed RIBA stage 3, with a full TM54 assessment to be conducted at RIBA stage 4. The building is currently not expected to comply with the NZBS energy limit. This is largely driven by the ventilation requirements of the clinical facilities, necessitating the use of constant air volume systems, and the specification of systems that do not achieve the NZBS targets for specific fan power.

Table 3.3: Salisbury DASH energy limits and performance at RIBA 3

Energy limits	Limit	RIBA 3	Units
Total energy limit	334,645	508,400	kWh/ yr
Total regulated energy (without DHW)	82.1	125	kWh/m ² .yr
Total unregulated energy	120.8	Not assessed at this stage	kWh/m ² .yr

3.2 BREEAM

3.2.1 Approach

In line with Wiltshire Core Strategy’s Core Policy 41, Health Technical Memorandum 07-07 and NHS Net Zero Building Standard requirements, the Salisbury DASH is targeting an Excellent rating under the Buildings Research Establishment Environmental Assessment Method (BREEAM) UK New Construction Version 6.1 scheme. BREEAM is a third-party sustainability certification scheme that assesses the environmental, economic and social sustainability performance of projects within the following categories:

- Management: management throughout all stages of the project
- Health and Wellbeing: ensuring the safety and comfort of occupants
- Energy: energy efficiency and reduction of CO₂ emissions
- Transport: sustainable transport and reduction of CO₂ emissions
- Water: consumption and water efficiency
- Waste: minimisation and management of construction and operational waste
- Materials: reducing the environmental impact of building materials
- Land Use and Ecology: conserving and enhancing ecological value
- Pollution: minimising light, noise, watercourse and air pollution

Developments are awarded credits for various aspects of their design and construction within each of these categories, according to pre-defined criteria. Credits collected in each category are weighted according to their perceived importance, and the total score is then translated into a rating. By demonstrating compliance with prescribed quality and performance standards, a project achieves a score and associated rating ranging from Pass (30%) to Good (45%), Very Good (55%), Excellent (70%) and the highest-level Outstanding (85%).

The project is currently targeting a score of 77.40%, which exceeds the 70% threshold required for an Excellent rating. This section describes the activities undertaken at RIBA stages 0-3 to support the attainment of the targeted BREEAM score. A full breakdown of targeted credits is available as an appendix to this statement.

3.2.2 Management

Stakeholder engagement meetings have been held to discuss key requirements of the design with the client and relevant clinical specialists. A BREEAM Accredited Professional (AP) has been appointed to support the design team in embedding sustainability and BREEAM considerations into the Concept Design. The Contractor will be required to achieve the majority of credits associated with Responsible construction management, Commissioning and handover, and Aftercare.

Credits associated with lifecycle costing are not targeted at this stage.

3.2.3 Health and wellbeing

An indoor air quality plan is under development, and thermal comfort modelling will be conducted at the next stage. Specifications for lighting, internal finishes and HVAC systems shall be developed in line with the requirements of credits within this section.

The design team has reviewed the feasibility of targeting credits relating to daylighting and view out. Based on the current layouts, it is unlikely that these credits will be achievable.

3.2.4 Energy

Early-stage Part L compliance modelling has been undertaken for the building for both the scenario where the building is connected to the grid at handover and the scenario where the building is initially powered by 3no CHP systems. For both scenarios, it is expected that the minimum credits required for an Excellent rating will be achievable. For the grid-powered scenario, no PV is required to achieve the minimum required credits, but PV may be required on up to 20% of the roof area for Part L compliance. Solar PV will be required across the majority of the roof area to achieve Part L compliance and the necessary Ene 01 credits for the CHP scenario.

Further operational energy modelling to support BREEAM and NHS Net Zero Building Standard compliance will be undertaken at subsequent design stages, including CIBSE TM54 operational energy modelling. Should Part L modelling at subsequent stages not achieve the minimum credits required for an Excellent rating, the alternative BREEAM compliance route through completing CIBSE TM54 operational energy modelling is expected to be achievable at this stage.

A passive design analysis and low carbon technologies review have been carried out to identify measures to reduce energy demand and make use of on-site renewable energy. ASHPs will be specified to reduce carbon emissions associated with the development. It is noted that natural ventilation is not appropriate for the specialised clinical spaces within this development.

3.2.5 Transport

A travel plan has been developed to inform proposals for sustainable transport measures at the next design stage. Due to electrical capacity constraints at the site, electric car charging facilities are not proposed at this stage.

3.2.6 Water

Specification of sanitaryware will be developed at RIBA stage 4, however a minimum of one Wat 01 credit for efficient sanitaryware is targeted, equating to a 12.5% improvement in the water efficiency of sanitaryware in non-clinical areas compared to BREEAM benchmark data.

3.2.7 Materials

An embodied carbon options appraisal of superstructure, substructure and hard landscaping options has been completed at RIBA stage 2. The results of the chosen option have been used within NHS Net Zero Building Standard compliance reporting. An update to the embodied carbon assessment for RIBA stage 3 is ongoing, with structural elements found to have reduced in embodied carbon through the removal of steel elements, the optimisation of concrete slabs, and the use of GGBS as cement replacement within concrete.

A sustainable procurement plan has been developed to enable the specification of sustainably sourced construction products throughout the construction phase.

A material efficiency workshop was held with the design team to identify opportunities to reduce material use on the scheme at RIBA stage 2. This was reviewed at RIBA 3, with measures to be implemented including standardised façade design, use of cement replacement within concrete, and optimisation of the structural design to minimise slab thickness. Further opportunities will be identified and savings quantified by the design team at subsequent design stages.

3.2.8 Waste

A pre-demolition audit has been produced by the design team to identify opportunities to reuse materials from the demolition of the existing helipad.

A climate risk workshop was held during RIBA stage 2 to identify the risk associated with climate related hazards and propose adaptation measures. These will be reviewed and, where technically and economically feasible, implemented at future design stages, with thermal comfort modelling and detailed façade specifications to be developed at RIBA stage 4.

A review has been undertaken by the design team to identify opportunities to enhance the future adaptability of the building, and to enable disassembly at end of life. These recommendations will be implemented at future design stages where technically feasible.

3.2.9 Land use and ecology

A preliminary ecological survey has been undertaken by Emins. This will inform recommendations relating to conservation of ecology and biodiversity net gain (BNG). The project is targeting four credits for ecological enhancement, aligning to a BNG target of 10%. It is anticipated at this stage that off-site enhancement will be required to achieve the target.

3.2.10 Pollution

The building will be heated by refrigerant based systems, minimising local air pollution. It is noted that any temporary fossil fuel systems required for electrical generation should be chosen to minimise nitrous oxide, particulate and volatile organic compound pollution.

The site has been identified as being in a low flood risk zone. Detailed drainage calculations will be undertaken at future design stages.

A baseline noise survey and impact assessment has been undertaken, which identified very low existing background noise levels, and noted a recommendation for sound barriers to plant areas, which will be implemented in order to meet BREEAM requirements for noise pollution.

A. BREEAM credit tracker

Refer to STECC-MMD-XX-XX-SH-EN-080001 Salisbury DASH BREEAM Tracker NC V6.1

Salisbury Diagnostic and Surgical Hub

BREEAM Project Report
Document Number: STECC-MMD-XX-XX-SH-EN-080001
Rev 05

BREEAM Project Summary

Project Name:	Salisbury Diagnostics and Surgical Hub
Project description :	BREEAM Certification
Rating system used :	BREEAM UK New Construction V6.1
Date of latest issue :	30 June 2026

Current predicted BREEAM score: 77.40%

Potential BREEAM score: 102.18%

Current Secured BREEAM score: 7.00%

Current predicted BREEAM rating: BREEAM Excellent

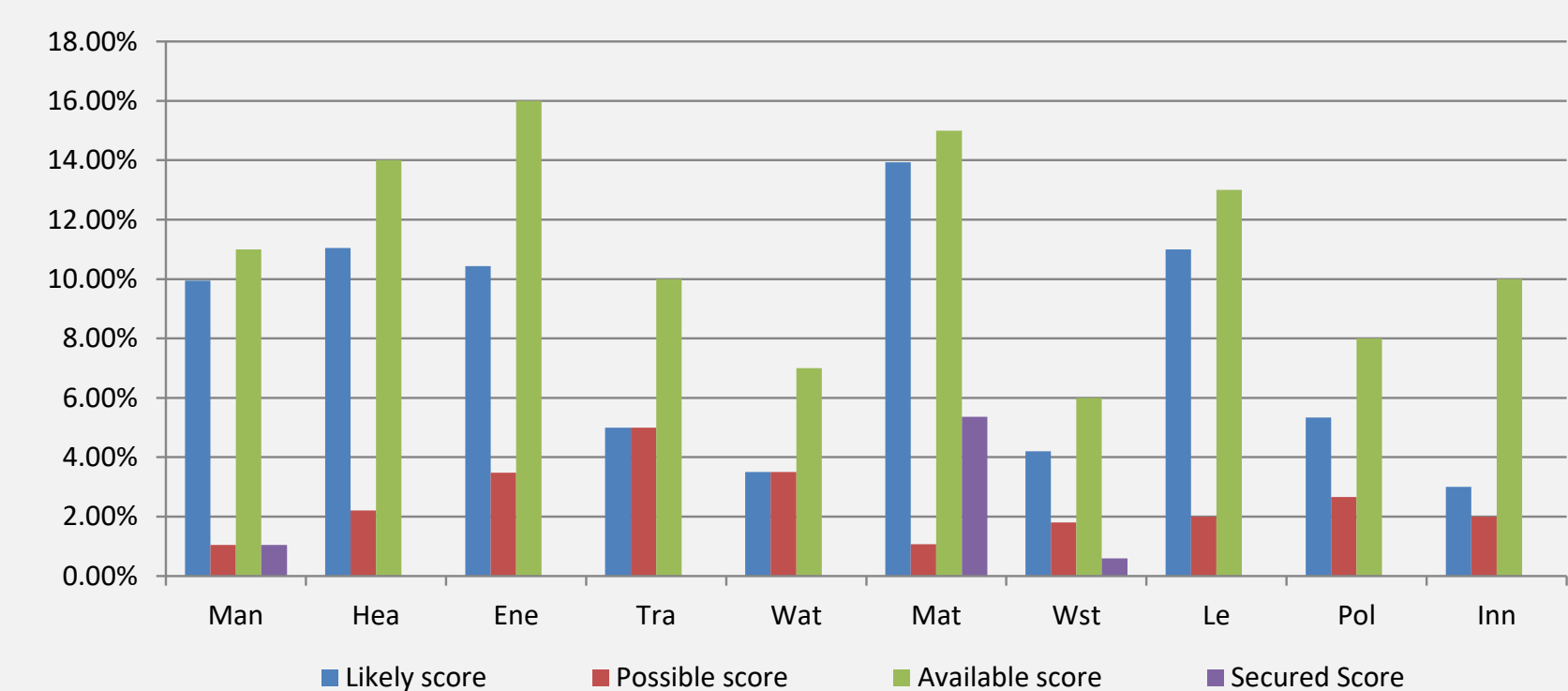
Potential BREEAM rating: BREEAM Outstanding

Current Secured BREEAM rating: Unclassified

This report presents the current status of the project in terms of likely BREEAM rating and is expected to be updated on a regular basis, as the submission process progresses.

Summary of BREEAM credits

Category	Credits available	Available score	Individual credit weighting	Credits likely	Credits possible	Likely score	Possible score	Credits secured
Man	21	11.00%	0.52%	19	2	9.95%	1.05%	1.05%
Hea	19	14.00%	0.74%	15	3	11.05%	2.21%	0.00%
Ene	23	16.00%	0.70%	15	5	10.43%	3.48%	0.00%
Tra	12	10.00%	0.83%	6	6	5.00%	5.00%	0.00%
Wat	8	7.00%	0.88%	4	4	3.50%	3.50%	0.00%
Mat	14	15.00%	1.07%	13	1	13.93%	1.07%	5.36%
Wst	10	6.00%	0.60%	7	3	4.20%	1.80%	0.60%
Le	13	13.00%	1.00%	11	2	11.00%	2.00%	0.00%
Pol	12	8.00%	0.67%	8	4	5.33%	2.67%	0.00%
Inn	10	10.00%	1.00%	3	2	3.00%	2.00%	0.00%
Total	142	110%		101	32	77.40%	102.18%	7.00%



BREEAM Minimum Standards Summary

BREEAM Issue	Pass	Good	Very Good	Excellent	Outstanding
Man 03 - Responsible Construction Practices	None	None	None	One credit (Responsible Construction)	Two credits (Responsible Construction)
Man 04 - Commissioning and Handover	None	None	One credit (Commissioning test schedule and responsibilities)	One credit (Commissioning test schedule and responsibilities)	One credit (Commissioning test schedule and responsibilities)
Man 04 - Commissioning and Handover	None	None	Criterion 11 (Building User Guide)	Criterion 11 (Building User Guide)	Criterion 11 (Building User Guide)
Man 05 - Aftercare	None	None	None	One credit (Commissioning implementation)	One credit (Commissioning implementation)
Ene 01 - Reduction of Energy Use and Carbon Emissions	None	None	None	Four credits (Energy Performance or Prediction of operational energy consumption*)	Six credits (Energy Performance or Prediction of operational energy consumption*)
Ene 02 - Energy Monitoring	None	None	One credit (First sub-metering credit)	One credit (First sub-metering credit)	One credit (First sub-metering credit)
Wat 01 - Water Consumption	None	One credit	One credit	One credit	Two credits
Wat 02 - Water Monitoring	None	Criterion 1 only	Criterion 1 only	Criterion 1 only	Criterion 1 only
Mat 03 - Responsible Sourcing of Construction Products	Criterion 1 only (Timber Sourcing)	Criterion 1 only (Timber Sourcing)	Criterion 1 only (Timber Sourcing)	Criterion 1 only (Timber Sourcing)	Criterion 1 only (Timber Sourcing)
Wst 01 - Construction Waste Management	None	None	None	None	One credit
Wst 03 - Operational Waste	None	None	None	One credit	One credit

*For the 'Prediction of operational energy consumption', it must be demonstrated that the operational energy performance has been substantially improved

Summary of BREEAM requirements: Management

Management													
Issue ref.	Credit title	RIBA Stage	Resp. Party	Minimum Mandatory Requirements	Key actions	Evidence Required	Likely credits	Impact on final score (Likely)	Possible credits	Impact on final score (Possible)	Secured Credits	Impact on final score (Secured)	Notes and comments
MAN 01	Project Brief and Design	RIBA Stage 2	Project Manager / Design team	N/A	One Credit - Project Delivery Planning Prior to completion of the Concept Design (RIBA Stage 2 or equivalent), the project delivery stakeholders have met to identify and define their roles, responsibilities and contributions for each of the key phases of project delivery.	1. Project Delivery plan setting out the process and scope of the project, and the roles of the project team. 2. Minutes from early stage meetings, demonstrating early stage contribution of project team.	1	0.52%	0	0.00%	0	0.00%	Evidence - Responsibility matrix produced at RIBA stage 2 detailing design team responsibilities for different elements over the RIBA work stages of the project. - Project execution plan produced by T&T at RIBA stage 2 detailing roles and responsibilities of team members within section 6 and appendix B.
		RIBA Stage 2	Project Manager / Design team	N/A	One Credit - Stakeholder Consultation (Interested Parties) 1. Prior to completion of the Concept Design stage, all relevant third party stakeholders have been consulted by the design team and this covers the minimum consultation content. 2. The project must demonstrate how the stakeholder contributions and outcomes of the consultation exercise have influenced or changed the Initial Project Brief and Concept Design. 3. Prior to completion of the detailed design (RIBA Stage 4, Technical Design or equivalent), consultation feedback has been given to, and received by, all relevant parties.	1. A list of the stakeholders consulted. 2. A consultation plan setting out the process and the scope of the consultation. 3. Agenda/minutes from consultation meetings. 4. Documentation demonstrating consultation feedback and subsequent actions.	1	0.52%	0	0.00%	0	0.00%	Evidence - Stakeholder engagement slides and meeting notes from stakeholder engagement meetings on 07/05/2025, 21/05/2025, 04/06/2025, 08/06/2025 - Meeting minutes from meeting between design team and Client Estates team on 30/07/2025. - Options Appraisal report reviewing options for site location of new clinical facility, including meeting notes from stakeholder engagement meeting on 22/01/2026
		RIBA Stage 1	Client	N/A	Pre-requisite for BREEAM AP Strategic sustainability performance targets should be agreed upon design stage.	The BREEAM AP appointment letter, as well as documentation confirming that the defined BREEAM performance target(s) has been formally agreed between the client and design/project team at an appropriate time.					Y		Evidence - Letter of appointment signed by client confirms that Mott MacDonald is appointed as BREEAM AP for the Feasibility and Concept Design stage, RIBA 1-2. - Trust Green Plan for 2021-2025 and for 2025-2028 state BREEAM Excellent target for new developments including Elective Care Centre/DASH
		RIBA Stage 2-4	Client / BREEAM AP	N/A	One Credit - BREEAM AP (Concept Design) A BREEAM AP has been appointed to facilitate the setting and achievement of BREEAM performance target(s) for the project. The design stage Sustainability Champion is appointed to perform this role during the feasibility stage (Stage 1, Preparation and Brief stage, as defined by the RIBA Plan of Work 2013 or equivalent).	Documentation confirming that the BREEAM AP is monitoring progress. This could be demonstrated by: 1. Meeting Minutes 2. Recorded Correspondence 3. BREEAM AP Reports 4. Relevant sections/clauses in the building specification	1	0.52%	0	0.00%	1	0.52%	Evidence - Meeting invites issued to design team, Client and BREEAM Assessor and AP for a BREEAM workshop during ECC RIBA stage 2 and DASH RIBA 2 redesign. - BREEAM Credit tracker issued to the design team following the RIBA stage 2 workshop on 12/05/2025 and redesign workshop on 07/04/2026. - Email from BREEAM Assessor to the design team, BREEAM AP and client following the RIBA stage 2 workshop on 12/05/2025 and redesign workshop on 07/04/2026.. - Letter of appointment signed by client confirms that Mott MacDonald is appointed as BREEAM AP for the Feasibility and Concept Design stage, RIBA 1-2. - Email chain demonstrating the BREEAM AP provided support to design team regarding Ene 01 compliance at RIBA 2.
			Client / BREEAM AP	N/A	One Credit - BREEAM AP (Developed Design) A BREEAM AP is appointed to monitor progress against the agreed BREEAM performance target(s) throughout the design process and formally report progress to the client and design team.	Same as above for Concept Design.	1	0.52%	0	0.00%	0	0.00%	
							4	2.10%	0	0.00%	1	0.52%	
MAN 02	Life Cycle Cost and Service Life Planning	RIBA Stage 2	Cost consultant	N/A	Two Credits - Elemental Life Cycle Cost (LCC) An elemental life cycle cost (LCC) analysis has been carried out, at Process Stage 2 (equivalent to Concept Design - RIBA Stage 2) together with any design option appraisals in line with 'Standardised method of life cycle costing for construction procurement' PD 156865:2008.	Elemental life cycle cost plan	0	0.00%	2	1.05%	0	0.00%	
		RIBA Stage 4	Cost consultant	N/A	One Credit - Component Level LCC Plan A component level LCC plan has been developed by the end of Process Stage 4 (equivalent to Technical Design – RIBA Stage 4) in line with PD 156865:2008 and includes the following component types (where present): a. Envelope, e.g. cladding, windows, and/or roofing b. Services, e.g. heat source cooling source, and/or controls c. Finishes, e.g. walls, floors and/or ceilings d. External spaces, e.g. alternative hard landscaping, boundary protection.	Component level life cycle cost plan	1	0.52%	0	0.00%	0	0.00%	
		N/A	Cost consultant	N/A	One Credit - Capital Cost Reporting Report the capital cost for the building in pounds per square metre (£k/m2), via the BREEAM Assessment Scoring and Reporting tool, Assessment Issue Scoring tab, Management section.	BREEAM Assessment Scoring and Reporting tool reporting the capital cost for the building in pounds per square metre (£k/m2).	1	0.52%	0	0.00%	0	0.00%	
									2	1.05%	2	1.05%	0

MAN 03	Responsible Construction Practices	N/A	Contractor	N/A	Pre-requisite - Legally harvested and traded timber All timber and timber based products used on the project is 'Legally harvested and traded timber'	A signed and dated letter or relevant section/clauses of the building specification confirming a commitment to meet the relevant criteria.	Y						
			Contractor	N/A	Pre-requisite - Healthcare NHS Buildings only To award any of the available credits for this issue, any party who at an stage manages the construction site (e.g. principal contractor, demolition contractor) operates and EMS	Contractors EMS certificate	Y						
			Contractor	Outstanding - Two credits (Responsible Sourcing) Excellent - One credit (Responsible Sourcing)	One Credit - Environmental Management The principal contractor operates an environmental management system (EMS) and implement best practice pollution prevention policies on-site in accordance with Pollution Prevention Guidelines, Working at construction and demolition-sites: PPG6.	Contractor EMS certificate Contractor pollution prevention policy document and signed template letter confirming that they shall implement the best practice pollution prevention policies on-site	1	0.52%	0	0.00%	0	0.00%	
		RIBA Stage 5 and 6	Contractor	Very Good - None Good - None	One Credit - BREEAM AP (Site) 1. The client and the contractor formally agree performance targets. 2. A BREEAM AP is appointed to monitor the project and BREEAM target(s), during the Construction, Handover and Close Out stages (as defined by the RIBA Plan of Works 2013, stages 5 and 6).	A signed and dated letter or relevant section/clauses of the building specification confirming a commitment to meet the relevant criteria.	1	0.52%	0	0.00%	0	0.00%	
			Contractor	Pass - None	Up to Two Credits - Responsible Construction Management The principal contractor evaluates the risks (on site and off site), plans and implements actions to minimise the identified risks. They shall also be responsible for on-site training, awareness and feedback and all site monitoring and report.	A signed and dated letter or relevant section/clauses of the building specification confirming a commitment to meet the relevant criteria.	2	1.05%	0	0.00%	0	0.00%	
			Contractor		Up to Two Credits - Monitoring of Construction, Site Impacts 1. Responsibility has been assigned to an individual(s) for monitoring, recording and reporting energy use, water consumption and transport data resulting from all on-site construction processes throughout the build programme. 2. To ensure the robust collection of information, this individual(s) must have the appropriate authority and responsibility to request and access the data required. Where appointed, the Sustainability Champion could perform this role.	A signed and dated letter or relevant section/clauses of the building specification confirming a commitment to meet the relevant criteria.	2	1.05%	0	0.00%	0	0.00%	
							6	3.14%	0	0.00%	0	0.00%	
MAN 04	Commissioning and Handover	N/A	Contractor	Outstanding - One credit (Commissioning test schedule and responsibilities) & Criterion 11 (Building User Guide)	One Credit - Commissioning - Testing Schedule and Responsibilities 1. A schedule of commissioning and testing that identifies a suitable timescale for commissioning and re-commissioning of all complex and non-complex building services and control systems, testing and inspecting building fabric. 2. All commissioning activities are carried out in accordance with current Building Regulations, BSRIA and CIBSE guidelines.	A Commissioning Schedule which provides details of responsibility.	1	0.52%	0	0.00%	0	0.00%	
			Contractor	Excellent - One credit (Commissioning test schedule and responsibilities) & Criterion 11 (Building User Guide) Very Good - One credit (Commissioning test schedule and responsibilities) & Criterion 11 (Building User Guide)	One Credit - Commissioning - Design and Preparation For buildings with complex building services and systems, a project team member is appointed during the design stage with responsibility for: a. Undertaking design reviews and giving advice on suitability for ease of commissioning. b. Providing commissioning management input to construction programming and during installation stages. c. Management of commissioning, performance testing and handover/post-handover stages.	A specialist commissioning manager letter of appointment during the design stage confirming role and responsibilities.	1	0.52%	0	0.00%	0	0.00%	
			Contractor	Good - None	One Credit - Testing and Inspecting Building Fabric The integrity of the building fabric, including continuity of insulation, avoidance of thermal bridging and air leakage paths is quality assured through completion of post construction testing and inspection.	Letter of commitment to carry out a thermographic survey and an airtightness test and inspection.	1	0.52%	0	0.00%	0	0.00%	
			Contractor	Pass - None	One Credit - Handover A Building User Guide (BUG) is developed prior to handover for distribution to the building occupiers and premises managers.	Signed and dated commitment by the client/developer or future building occupier to produce the following: a. A non-technical user guide for distribution to the building occupier. b. A technical user guide for the premises facilities managers. c. A non-technical training schedule for the building occupiers. d. A technical training schedule for the premises facilities managers.	1	0.52%	0	0.00%	0	0.00%	
							4	2.10%	0	0.00%	0	0.00%	
MAN 05	Aftercare	N/A	Contractor	Outstanding - One credit (Commissioning Implementation) Excellent - One credit (Commissioning Implementation) Very Good - None	One Credit - Aftercare Support There is (or will be) operational infrastructure and resources in place to provide aftercare support to the building occupier(s). These should include: 1. Introduction Meeting 2. Training 3. Weekly on site attendance from support team 3. Helpline There is (or will be) operational infrastructure and resources in place to co-ordinate the collection and monitoring of energy and water consumption data for a minimum of 12 months, once the building is occupied.	Relevant section/clause of the building contract or a signed and dated commitment to provide the required aftercare support services. Evidence of a commitment to collect and monitor energy and water consumption data for a minimum of 12 months after occupation.	1	0.52%	0	0.00%	0	0.00%	Evidence 005 Letter to BREEAM Assessor from the client dated 13/06/25 confirms that they commit to establish operational infrastructure and resources for the collection and monitoring of energy and water consumption data for 12 months from occupation in line with Criterion 2.
			Contractor	Good - None	One Credit - Commissioning - Implementation Commissioning activities will be completed over a minimum 12-month period, once the building becomes substantially occupied.	Appointment letter(s) and/or commissioning responsibilities schedule.	1	0.52%	0	0.00%	0	0.00%	
			Client	Pass - None	One Credit - Post-Occupancy Evaluation The client or building occupier makes a commitment to carry out a post-occupancy evaluation (POE) exercise one year after initial building occupation.	A signed and dated commitment by the client/developer to ensure a POE will be carried out.	1	0.52%	0	0.00%	1	0.52%	Evidence Letter to BREEAM Assessor from the client dated 13/06/25 confirms that they commit to carry out post-occupancy evaluation in line with Criteria 4-7.
							3	1.57%	0	0.00%	1	0.52%	
Total Section Score:							19	9.95%	2	1.05%	2	1.05%	

Summary of BREEAM requirements: Health and Wellbeing

Health and Wellbeing

Issue ref.	Credit title	RIBA Stage	Resp. Party	Key actions	Evidence Required	Likely credits	Impact on final score (Likely)	Possible credits	Impact on final score (Possible)	Secured Credits	Impact on final score (Secured)	Notes and comments
HEA 01	Visual Comfort	N/A	Architect	<u>One Credit - Control of glare from sunlight</u> Identify areas at risk of glare using a glare control assessment. The glare control strategy must not increase energy consumption used for lighting.	Glare control assessment. Design drawings / specifications detailing the control strategy.	1	0.74%	0	0.00%	0	0.00%	
			Architect & MEP modelling	<u>Up to two credits - Daylighting</u> The relevant building areas meet the following good practice daylight factor(s): 1. Average Daylight Factor of 2% for at least 80% of the regular floor area AND 2. A uniformity ratio of at least 0.3 or a minimum point daylight factor of at least 0.3 times the relevant average daylight factor. OR 3. At least 80% of the room has a view of sky from desk or table top height and the room depth criterion d/w +d/HW < 2/(1-RB) is satisfied. 4. At least 80% of the room has 300 lux for 2000 hours per year or more	1. Design drawings. 2. Daylight calculations.	0	0.00%	2	1.47%	0	0.00%	NOTE: Relevant building areas for Healthcare: Staff and public areas, occupied patient areas (dayrooms, wards) and consulting rooms.
			Architect	<u>One credit - Views out</u> 1. 95% of the floor area in relevant building areas is within 8m of a wall with a permanent opening that provides an adequate view out. 2. The window/opening must be ≥ 20% of the surrounding wall area. Where the room depth is greater than 8m, refer to credit link for further detailed explanation. 3. The view out must be a view of a landscape or buildings (rather than just the sky) at seated eye level (1.2–1.3m) within the relevant building areas and should ideally be through an external window.	1. Design drawings and calculations 2. Daylighting 3. Design drawings. 4. Daylight calculations.	0	0.00%	1	0.74%	0	0.00%	NOTE: Relevant building areas for Healthcare: Staff and public areas, occupied patient areas (dayrooms, wards) and consulting rooms.
			Electrical engineer	<u>One Credit - Internal and External Lighting Levels, Zoning and Control</u> Internal 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 2012. For areas where computer screens are regularly used, the lighting design complies with CIBSE Lighting Guide 72 sections 2.4, 2.13 to 2.15, 2.20, and 6.10 to 6.20 External All external lighting located within the construction zone is specified in accordance with BS 5489 1:2013 Code for the practice for the design of road lighting. Lighting of roads and public amenity areas and BS EN 12464-2:2014 Light and lighting - Lighting of work places - Part 2: Outdoor work places. Zoning Internal lighting is zoned to allow for occupant control	1. Relevant section/clauses of the building specification or contract OR a letter of formal confirmation of compliance from the relevant design team member. 2. Design drawings	1	0.74%	0	0.00%	0	0.00%	
									2	1.47%	3	2.21%

HEA 02	Indoor Air Quality	N/A	Mechanical engineer	Prerequisite - IAQ Plan A site-specific indoor air quality plan has been produced and implemented in accordance with the guidance in Guidance Note GN06. The plan must be produced no later than the end of Concept Design.	Completed IAQ Plan	Y						
			Mechanical engineer	One credit - Ventilation 1. Provide fresh air into the building in accordance with the relevant standard for ventilation. 2. Ventilation pathways are designed to minimise the ingress and build-up of air pollutants inside the building 3. Where present, HVAC systems must incorporate suitable filtration to minimise external air pollution, as defined in BS EN 16798-3:2017. The specified filters should achieve supply air classification of at least SUP 2. 4. Occupied spaces have carbon dioxide (CO ₂) or air quality sensors specified in accordance with Building Regulations ADF2 and: - In mechanically ventilated buildings or spaces, sensors are linked to the mechanical ventilation system and provide demand-controlled ventilation to the space. - In naturally ventilated buildings or spaces, sensors either have the ability to alert the building owner or manager when CO2 levels exceed the recommended set point, or are linked to controls with the ability to adjust the quantity of fresh air, e.g. automatic opening windows or roof vents. - The total number of sensors, and the net internal area of relevant areas covered by the sensors, is reported 5. The ventilation strategy provides adequate ventilation rates throughout the year, including sufficient airflow rates in summer to prevent overheating and maintain required thermal comfort conditions, in accordance with: - CIBSE AM10 (for naturally ventilated buildings) - CIBSE AM13 (for mixed-mode buildings)	1. Mechanical Ventilation Relevant section/clauses of the building specification or contract, design drawings detailing the location of the building air intakes and external sources of pollution. 2. Natural ventilation: a) Relevant section/clauses of the building specification or contract b) Formal letter from the design team with details of the ventilation strategy and calculations/results from appropriate software modelling tool(s)	1	0.74%	0	0.00%	0	0.00%	
			Architect	Up to two credits: Emission from Construction Products 1. Only products that are installed or applied in parts of the building where their VOC emissions are likely to affect indoor air quality need to be assessed. 2. Products specified for specialist applications may be exempted from meeting the emission limits, where it can be demonstrated that there are no alternative products available that can perform the function and meet the emission limits in Table 5.11 (see credit link). 3. Testing must follow ISO 11890-226 or ISO 1789527 or calculation based on the ingredients and raw materials. One Credit: 1. Three out of the five product types meet the emission limits, testing requirements in Table 5.11 (See credit link). 2. 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. Two credits: All of the product types listed meet the emission limits and testing requirements.	1. Evidence must be provided to show that the paints protect against mould growth: EN 15457 and EN 1545. 2. Evidence could include appropriate test results, or manufacturer's product information or declaration. 3. Manufacturers' self-declaration of emission levels from construction products is acceptable in the form of technical specification sheets or manufacturers' literature provided the testing has been performed by an accredited laboratory in accordance with ISO 11890-226, ISO 1789527 or calculation based on the ingredients and raw materials. OR, where the manufacturer declares that the product contains no formaldehyde or VOCs. 4. Inherently non-VOC emitting products do not need to be assessed and can be deemed fully compliant with the criteria. 4. All organisations used for sampling and analysis of indoor air or for analysis of emissions from construction products must be accredited to ISO/IEC 17025 covering sampling (formaldehyde and VOCs in air) and chemical analysis (determination of formaldehyde and VOCs).	2	1.47%	0	0.00%	0	0.00%	
			Contractor	One Credit - Post-Construction Indoor Air Quality Measurement 1. The formaldehyde concentration in indoor air is measured post construction (but pre-occupancy) and does not exceed 100µg/m³ averaged. Formaldehyde sampling and analysis is performed in accordance with ISO 16000-2 and ISO 16000-3 2. The total volatile organic compound (TVOC) concentration in indoor air is measured post construction (but pre-occupancy) and does not exceed 300µg/m³ over 8 hours and TVOC sampling and analysis is performed in accordance with ISO 16000-5 and ISO 16000-6 or ISO 16017-1	A written commitment to undertake the relevant testing and remediation if necessary.	1	0.74%	0	0.00%	0	0.00%	
						4	2.95%	0	0.00%	0	0.00%	

HEA 04	Thermal Comfort	RIBA Stage 3	Building sciences	One credit - Thermal model 1. Thermal modelling to be carried out using software in accordance with CIBSE AM11 Building Energy and Environmental Modelling. The software used to carry out the simulation at the detailed design stage provides full dynamic thermal analysis. 2. The thermal modelling demonstrates that the relevant requirements are achieved in accordance to the criteria set out in CIBSE Guide A Environmental design. Dynamic thermal simulation software packages currently provide the facility for building designs to be assessed under external climatic conditions specific to geographic location. 3. Overheating limits: CIBSE TM52: The limits of thermal comfort: avoiding overheating in European buildings or CIBSE TM59: Design methodology for the assessment of overheating risk in homes. 4. HSE considers 80% of occupants as a reasonable limit for the minimum number of people who should be thermally comfortable in an environment.	1. A copy of the results from the modelling demonstrating the internal temperatures are in compliance with the relevant standards including a projected climate change environment. 2. Formal written confirmation from the design team confirming the name of the modelling software and that it has been selected and applied in accordance with AM11. 3. Completed BREEAM assessment scoring and reporting tool	1	0.74%	0	0.00%	0	0.00%	
		N/A	Building sciences	One credit - Design for Future Thermal Comfort The thermal modelling demonstrates that the relevant requirements are achieved for a projected climate change environment (Test Reference Years (TRYs) and Design Summer Years (DSYs) provided by CIBSE (2016) (Thermal modelling credit must be achieved)	1. Naturally ventilated buildings Time period: 2050s Emissions scenario: Medium (A1B) 50th percentile DSY 2 and DSY 3 2. Mechanically ventilated or mixed mode buildings Time period: 2020s Emissions scenario: High (A1F1) 50th percentile DSY 2 and DSY 3	1	0.74%	0	0.00%	0	0.00%	
		N/A	Mechanical engineer	One credit - Thermal Zoning and Controls 1. The strategy for proposed heating or cooling systems demonstrates that it has addressed different zones within the building, and how the building services could efficiently and appropriately heat or cool these areas and the degree of occupant control required for these zones. 2. How the proposed systems will interact with each other 3. The need or otherwise for an accessible building user actuated manual override for any automatic systems. (Thermal modelling credit must be achieved)	The temperature control strategy for the building.	1	0.74%	0	0.00%	0	0.00%	
						3	2.21%	0	0.00%	0	0.00%	
HEA 05	Acoustic Performance	N/A	Acoustician	Up to three credits - Acoustic Performance The building meets the appropriate acoustic performance standards and testing requirements defined in the checklists and tables section which defines criteria for the acoustic principles of: 1. Sound insulation 2. Indoor ambient noise level 3. Room acoustics. OR A suitably qualified acoustician (SQA) is appointed to define a bespoke set of performance requirements for all function areas in the building using the same three principles as above. Please view Tables 5.14-5.18 for specific requirements. (see credit link) 1. Measurements of sound insulation (airborne and impact) should be made in accordance with the relevant part of BS EN ISO 16283 series. 2. Measurements of reverberation time should be made in accordance with the engineering grade (or better) requirements of BS EN ISO 3382-2:20087 and conducted within one in four rooms (or teaching spaces) of each room type of performance requirement category and construction type.	1. Professional report/study and calculations from the acoustician. 2. Letter of appointment / confirmation demonstrating when the acoustician was appointed. 3. Acoustician CV 4. Relevant section / clauses of the building specification or contract and / or formal letter from the project team regarding commitments and confirmation that the relevant performance standards. 5. Written confirmation from the third party verifier that they comply with the definition of an SQA is required 6. Compliance test body: accredited by a member of the International Accreditation Forum OR ANC Registration Scheme OR can provide evidence that they follow the relevant principles of BS EN ISO/IEC 17024	3	2.21%	0	0.00%	0	0.00%	Evidence - RIBA 2 acoustics report dated March 2026. - CV of Elena de Juan who produced the RIBA 2 acoustic report
					3	2.21%	0	0.00%	0	0.00%		
						3	2.21%	0	0.00%	0	0.00%	
HEA 06	Security	RIBA Stage 2	Security specialist	One credit - Security of Site and Building 1. A Suitably Qualified Security Specialist (SQSS) conducts an evidence-based Security Needs Assessment (SNA) during or prior to Concept Design (RIBA Stage 2 or equivalent). 2. The SQSS develops a set of security controls and recommendations for incorporation into the proposals. 3. The controls and recommendations shall be incorporated into proposals and implemented in the as-built development. The scope of the recommended security controls: - Design and layout (e.g. crime prevention through environmental design) - Physical security (e.g. tested and certified security products) - Technological security (e.g. Tested and certified alarms, automatic access control systems, CCTV)	1. A copy of the SNA from the SQSS confirming the scope of their advice /involvement, the stage of design at which their advice was sought and a summary of their recommendations. 2. A marked up copy of the site/design plans highlighting examples of conformity with SQSS recommendations; OR a copy of the specification clause confirming that the development will conform with SQSS recommendations.	1	0.74%	0	0.00%	0	0.00%	12/05/2025 Edmund Ellert (Salisbury NHS Trust) to confirm whether Trust security team can support as SQSS. KW and LA to confirm if anyone in MM can fulfil SQSS role. 15/07/2025 Client confirmed internal staff only have SIA accreditation. Potential to drop this credit. 29/07/2025 Dropped to Possible 07/04/2026 Trust to review targeting this credit. KW to double check re SIA accreditation. 21/05/2026 SNA in progress - Kabsec. To be completed in next few weeks.
						1	0.74%	0	0.00%	0	0.00%	

HEA 07	Safe and Healthy Surroundings	N/A	Architect / Landscape Architect	One credit - Safe access 1. Dedicated cycle paths and footpaths: direct access from the site entrance(s) to the building entrance(s) or cycle storage 2. Dedicated pedestrian crossings: pedestrian routes cross vehicle access routes 3. Pedestrian drop-off areas: access to roads and direct access to other footpaths. 4. Delivery areas: not accessed through general parking areas and do not cross pedestrian and cyclist paths. They also must not share outside amenity areas accessible to building users and general public. 5. Dedicated parking or waiting area for goods vehicles with appropriate separation from the manoeuvring area and staff and visitor car parking. 6. Parking and turning areas are designed for simple manoeuvring according to the type of delivery vehicle likely to access the site.	1. Marked up site plans	1	0.74%	0	0.00%	0	0.00%	12/05/2025 No new car parking, however drop off and delivery areas to be provided. Dedicated cycle path may be a challenge within existing site. Downgraded to P - to be reviewed when site plan available.
			Architect / Landscape Architect	One Credit - Outside Space There is an outside space providing building users with an external amenity area. Appropriate size of the outside space, the building type, function, shift patterns and occupancy numbers should be considered. 1. Outdoor landscaped area: for example a garden, balcony or terrace; the majority of the space should be open to the sky. 2. Appropriate seating areas and be non-smoking. 3. Location to ensure accessibility to all building users and avoid areas with disturbances from sources of noise (e.g. building services, car parks, busy roads, delivery areas etc.).	1. Marked up site plans 2. Calculations for outside space area.	1	0.74%	0	0.00%	0	0.00%	
								2	1.47%	0	0.00%	0
Total Section Score:						15	11.05%	3	2.21%	0	0.00%	

Summary of BREEAM requirements: Energy

Energy													
Issue ref.	Credit title	RIBA Stage	Resp. Party	Minimum Mandatory Requirements	Key actions	Evidence Required	Likely credits	Impact on final score (Likely)	Possible credits	Impact on final score (Possible)	Secured Credits	Impact on final score (Secured)	Notes and comments
ENE 01	Reduction of Energy Use and CO2 Emissions		Mechanical engineer/ building sciences	Outstanding - Six credits (Energy Performance or Prediction of operational energy consumption)	Up to Nine Credits - Energy performance Calculate the Energy Performance Ratio for New Construction (EPR _{NC}). To achieve any rating, a EPRnc of at least 0.1 would be required. To achieve 'Excellent', a EPRnc of at least 0.4 would be required. To achieve 'Outstanding', a EPRnc of at least 0.60 would be required.	1. A copy of the Building Regulations Output Document from the approved software. The output documents must be based on the design stage of analysis. 2. A copy of the Building Regulations Output 3. Completed Ene01 calculator	4	2.78%	2	1.39%	0	0.00%	Evidence - BRUKL.inp file produced at RIBA 2 achieving 5 credits when uploaded to BREEAM Projects - Letter to BREEAM Assessor from the client dated 13/06/25 confirms that they commit to undertake post-occupancy energy monitoring in line with Criteria 14-17. - Ene 01 and Ene 04 report produced by Mott MacDonald at RIBA 2.
		RIBA Stage 2	Mechanical engineer/ building sciences	Excellent - Four credits (Energy Performance or Prediction of operational energy consumption) Very Good - None Good - None Pass - None	Four Credits - Prediction of Operational Energy Consumption 1. The project team analyses the proposed building design and development during Concept Design to identify opportunities for the implementation of passive design measures. 2. Estimate the occupancy, energy use for unregulated energy loads and management practices. 3. Undertake detailed energy modelling to predict the building energy consumption. 4. Undertake sensitivity analysis to determine the factors that can significantly impact building energy consumption. 5. Based on the results of the sensitivity analysis, and in discussion with the project team, the client and the prospective occupier devise scenarios to explore how high impact factors might influence the building energy consumption. 6. Undertake scenario modelling and use these findings to inform improvements to design of the building and to operational, maintenance, and handover strategies. 7. Determine an energy target for the building based on the results of the scenario modelling. 8. At the post-construction stage, the scenario modelling should be repeated to reflect the post construction building specification and, if necessary, adjust the targets.	1. Workshop minutes, agreed outcomes. 2. Predicted energy consumption values, design assumptions, input data and risk assessments reported as detailed in the Energy Prediction and Post-occupancy guidance available from the BREEAM website. 3. Confirmation of suitably qualified energy modeller's qualifications and experience. 4. The total carbon neutral energy generation (kWh/yr) 5. The source of the carbon neutral energy 6. Calculated estimate of energy consumption from unregulated systems or process (kWh/yr) (only required if confirming zero regulated carbon or carbon negative exemplary credits) 7. Calculated estimate of exported energy surplus (only required if confirming carbon negative status). 8. The client's commitment to proceed to the post occupancy stage and report the energy consumption. 9. Drawings	4	2.78%	0	0.00%	0	0.00%	
			Mechanical engineer/ building sciences		Exemplary Level: Two credits – Post-occupancy stage 1. Achieve maximum available credits in Ene 02 Energy monitoring. 2. The client or building occupier commits funds to pay for the post occupancy stage. This requires an assessor to be appointed and to report on the actual energy consumption compared with the targets set for initial energy model. 3. The energy model is submitted to BRE and retained by the building owner. 4. The building owner will need to Report energy consumption for the first 12 months (broken down monthly) of normal occupancy for all relevant end uses and compare reported energy consumption figures with previous targets. Identify causes of discrepancies and the remediation actions required.	1. Assessor's report on actual energy usage in comparison with energy model. 2. Written report stating possible/necessary amendments to current energy usage.	2	1.39%	0	0.00%	0	0.00%	
								10	6.96%	2	1.39%	0	
ENE 02	Energy Monitoring		Electrical engineer	Outstanding - One credit (First sub-metering credit)	One Credit - Sub-metering of end-use categories 1. Install energy metering systems so that at least 90% of the estimated annual energy consumption of each fuel is assigned to the end-use categories. 2. The end energy use is identifiable to the building user. 3. Meter the energy consumption in buildings according to the total useful floor area: - If the area is greater than 1,000m², by end-use category with an appropriate energy monitoring and management system. - If the area is less than 1,000m² use an energy monitoring and management system OR Separate accessible energy sub-meters with pulsed or other open protocol communication outputs, for future connection to an energy monitoring and management system.	1. Specification document or technical drawing confirming energy-consuming systems and their rated outputs; metering arrangements for each system, type and location of meter specified. 2. Confirmation the metering provisions have been designed to facilitate the benchmarking of energy performance as set out in CIBSE TM46 Energy benchmarks.	1	0.70%	0	0.00%	0	0.00%	
		Excellent - One credit (First sub-metering credit)											
		Very Good - One credit (First sub-metering credit)											
		Good - None											
		Pass - None	One Credit - Sub-metering of high energy load and tenancy areas 1. Monitor a significant majority of the energy supply with an accessible energy monitoring and management system for tenanted areas or relevant function areas. OR Separate accessible energy sub-meters with pulsed or other open protocol communication outputs for future connection to an energy monitoring and management system for tenanted areas or relevant function areas. 2. Sub-meter per floor plate in large single occupancy or single-tenancy buildings with one homogeneous function	1	0.70%	0	0.00%	0	0.00%				
						2	1.39%	0	0.00%	0	0.00%		

ENE 03	External Lighting		Electrical engineer	N/A	One Credit - External Lighting No external lighting (which includes lighting on the building, at entrances and signs) OR External light fittings within the construction zone with: - Initial luminous efficacy of not less than 70 luminaire lumens per circuit Watt - Automatic control to prevent operation during daylight hours - Presence detection in areas of intermittent pedestrian traffic.	1. Marked up site plan and building elevations showing the location and purpose of all external light fittings. 2. Lighting specification or lighting designer's calculations confirming the lamp lumens/circuit watt for each type of fitting as well as the colour rendering index (where appropriate) 3. The external lighting control strategy	1	0.70%	0	0.00%	0	0.00%	
							1	0.70%	0	0.00%	0	0.00%	
ENE 04	Low Carbon Design	RIBA Stage 2	Building sciences / Architect	N/A	Two Credits - Passive Design One Credit: Passive Design Analysis 1. Achieve the first credit Hea 04 Thermal comfort: One credit - Thermal modelling. 2. Identify opportunities for the implementation of passive design measures during Concept Design and implement measures to reduce the total heating, cooling, mechanical ventilation, lighting loads and energy consumption. 4. Quantify the reduced total energy demand and carbon dioxide (CO ₂ -eq). One Credit: Free Cooling 1. Include a free cooling analysis to the passive design analysis. 2. Identify opportunities for the implementation of free cooling solutions. 3. The building is naturally ventilated or uses a combination of the free cooling strategies. One Credit - Low Zero Carbon Feasibility Study 1. A feasibility study has been carried out by the completion of the Concept Design stage (RIBA Stage 2 or equivalent) by an energy specialist (see credit link) to establish the most appropriate recognised local (on-site or near-site) low or zero carbon (LZC) energy source(s) for the building/development. 2. A local LZC technology/technologies has/have been specified for the building/development in line with the recommendations of this feasibility study and this method of supply results in a meaningful reduction in regulated carbon dioxide (CO2) emissions.	Results from the passive design analysis including the analysis of free cooling and identified opportunities for the implementation of passive design solutions. The team demonstrate a meaningful reduction in the total energy demand through the use of passive design solutions.	1	0.70%	0	0.00%	0	0.00%	Evidence - Ene 01 and Ene 04 report produced by Mott MacDonald at RIBA stage 2.
			Mechanical engineer			Copy of the specification/design documentation showing the use of free cooling in the development.	0	0.00%	1	0.70%	0	0.00%	
		RIBA Stage 2	Building sciences			A copy of the feasibility study report Marked up design plans or specifications confirming the proposed installation of LZC technology and manufacturers technical data (details or calculations) stating the carbon savings as a result.	1	0.70%	0	0.00%	0	0.00%	
							2	1.39%	1	0.70%	0	0.00%	
ENE 06	Energy Efficient Transportation Systems		Electrical engineer	N/A	One Credit - Energy Consumption 1. Analyse the transportation demand and usage patterns for the building to determine the optimum number and size of lifts, escalators or moving walks 2. Calculate the energy consumption in accordance with BS EN ISO 25745 Part 2 or Part 3 for at least two systems for each transportation type. 3. Consider the use of regenerative drives: Regenerative drives will typically be appropriate for lifts with high travel and high intensity use. 4. Specify the transportation system with the lowest energy consumption.	A copy of the relevant report or documentation detailing the analysis undertaken and findings/recommendations.	1	0.70%	0	0.00%	0	0.00%	12/05/2025 Design team to confirm presence of lifts for patients and staff. 07/04/2026 Confirmed 3 lifts present in building. Lift analysis undertaken at next stage.
			Electrical engineer		Two Credits - Energy Efficient Features One Credit: Lifts 1. Specify the energy efficient features for a standby condition for off-peak periods, the lift car lighting (> 70 luminaire lumens per circuit Watt) and the use of a drive controller capable of variable speed, variable-voltage, and variable-frequency (VVVF) control of the drive motor. 2. Specify regenerative drives where their use is demonstrated to save energy.	Copy of the specification showing that the lift, escalator or moving walkway is compliant with BREEAM requirements. Technical specification sheets for the proposed lift, escalator or moving walkway.	1	0.70%	0	0.00%	0	0.00%	
							2	1.39%	0	0.00%	0	0.00%	
ENE 08	Energy Efficient Equipment		Electrical engineer	N/A	Two credits 1. Identify the building's unregulated energy consuming loads and estimate their contribution to the total annual unregulated energy consumption of the building, assuming a typical/standard specification. 2. Identify the systems or processes that use a significant proportion of the total annual unregulated energy consumption of the building. 3. Demonstrate a meaningful reduction in the total annual unregulated energy consumption of the building. (see credit link for Table 6.5)		0	0.00%	2	1.39%	0	0.00%	07/04/26 kW to review expected equipment types and confirm feasibility of achieving this credit.
							0	0.00%	2	1.39%	0	0.00%	
Total Section Score:							15	10.43%	5	3.48%	0	0.00%	

Summary of BREEAM requirements: Transport

Transport												
Issue ref.	Credit title	RIBA Stage	Resp. Party	Key actions	Evidence Required	Likely credits	Impact on final score (Likely)	Possible credits	Impact on final score (Possible)	Secured Credits	Impact on final score (Secured)	Notes and comments
TRA 01	Transport Assessment and Travel Plan	RIBA Stage 1-2	Transport specialist	Two Credits - Transport Assessment and Travel Plan 1. During the feasibility and design stages, develop a travel plan based on a site-specific travel assessment or statement. 2. The site-specific travel assessment or statement covers: - Travel patterns, - Transport impact of building users, - Current local environment for walkers and cyclists, - Facilities for cyclists - Disabled access - Calculation of the existing public transport Accessibility Index (AI). 3. The travel plan includes proposals to increase or improve sustainable modes of transport and movement of people and goods. 4. If the occupier is known, involve them in the development of the travel plan. 5. Demonstrate that the travel plan will be implemented post construction and be supported by the building's management in operation.	A copy of the travel assessment and travel plan.	2	1.67%	0	0.00%	0	0.00%	Evidence - Letter to BREEAM Assessor from the client dated 13/06/25 confirms that they commit to implementing the Travel Plan in line with Criterion 5. - Train timetables from Salisbury station - Bus timetables from Salisbury District Hospital - Completed Tra 01 spreadsheet showing AI of 3.81 - Screenshot from Google maps indicates that nearest bus stop to site is approx. 350m away - Email from Transport Consultant dated 27/03/2026 confirms that transport assessment and travel plan is underway, but confirmation of the design is needed to finalise the assessment.
						2	1.67%	0	0.00%	0	0.00%	
TRA 02	Sustainable Transport Measures		Design team	Prerequisite A BREEAM compliant Travel Plan is produced in line with criteria 3-5 per Tra 01 - Transport Assessment and Travel Plan.	Provide appropriate documentation demonstrating that the proposed sustainable transport measures are in place.	Y						Possibility of targeting the following credits: - Accessible amenities - targeted - Enhanced amenities - not likely to be feasible as relevant amenities (e.g. pharmacy) are already present - Dedicated bus service - possibility of providing shuttle bus from park and ride - Provision of public transport information system - EV charging to 10% of spaces - Not targeted due to electrical capacity constraints - Car sharing group + priority parking for car sharers - car share scheme is in place, dedicated area available in Car Park 9. - Cycle storage - targeted - Cyclist facilities - targeted
				10 credits - Transport Options Implementation 1. Identify the sustainable transport measures. See credit link for Table 7.4 2. Award credits according to the existing Accessible Index (AI) of the project, and the total number of points achieved for the options implemented. See credit link for Table 7.3. 3. Refer to credit link for Table 7.5 for requirements on cyclists facilities. 4. Refer to credit link for Table 7.6 for requirements on amenities for different building types.		4	3.33%	6	5.00%	0	0.00%	Special healthcare building types, e.g. chemotherapy outpatient centre or maternity ward—for such building types, given the nature of the building function, the cycle storage spaces for '2 consulting rooms OR 10 beds' (i.e. those intended for patients and visitors), might be excluded, as it is unlikely that patients and accompanying visitors would be cycling to and from the centre.
						4	3.33%	6	5.00%	0	0.00%	
Total Section Score:						6	5.00%	6	5.00%	0	0.00%	

Summary of BREEAM requirements: Water

Water												
Issue ref.	Credit title	Resp. Party	Minimum Mandatory Requirements	Key actions	Evidence Required	Likely credits	Impact on final score (Likely)	Possible credits	Impact on final score (Possible)	Secured Credits	Impact on final score (Secured)	Notes and comments
WAT 01	Water Consumption	Architect	Outstanding - Two credits Excellent - One credit Very Good - One credit Good - One credit Pass - None	Up to Five Credits - Water Consumption Please specify the performance of the building's domestic water-consuming components so the data can be inputted into the Wat 01 Calculator.	1. A copy of relevant sections of the sanitary ware specification and/or manufacturer's details confirming the type and amount of fittings and controls installed. Effective flow volumes and the number of fittings required to fill in the calculator. 2. Copy of the Wat 01 Calculator	1	0.88%	4	3.50%	0	0.00%	
						1	0.88%	4	3.50%	0	0.00%	
WAT 02	Water Monitoring	Mechanical engineer	Outstanding - Criterion 1 only (Water meter specified) Excellent - Criterion 1 only (Water meter specified) Very Good - Criterion 1 only (Water meter specified) Good - Criterion 1 only (Water meter specified) Pass - None	One Credit - Water Monitoring 1. The specification of a water meter on the mains water supply to each building; this includes instances where water is supplied via a borehole or other private source. 2. Water-consuming plant or building areas, consuming 10% or more of the building's total water demand, are either fitted with easily accessible sub-meters or have water monitoring equipment integral to the plant or area. 3. Each meter (main and sub) has a pulsed or other open protocol communication output to enable connection to an appropriate utility monitoring and management system, e.g. a building management system (BMS), for the monitoring of water consumption. 4. If the construction zone is within a site that has an existing BMS, the pulsed/digital water meter(s) for the construction zone must be connected to the existing BMS	A copy of the specification clause confirming the specification and type of water meter(s) and the connection to the BMS.	1	0.88%	0	0.00%	0	0.00%	
						1	0.88%	0	0.00%	0	0.00%	
WAT 03	Water Leak Detection and Prevention	Mechanical engineer	N/A	One Credit - Leak Detection System A permanent, automated leak detection to be fitted on the mains water supply. The system must be able to alert building occupants of a leak, identify different flow and therefore leakage rates, be programmable to suit the owner/occupiers' water consumption criteria, designed to avoid false alarms caused by normal operation of large water-consuming plant.	1. A copy of relevant specification clauses confirming the scope and performance of leak detection systems; 2. Design drawings; 3. Manufacturer's details confirming the technical specification of the specified systems.	1	0.88%	0	0.00%	0	0.00%	NOTE - not applicable to toilet facilities in clinical areas. May apply to staff accommodation.
		Mechanical engineer		One Credit - Flow Control Devices Flow control devices on each WC area/facility to be included in the design.		1	0.88%	0	0.00%	0	0.00%	
								2	1.75%	0	0.00%	
Total Section Score:						4	3.50%	4	3.50%	0	0.00%	

Summary of BREEAM requirements: Materials

Materials												
Issue ref.	Credit title	RIBA Stage	Resp. Party	Key actions	Evidence Required	Likely credits	Impact on final score (Likely)	Possible credits	Impact on final score (Possible)	Secured Credits	Impact on final score (Secured)	Notes and comments
MAT 01	Life Cycle Impacts	RIBA Stage 2	Carbon specialist, structural engineer, architect	Up to Six Credits - Superstructure Path for Office, Industrial and Retail buildings only 1. During Concept Design and Technical Design, carry out a building LCA on of the superstructure design using either the BREEAM Simplified Building LCA tool or an IMPACT Compliant LCA tool. Those tools are recognised by BREEAM. 2. Submit the Concept Design Mat 01/02 Results Submission Tool to BRE at the end of Concept Design, and before planning permission is applied for. 3. Submit the Technical Design Mat 01/02 Results Submission Tool to BRE at the end of Technical Design. Path for all other building types 1. During Concept Design, carry out building LCA options appraisal of 2 to 4 significantly different superstructure design options (recognised by BREEAM). 2. For each design option, fulfil the same functional requirements specified by the client and all statutory requirements. 3. Integrate the LCA options appraisal activity within the wider design decision-making process. 3. Record the differences between the design options in the Mat 01/02 Results Submission Tool. Mark the option selected by the client and explain the reasons for selecting it and not selecting other options. 4. Submit the Mat 01/02 Results Submission Tool to BRE at the end of Concept Design, and before planning permission is applied for. 5. The same is to be done for the Technical Design LCA tool and Submit the Mat 01/02 Results Submission Tool to BRE at the end of Technical Design.	1. A copy of the completed Mat 01/02 Results Submission Tool 2. Specifications confirming a detailed description of each applicable element and its constituent materials; 3. Design drawings or specification detailing location and area (m2) of each applicable element. 4. The options appraisal summary document 5. Evidence that the LCA options appraisal summary document has been received by the design team and client (meeting minutes, letter of acknowledgement) 6. Evidence of how the LCA design options have informed the design decision-making process (e.g. meeting minutes, documented design development showing how the LCA options have affected the design).	6	6.43%	0	0.00%	4	4.29%	Evidence - Mat 01 tool completed for RIBA 2 - Mat 01 RIBA 2 Options Appraisal report dated 05/05/2026 confirming assessment of 4 superstructure options
		RIBA Stage 2	Carbon specialist, structural engineer, architect	One Credit - Substructure and hard landscaping options appraisal during Concept Design 1. During Concept Design identify opportunities for reducing environmental impacts: Carry out building LCA options (recognised by BREEAM) appraisal of a combined total of at least six significantly different substructure or hard landscaping design options. 2. Follow the paths 2-4 of Path for all other building types	The LCA options appraisal summary document includes substructure and hard landscaping according to the criteria.	1	1.07%	0	0.00%	1	1.07%	Evidence - Mat 01 tool completed for RIBA 2 - Mat 01 RIBA 2 Options Appraisal report dated 05/05/2026 confirms 6 options are assessed for substructure and hard landscaping
							7	7.50%	0	0.00%	5	5.36%
MAT 02	Environmental Impacts from Construction Products – Environmental Product Declarations (EPD)	N/A	Design team	One credit - Specification of Products with a Recognised Environmental Product Declaration (EPD). Specify construction products with EPD that achieve a total EPD points score of at least 20 points. Please refer to credit link for Tables 9.8 and 9.9 to learn show to score EPD points.	1. A completed copy of Mat 01/02 Results Submission Tool, including the material category classification. 2. Copies of EPD certificates OR specifications detailing the products to be procured with EPDs.	1	1.07%	0	0.00%	0	0.00%	
						1	1.07%	0	0.00%	0	0.00%	

MAT 03	Responsible Sourcing of Construction Products		Architect / Principal Contractor	Pre-Requirement All timber used on the project to be sourced in accordance with the UK Government's Timber Procurement Policy.	A letter of intent confirming that timber shall be sourced from suppliers capable of providing certification to the level required for the particular tier.	Y						
		RIBA Stage 2	Architect	One Credit - Sustainable procurement plan A sustainable procurement plan must be used by the design team to guide specification towards sustainable construction products. The plan must be in place prior to the end of Concept Design	Copy of the BREEAM compliant sustainable procurement plan.	1	1.07%	0	0.00%	0	0.00%	Evidence Sustainable Procurement Plan produced in March 2026.
			Design team	Up to 3 credits - Responsible Sourcing of Materials Credits available where specified materials comprising the main building elements are responsibly sourced in accordance with at least one BREEAM approved responsible sourcing scheme.	1. Design plan or specification confirming the location of elements and materials specified and details of the materials specified. 2. Documentary evidence detailing how the calculator tool has been completed e.g. specifications, certificates. 3. Completed copy of the Mat 03 Calculator tool.	2	2.14%	1	1.07%	0	0.00%	
								3	3.21%	1	1.07%	0
MAT 05	Designing for Durability and Resilience	N/A	Design team	One Credit 1. Identification of areas, both internally and externally, where vehicular, trolley and pedestrian movement occur. Environmental damage must also be accounted for. 2. Suitable durability and protection measures to be specified to prevent damage to vulnerable parts of the building. 3. The relevant building elements incorporate appropriate design and specification measures to limit material degradation due to environmental factors. 4. Please refer to credit link for Table 9.14.	1. Marked up design drawings illustrating vulnerable areas/parts of the building and the durability measures specified to protect those areas. 2. Evidence of discussions and design measures implemented to prevent degradation of materials from environmental factors.	1	1.07%	0	0.00%	0	0.00%	
												1
MAT 06	Material Efficiency	RIBA Stage 2-5	Design team	One Credit Opportunities have been identified, and appropriate measures investigated and implemented, to optimise the use of materials in building design, procurement, construction, maintenance and end of life. The above is carried out by the design/construction team in consultation with the relevant parties at each of the following RIBA stages: a. Preparation and Brief b. Concept Design c. Developed Design d. Technical Design e. Construction Develop and record the implementation of material efficiency during: a. Developed Design b. Technical Design c. Construction. Report the targets and actual material efficiencies achieved.	Written confirmation that opportunities will be identified, and appropriate measures investigated and implemented, to optimise the use of materials in building design, procurement, construction, maintenance and end of life at the relevant RIBA stages.	1	1.07%	0	0.00%	0	0.00%	Evidence - Material efficiency report outlining targets and processes for consideration of material efficiency throughout the project - Material efficiency report detailing the material efficiency workshop held on 17/06/2025 and updated for the RIBA 2 redesign of the DASH building. - Material efficiency opportunities matrix based on the design team RIBA 2 material efficiency workshop. (Appendix to #027)
						1	1.07%	0	0.00%	0	0.00%	
												1
Total Section Score:						13	13.93%	1	1.07%	5	5.36%	

Summary of BREEAM requirements: Waste

Waste													
Issue ref.	Credit title	RIBA Stage	Resp. Party	Minimum Mandatory Requirements	Key actions	Evidence Required	Likely credits	Impact on final score (Likely)	Possible credits	Impact on final score (Possible)	Secured Credits	Impact on final score (Secured)	Notes and comments
WST 01	Construction Waste Management	RIBA Stage 1-2	Waste specialist	Outstanding - One credit Excellent - None Very Good - None Good - None Pass - None	<u>One Credit - Pre-Demolition Audit</u> Complete a pre-demolition audit of any existing buildings, structures or hard surfaces being considered for demolition. This must be used to determine whether refurbishment or reuse is feasible and, in the case of demolition, to maximise the recovery of material for subsequent high grade or value applications.	1. A copy of the compliant Resource Management Plan containing the appropriate bench marks, commitments and procedures and, where relevant a copy of the pre-demolition OR 2. A copy of relevant specification clauses that require the principal contractor to produce a RMP in line with requirements; contains the detailed requirements with respect to resource efficiency benchmarks and targets and procedures to be included in the RMP. 3. A consistent record of all demolition and construction waste generated, along with diversion / recycling rates. Include details of waste management and recycling facility.	1	0.60%	0	0.00%	0	0.00%	Evidence - Pre-demolition audit completed at RIBA 2, originally completed August 2025 for the ECC, revised in April 2026 for the DASH building.
					<u>Up to Three Credits - Construction Resource Efficiency</u> 1. Produce a Resource Management Plan RMP, reduce and record construction waste. 2. Principal Contractor to specify waste generation and diversion targets in line with the team's BREEAM expectations.		1	0.60%	1	0.60%	0	0.00%	
			Contractor		<u>One credit - Diversion of resources from landfill</u> Divert demolition and construction waste from landfill to meet the team's BREEAM targets. Refer to credit link for Table 10.2.		1	0.60%	1	0.60%	0	0.00%	
									3	1.80%	2	1.20%	0
WST 02	Use of Recycled and Sustainably Sourced Aggregates		Waste specialist	N/A	<u>Pre-Requirement</u> If demolition occurs on site, to encourage the reuse of site-won material on site, complete a pre-demolition audit of any existing buildings, structures or hard surfaces in accordance with Wst 01 Construction waste management: Criterion 1 and Wst 01 Construction waste management: Criterion 2 .	1. Completed copy of BREEAM Wst02 Calculator 2. Documentary evidence supporting the data used to complete the Calculator tool. 3. Formal written confirmation from the design team or main contractor of the source of recycled/secondary aggregates and that the required amount and quality can be obtained from this source. 4. A copy of the relevant specification or contract clause confirming recycled and secondary aggregate use requirements for the project OR Calculation confirming the amount of recycled or secondary aggregate to be used.							
			Contractor		<u>One Credit - Recycled Aggregates</u> 1. Identify all aggregate uses and types on the project. Refer to credit link for Tables 10.5 and 10.6. 2. Determine the quantity in tonnes for each identified use, aggregate type and source region. Calculate distance by transport type. 3. Complete BREEAM Wst02 Calculator to calculate the Project Sustainable Aggregate points.		0	0.00%	1	0.60%	0	0.00%	
							0	0.00%	1	0.60%	0	0.00%	
WST 03	Operational Waste		Architect	Outstanding - One credit	<u>One Credit - Operational Waste</u> 1. Centralised waste storage area should be present on site for the segregation and storage of recyclables. 2. The space must be clearly labelled to assist with segregation, accessible to building occupants or facilities operators, and of a capacity appropriate to the building's size and number of occupants. 3. Total area (m2) of the storage area should be an appropriate size to meet BREEAM criteria. 4. The specified or installed operational waste facilities are compliant with the relevant NHS guidelines for that part of the UK.	1. Marked up building site plan confirming the location and size of the dedicated recyclable storage area and the storage area for general waste, as well as other waste facilities present. 2. Project team meeting minutes / letter confirming likely building waste streams and indicative volumes.							
				Excellent - One credit Very Good - None Good - None Pass - None			1	0.60%	0	0.00%	0	0.00%	
							1	0.60%	0	0.00%	0	0.00%	

WST 05	Adaptation to Climate Change	RIBA Stage 2 and 4	Climate resilience specialist, design team	N/A	One Credit - Resilience of Structure, Fabric, Building Services and Renewables Installation 1. Conduct a climate change adaptation strategy appraisal using a systematic risk assessment. 2. Develop recommendations or solutions based on the climate change adaptation strategy appraisal, before or during Concept Design. 3. Provide an update during Technical Design demonstrating how the recommendations or solutions proposed at Concept Design have been implemented where practical and cost effective. Omissions have been justified in writing by the assessor.	Provide a copy of the climate change adaptation strategy appraisal. Design drawings / specifications showing specific measures in place at Technical Design.	1	0.60%	0	0.00%	0	0.00%	Evidence - RIBA 2 Climate risk assessment report, originally produced in June 2025 and updated April 2026 for the DASH RIBA 2 redesign. - RIBA 2 Climate risk assessment spreadsheet (Appendix to RIBA 2 report) detailing risks and proposed mitigations
		Exemplary Level Criteria - Responding to Climate Change Achieve compliance with several different criteria. Refer to credit link for Table 10.11.			0		0.00%	0	0.00%	0	0.00%		
							1	0.60%	0	0.00%	0	0.00%	
WST 06	Design for Disassembly and Adaptability	RIBA Stage 2	Design team	N/A	One Credit - Design for Disassembly and Functional Adaptability, Recommendation 1. Conduct a study to explore the ease of disassembly and the functional adaptation potential of different design scenarios by the end of Concept Design. 2. Develop recommendations or solutions during or prior to Concept Design.	Disassembly and functional adaptability study, implementation plan report, building adaptability and disassembly guide.	1	0.60%	0	0.00%	1	0.60%	Evidence - Wst 06 design for disassembly and adaptability report originally produced August 2025 for the ECC, updated in April 2026 for the DASH redesign.
		RIBA Stage 4	Design team		One Credit - Disassembly and Functional Adaptability, Implementation 1. During Technical Design, show how recommendations or solutions proposed by Concept Design have been implemented where practical and cost effective. Omissions have been justified in writing to the assessor. 2. Produce a building adaptability and disassembly guide to communicate the characteristics allowing functional adaptability and disassembly to prospective tenants.		1	0.60%	0	0.00%	0	0.00%	
									2	1.20%	0	0.00%	
Total Section Score:							7	4.20%	3	1.80%	1	0.60%	

Summary of BREEAM requirements: Land Use and Ecology

Land Use and Ecology												
Issue ref.	Credit title	RIBA Stage	Resp. Party	Key actions	Evidence Required	Likely credits	Impact on final score (Likely)	Possible credits	Impact on final score (Possible)	Secured Credits	Impact on final score (Secured)	Notes and comments
LE 01	Site Selection	N/A	Architect	One Credit - Previously Occupied Land At least 75% of the proposed development's footprint is on an area of land which has previously been occupied by industrial, commercial or domestic buildings or fixed surface infrastructure.	1.Existing site plan and/or site photographs confirming previous land use and area (m ²) of that use. 2. A proposed site plan showing the location and footprint of the proposed development and temporary works.	0	0.00%	1	1.00%	0	0.00%	
			Land Contamination Specialist	One Credit - Contaminated Land 1. A site investigation, risk assessment and appraisal have deemed land within the site to be affected by contamination. 2. The site investigation, risk assessment and appraisal have identified the degree and source of the contamination, as well as options for remediation. 3. The client or principal contractor confirms that remediation of the site will be carried out in accordance with the remediation strategy and its implementation plan as recommended by the contaminated land professional	1. A copy of the site investigation and assessment report. Evidence of remediation works in compliance with the relevant standards. 2. A copy of the remediation strategy and implementation plan.	0	0.00%	1	1.00%	0	0.00%	
						0	0.00%	2	2.00%	0	0.00%	
LE 02	Ecological Risk and Opportunities		Client / Contractor	Prerequisite - Statutory Obligations The client or contractor confirms compliance is monitored against all relevant UK and EU or international legislation relating to the ecology of the site.	Signed off letter from the client to confirm that the contractor shall adhere to all relevant UK and EU or international legislation.	Y						
		RIBA Stage 1	Ecologist	Route 2 - Survey and Evaluation: 1. A Suitably Qualified Ecologist (SQE) carries out a survey and evaluation (see Methodology) for the site early enough to influence site preparation works, layout and, where necessary, strategic planning decisions (typically Preparation and brief stage). 2. The SQE's survey and evaluation determines the site's ecological baseline. 3. Recommendations and data collected from the survey and evaluation are shared with appropriate project team members to influence decisions made for activities during site preparation, design and construction works, which can support ecological features	1. A copy of the Ecological Survey and Evaluation document. 2. A copy of the Ecologist's report confirming the measures put in place to avoid, protect and where possible, enhance biodiversity on site. 3. Design drawings / specifications showing these measures in place.	1	1.00%	0	0.00%	0	0.00%	Evidence - Preliminary Ecological Appraisal Report produced by Enims and dated June 2025. - Email from Clare Carter, ecologist, dated 27/06/2025 to client, architect and landscape architect sharing the PEA report. - Ecological Appraisal Report produced by Enims and dated March 2026 providing an update to the original report produced June 2025. - Email from James Day to project team dated 27/03/2026 circulating latest ecological appraisal report
		RIBA Stage 1	Ecologist	Route 2 - Determining Ecological Outcomes: 1. A Suitably Qualified Ecologist (SQE) is appointed at a project stage. 2. Prior to the completion of the Preparation and Brief project stage, an appropriate level of survey and evaluation has been carried out to determine the ecological baseline of the site. 3. Data are collated and shared with project team to inform the site preparation, design and construction works. 4. During Concept Design, the project team liaise and collaborate with representative stakeholders to identify the optimal ecological outcome for the site. 5. The ecological outcome for the site is determined by identifying, appraising and selecting specific solutions and measures. 6. The optimal ecological outcome for the site is selected after liaising with representative stakeholders and the project team.	1. A copy of the Ecological Survey and Evaluation document. 2. A copy of the Ecologist's report confirming the measures put in place to avoid, protect and where possible, enhance biodiversity on site. 3. Design drawings / specifications showing these measures in place.	1	1.00%	0	0.00%	0	0.00%	
						2	2.00%	0	0.00%	0	0.00%	

LE 03	Managing Negative Impacts on Ecology			Prerequisite 1. Completed LE02 requirements.		Y						
		RIBA Stage 1 or 2	Ecologist	One Credit - Planning, Liaison, Implementation and Data 1. Roles and responsibilities for managing negative impacts on the ecology are clearly defined to influence the Preparation and Brief or Concept Design. 2. Identify the potential impact of site preparation and construction works on ecology. 3. The project team, liaising and collaborating with representative stakeholders and, taking into consideration data collated and shared, have selected measures to be implemented during site preparation and construction works.	1. A copy of the Ecological Survey and Evaluation document. 2. A copy of the Ecologist's report confirming the measures put in place to avoid, protect and where possible, enhance biodiversity on site. 3. Design drawings / specifications showing these measures in place.	1	1.00%	0	0.00%	0	0.00%	Evidence - Preliminary Ecological Appraisal Report produced by Enims and dated June 2025. Section 4 identifies key ecological risks including presence of badgers, bats, hedgehogs and nesting birds, and loss of notable grassland habitat. Section 5 provides recommendations to mitigate risks and enhance local ecology.
			Ecologist	Up to Two Credits - Managing Negative Impacts Route 2: Negative impacts from site preparation and construction works have been managed according to the hierarchy and no net loss of ecological value has occurred OR the loss of ecological value has been minimised.	Route 2: Guidance Note 40: Ecology Assessment Reporting Template can be referred to and used to collate information and evidence for the assessment.	2	2.00%	0	0.00%	0	0.00%	
						3	3.00%	0	0.00%	0	0.00%	
LE 04	Change and Enhancement of Ecological Value	N/A	Client / Contractor	Prerequisite 1. Completed LE03 basic requirements. 2. The client or contractor confirms compliance is monitored against all relevant UK, EU or international legislation relating to the ecology of the site.		Y						
			Ecologist	One Credit - Ecological Enhancement Route 2: 1. Solutions and measures implemented enhance the ecological value on site, and where this is not feasible, as well as off site within the zone of influence. 2. Data collated are provided to the local environmental records centres nearest to, or relevant for, the site.	Route 2: 1. Guidance Note 40: Ecology Assessment Reporting Template can be referred to and used to collate information and evidence for the assessment. 2. Calculations according to GN36 - BREEAM, CEEQUAL and HQM Ecology Calculation Methodology – Route 2.	1	1.00%	0	0.00%	0	0.00%	Notes National target of 10% BNG will apply.
			Ecologist	Up to Three Credits - Change and Enhancement of Ecology Route 2: Credits are awarded based on the calculation of the change in ecological value occurring as a result of the project. This must be calculated accordance to GN36 - BREEAM, CEEQUAL and HQM Ecology Calculation Methodology – Route 2.	Route 2: 1. Guidance Note 40: Ecology Assessment Reporting Template can be referred to and used to collate information and evidence for the assessment. 2. Calculations according to GN36 - BREEAM, CEEQUAL and HQM Ecology Calculation Methodology – Route 2.	3	3.00%	0	0.00%	0	0.00%	
						4	4.00%	0	0.00%	0	0.00%	

LE 05	Long Term Ecology Management and Maintenance	N/A	Client / Contractor	Prerequisite - Roles and Responsibilities, Implementation, Statutory Obligations 1. The client or contractor has confirmed that compliance is being monitored against all relevant UK, EU and international standards relating to the ecology of the site. 2. Completed LE03 criteria 2 or 3 Route 1 or 2. 3. For Route 2, at least one credit under LE 04 for 'Change and Enhancement of Ecology' has been awarded.	Letter confirming compliance with UK/EU Standards.	Y						
			Ecologist / Principal Contractor	One Credit - Planning, Liaison, Data, Monitoring and Review Management and Maintenance 1. Monitor and review the effectiveness with which the plans for LE 03 & LE 04 are implemented, as well as review management and maintenance solutions. 2. Monitoring and reporting of the ecological outcomes for site implemented at the design and construction stage, as well as the outcomes from the project. 3. Maintaining the ecological value of the site and its relationship or connection to its zone of influence. 4. Maintaining the site in line with the any sustainability linked activities, e.g. ecosystems benefits (LE 02). 5. Remedial or other management actions are carried out which relate to those identified in LE 02, LE 03 and LE 04. 6. Include a section on Ecology and Biodiversity in the tenant or building owner information supplied to inform the owner or occupant of local ecological features.	BREEAM compliant Ecology Report Copy of the tenant or owner information.	1	1.00%	0	0.00%	0	0.00%	
			Ecologist / Landscape Architect	One Credit - Landscape and Ecology Management Plan Development 1. Landscape and ecology management plan is developed in accordance with BS 42020:2013 Section 11.11 covering as a minimum the first five years after project completion.	A BREEAM compliant Landscape and Ecology Management Plan	1	1.00%	0	0.00%	0	0.00%	Evidence - Letter to BREEAM Assessor from the client dated 13/06/25 confirms that they commit to implementing the Landscape and Ecology Management Plan in line with criteria 5-6.
								2	2.00%	0	0.00%	0
Total Section Score:						11	11.00%	2	2.00%	0	0.00%	

Summary of BREEAM requirements: Pollution

Pollution											
Issue ref.	Credit title	Resp. Party	Key actions	Evidence Required	Likely credits	Impact on final score (Likely)	Possible credits	Impact on final score (Possible)	Secured Credits	Impact on final score (Secured)	Notes and comments
POL 01	Impact of Refrigerants		Three Credits - No Refrigerant Use 1. No refrigerant use within the installed plant or systems.	1. Copies of the relevant specification clauses confirming either the absence of refrigerant in the development or the types of refrigerant to be used. Manufacturer's information confirming the GWP of each refrigerant. 2. Completed copy of the Pol 01 calculator tool 3. Documentary evidence supporting the data used to complete the calculator tool. 4. Specification detailing the leak detection system.	0	0.00%	0	0.00%	0	0.00%	
			Prerequisite All systems with electric compressors comply with the requirements of BS EN 378:20161 (parts 2 and 3).								
			Up to Two Credits - Impact of Refrigerants Two credits The direct effect life cycle CO ₂ equivalent emissions (DEL _C) of ≤100 CO ₂ -eq/kW. OR All refrigerants used have a global warming potential (GWP) ≤10. One credit Systems using refrigerants have a DELC of ≤1000kgCO ₂ -eq/kW cooling and heating capacity.		1	0.67%		0.00%	0	0.00%	Notes 07/04/2026 Agreed to target one credit at this stage - possibility of this increasing if low GWP refrigerants used in line with NHS NZBS
					0	0.00%	1	0.67%	0	0.00%	
			One Credit - Leak Detection 1. All systems are hermetically sealed or only use environmentally benign refrigerants. OR Systems have a permanent automated refrigerant leak detection system. OR An inbuilt automated diagnostic procedure for detecting leakage is enabled. 2. In the event of a leak, the system must be capable of automatically responding and managing the remaining refrigerant charge to limit loss of refrigerant.		0	0.00%	1	0.67%	0	0.00%	
					1	0.67%	2	1.33%	0	0.00%	
POL 02	Local Air Quality		Up to two credits All heating and hot water is supplied by non-combustion systems. For example, only powered by electricity. OR Emissions from all installed combustion plant that provide space heating and domestic hot water do not exceed the levels set in Table 12.4 and Table 12.5. (Refer to credit link)	1. Relevant specification clauses confirming the type of heating system(s) installed. 2. Manufacturer's details confirming NO _x emissions rate in mg/kWh and VOC emissions in mg/m³.							
					1	0.67%	1	0.67%	0	0.00%	
					1	0.67%	1	0.67%	0	0.00%	

POL 03	Flood and Surface Water Management		Prerequisite An appropriate consultant is appointed to carry out and demonstrate the development's compliance with all criteria.	Consultant provides confirmation statement as to how they comply with the BREEAM requirements.							Evidence - CV of the appropriate consultant, who produced the FRA report
			Up to Two Credits - Flood Resilience Two Credits - Low Flood Risk A site-specific flood risk assessment (FRA) confirms the development is in a flood zone that is defined as having a low annual probability of flooding for all current and future sources of flooding. One Credit - Medium or High Flood Risk 1. A site-specific FRA confirms the development is in a flood zone that is defined as having a medium or high annual probability of flooding and is not in a functional floodplain. 2. The final design of the building and the wider site reflects the recommendations made by an appropriate consultant in accordance with the hierarchy approach outlined in section 5 of BS 8533:2017	1. A copy of the flood map or flood risk assessment confirming the flood zone or annual probability of flooding in the site location. 2. A copy of the flood risk assessment and site plans confirming: the design flood level for the site; the design ground levels for all developed areas of the site; safe access and escape routes. 3. Correspondence from the appropriate statutory body confirming a reduced annual probability of flooding due to flood defences where applicable.	2	1.33%	0	0.00%	0	0.00%	Evidence - Salisbury DASH Flood risk assessment report dated March 2026. Section 2.5 confirms site is located in Flood Zone 1 with low risk of surface water flooding.
					0	0.00%	0	0.00%	0	0.00%	
			Two Credits - Surface Water Run-off Prerequisite: Surface water run-off design solutions must take account of the specific site requirements and natural or man-made environment of and surrounding the site. One Credit - Surface Water Run-Off, Rate 1. Calculations for drainage measures include an allowance for climate change. 2. Refer to credit link for further detailed explanation of different site requirements. 3. Relevant maintenance agreements for the ownership, long term operation and maintenance of all specified Sustainable Drainage Systems (SuDS) are in place. One Credit - Surface Water Run-Off, Volume 1. Flooding of property will not occur in the event of local drainage system failure. 2. Drainage design measures are specified so that the post-development run-off volume, over the development lifetime, is no greater than it would have been prior to the assessed site's development. OR Drainage design measures are specified so that the post-development peak rate of run-off is reduced to the limiting discharge.	Consultant's report containing all information necessary to demonstrate compliance including: 1) Type and storage volume (L) of the drainage measures. 2) Total area of hard surfaces (m2) 3) Peak/volume flow rates (l/s) pre and post development for the return periods. 4) Additional allowance for climate change designed into the system. 5) Impact on the building of flooding from local drainage system failure.	Y						Evidence - Salisbury DASH Flood risk assessment report dated March 2026. - CV of the appropriate consultant, who produced the FRA report
					1	0.67%	0	0.00%	0	0.00%	Evidence - Letter to BREEAM Assessor from the client dated 13/06/25 confirms that they commit to ensuring relevant maintenance agreements for SuDS are in place in line with Criterion 8.
					1	0.67%	0	0.00%	0	0.00%	Evidence Letter to BREEAM Assessor from the client dated 13/06/25 confirms that they commit to ensuring relevant maintenance agreements for SuDS are in place in line with Criterion 15.
				One Credit - Minimising Watercourse Pollution 1. There is no discharge from the developed site for rainfall up to 5mm (confirmed by the Appropriate Consultant). 2. In areas with a low risk source of watercourse pollution, an appropriate level of pollution prevention treatment is provided, using appropriate SuDS techniques.	1. Consultant's report detailing the design specifications, calculations and drawings to support the 5mm rainfall discharge criteria. Design drawings and/or relevant section/clauses of the building specification or contract indicating: 1) High and low risk areas of the site 2) Specification of SUDS, source control system soil/petrol interceptors and shut off valves as appropriate. 2. Confirmation is required within the reports confirming that water pollution prevention systems are designed in accordance with PPG3 and the SUDS manual (where appropriate).	1	0.67%	0	0.00%	0	0.00%
					5	3.33%	0	0.00%	0	0.00%	
POL 04	Reduction of Night Time Light Pollution		One credit - Reduction of Night Time Light Pollution 1. The external lighting strategy has been designed in compliance with Tables 3-8 (and their accompanying notes) of the ILP Guidance notes for the Reduction of Obtrusive Light, 2020. 2. All external lighting (except for safety and security lighting) can be automatically switched off between 23:00 and 07:00. 3. If safety or security lighting is provided and will be used between 23:00 and 07:00, this part of the lighting system complies with the lower levels of lighting recommended during these hours in the ILP's Guidance notes.	1. Design drawings, along with the relevant section / clauses of the specification or alternatively the external lighting design data / calculations. 2. M&E engineer to provide indicative examples of where and how the external lighting design strategy complies with the assessment criteria.	1	0.67%	0	0.00%	0	0.00%	
					1	0.67%	0	0.00%	0	0.00%	
POL 05	Reduction of Noise Pollution		One Credit - Reduction of Noise Pollution 1. When there are no noise-sensitive areas within 800m of the development OR 2. A noise impact assessment should be undertaken by a qualified acoustician in compliance with BS 4142:2014 to measure existing background noise levels and rate the noise level resulting from the new development. 3. Acoustician to be appointed and carry out this assessment.	1. A copy of the acousticians report to include the acoustician's qualifications and professional status 2. Relevant specification clauses requiring a noise assessment in compliance with BS 4142:2014 by a suitably qualified acoustician; OR Formal written confirmation from the design team confirming the same.	0	0.00%	1	0.67%	0	0.00%	Evidence - RIBA 2 acoustics report dated March 2026. Section 7 details external noise requirements based on BS 4142:2014 and aligned to Pol 05 requirements. - CV of the individual who produced the RIBA 2 acoustic report (#030) demonstrates that they are a suitably qualified acoustician as a member of the Institute of Acoustics with 13 years' experience - Acoustic survey report including recommendation for acoustic shielding to plant areas
					0	0.00%	1	0.67%	0	0.00%	
Total Section Score:					8	5.33%	4	2.67%	0	0.00%	

Summary of BREEAM requirements: Innovation

Innovation											
Issue ref.	Credit title	Resp. Party	Key actions	Evidence Required	Likely credits	Impact on final score (Likely)	Possible credits	Impact on final score (Possible)	Secured Credits	Impact on final score (Secured)	Notes and comments
Innovation	Innovation	Principal Contractor	<u>Man 03 - One Credit - Responsible Construction Practices</u> Achieve all items in Table 4.1 of the BREEAM Technical Manual.	A signed and dated letter or relevant section/clauses of the building specification confirming a commitment to meet the relevant criteria.	1	1.00%	0	0.00%	0	0.00%	
		Carbon specialist, mechanical engineer	<u>Mat 01 - One Credit - Core Building Services Options Appraisal during Concept Design</u> 1. During Concept Design, carry out building LCA options (recognised by BREEAM) appraisal of at least 3 significantly different core building services design options. 2. Follow the paths 2-4 of Path for all other building types	The LCA options appraisal summary document includes core building services according to the criteria.	0	0.00%	0	0.00%	0	0.00%	22/05/2026 Amended from Possible to Unlikely as RIBA 2 now complete.
		Carbon specialist, Cost consultant	<u>Mat 01 - One Credit - LCA and LCC alignment</u> 1. Achieve Elemental LCC plan and Component Level LCC options appraisal credits. 2. Include design options appraised for paths 2-5 of Path for all other building types (and paths of Substructure and hard landscaping options appraisal during Concept Design, if pursued) during Concept Design in Man 02 Life cycle cost and service life planning: 2 The elemental LCC plan 3. Integrate the aligned LCA and LCC options appraisal activity within the wider design decision-making process.	The 'elemental LCC plan' and 'Component level LCC option appraisal; in issue Man 02 Life cycle cost and service life planning	0	0.00%	1	1.00%	0	0.00%	02/07/2025 Client confirmed LCC not targeted for Concept Design stage 07/04/2026 LCC now targeted at RIBA 2 - KW to discuss LCA alignment with Mike Irmiger (T&T) 13/05/2026 LCC no longer targeted at RIBA 2.
		Carbon specialist	<u>Mat 01 - One Credit - Third Party Verification</u> 1. A suitably qualified third party either carries out the building LCA work or verifies the building LCA work. 2. For each LCA option, itemise in the report the checks made by the suitably qualified third party including, as a minimum, the quality requirements shown in Table 9.4. (see credit link) 3. Include details of the suitably qualified third party's relevant skills and experience and a declaration of their third party independence from the project client and design team in the report.	Verifying that building LCAs accurately represent the designs under consideration. Itemising the findings of their verification checks. Evidence that the requirements of a Suitably qualified third party are fulfilled.	1	1.00%	0	0.00%	0	0.00%	Evidence 033 Mat 01 Options Appraisal report dated 14/08/2025 and completed at RIBA stage 2. Section 6 details third party verification. Appendix A includes CV of third party and confirms they are suitably qualified. UPDATE REQUIRED
		Design team	<u>LE 02 - One Credit - Wider Site Sustainability</u> 1. When determining the optimal ecological outcome for the site consider the wider site sustainability-related activities and the potential for ecosystem service related benefits. 2. Achieve HEA07, Pol03 and Pol05	As defined in then referenced issues.	0	0.00%	1	1.00%	0	0.00%	
		Ecologist	<u>LE 04 - One Credit</u> Calculations in accordance with GN36 - BREEAM, CEEQUAL and HQM Ecology Calculation Methodology – Route 2 must achieve a significant net gain of ecological value (percentage score of 110 or above).	1. Guidance Note 40: Ecology Assessment Reporting Template can be referred to and used to collate information and evidence for the assessment. 2. Calculations according to GN36 - BREEAM, CEEQUAL and HQM Ecology Calculation Methodology – Route 2.	1	1.00%	0	0.00%	0	0.00%	
Total Section Score:					3	3.00%	2	2.00%	0	0.00%	

Issue and revision record

Revision	Date	Originator	Checker	Approver	Description
1	23 June 2025	KW	LA	LA	RIBA Stage 2 Issue for Salisbury Elective Care Centre
2	12 March 2026	KW	LA	LA	Minor update for RIBA 2 restart for Salisbury DASH
3	07 April 2026	KW	LA	LA	RIBA Stage 2 update following BREEAM workshop
4	15 May 2026	KW	LA	LA	Updated for RIBA 3 workshop
5	30 June 2026	KW	LA	LA	Planning issue

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30 June 2026

