Quality Assurance (QA) Feedback Form: BREEAM International Bespoke 2010

Assessment Details	
BRE Reference Number:	BREEAM-0061-0782
Development Name:	Town Hall Antwerp
Assessor Organisation:	Daidalos Peutz Bouwfysisch Ingenieurs Bureau
Assessor Name:	Dries Haesendonck
BREEAM Scheme/Version:	BREEAM International Bespoke 2010
Building Type:	
Assessment Stage:	Post Construction (Final, as-built)
Assessment Type:	
Date Report Received:	20/9/2024

6 Month Certification Deadline			
Date of 1st submission feedback:	13/11/2024	**Certificate Deadline:**	13/5/2025
For further information regarding this, please refer to KBCN0510.			

Confirmation of QA Fee:			
Total Area:	3532	**Certification Fee:**	**£3330.00**

QA Outcome	Number of Major NCs:	Number of Minor NCs:	Assessment certified:
Resubmit	0	5	No

Action Required:
Requires attention. Please see feedback below and reissue to BRE Global via BREEAM Projects

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QA Status Explained:

QA classification	Definition
Major Non-Conformance (Major NC)	In the event of an audited issue failing the QA on the basis of a significant error, a 'Major Non-Conformance' will be identified. This will occur where a considerable technical error is identified which must be addressed prior to certification.
Minor Non-Conformance (Minor NC)	In the event of an audited issue failing the QA on the basis of a less significant error a 'Minor Non-Conformance' will be identified. This will occur where a procedural or minor technical error is identified which must be addressed prior to certification
Observation (Obs)	In the event of an audited issue not failing on a technical or procedural basis, but requiring an advisory comment to be raised it will be identified as 'Observation'. Assessors should be aware of these comments for next-stage assessments or future projects (to avoid potential non-compliances in future assessments).

If the status is blank, the credit has either not been audited, or has passed the audit process.

The audit is a sampling process and as such the lack of findings in any category or within the report as a whole cannot be taken as confirmation that there are no nonconformities whatsoever.

Summary of QA findings:

Thank you for presenting your report. However, there are some technical and evidentiary issues which need completing before the report can pass the QA process.

Please see specific credit sections below for details

ASWL
Please provide a copy of the Approved Standards and Weighting List that was current at the time of registration.

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Administrative Audit:	OK?
Address of Development (suitable for certificate)	✓
Project team names (suitable for certificate)	✓
Project team roles (suitable for certificate)	✓

International Assessment specific Administrative Audit:	OK?
Approved weightings used for the country of assessment	✓
Appropriate ASWL followed/submitted?	✗
Please provide the Approved Standards and Weightings List incorporating the standards followed for this project along with the approved standards and weightings.	

BREEAM Quality Assurance Service Feedback

Please click here to complete a quick survey on your experience with this audit.

We would love to hear your feedback as this will allow us to identify where there are areas upon which we can improve.

Thank you

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Detailed Audit:

Credit		Comment	Status
Management			
Man 01	Commissioning		
Man 02	Constructorsâ Environmental & Social Code of Conduct		
Man 03	Construction Site Impacts		
Man 04	Building user guide		
Man 06	Consultation		
Man 07	Shared Facilities		
Man 09	Publication of Building Information		
Man 10	Development as a Learning Resource	Criterion 2 Assesor's comments and evidence have been noted however, it remains unclear how this criterion confirmed compliance as the reference provided did not specify the exact location confirming *features or installations that demonstrate to future building users a local and/or global environmental impact of building development or operation, and how the building and/or landscape mitigates such impacts* as stated within the manual. Furthermore, the referenced evidence [Intention letter [1]] could not be located within the submitted documents. It is also noted that the required ***Assessor's building/site inspection and photographic evidence*** could not be located within the submitted documents.	Minor NC
Man 12	Life Cycle Costing		
Man 14	Home User Guide		
Health and Wellbeing			
Hea 01	Daylighting		
Hea 02	View Out		
Hea 03	Glare Control		
Hea 04	High frequency lighting		
Hea 05	Internal and external lighting levels		
Hea 06	Lighting zones & controls		
Hea 07	Potential for natural ventilation		

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Hea 08	Indoor air quality		
Hea 09	Volatile Organic Compounds		
Hea 10	Thermal comfort		
Hea 11	Thermal zoning		
Hea 12	Microbial contamination		
Hea 13	Acoustic Performance		
Hea 15	Outdoor Space		
Hea 16	Drinking Water		
Hea 17	Specification of Laboratory Fume Cupboards		
Hea 18	Containment level 2 & 3 laboratory areas		
Hea 20	Ventilation rates		
Hea 21	Smoking Ban		
Hea 22	Sound Insulation		
Hea 23	Private Space		
Hea 24	Adaptable Homes		
Energy			
Ene 01	Energy Efficiency		
Ene 02	Sub-metering of Substantial Energy Uses	Criterion 1 Assessor's comments and evidence have been noted however, it is unclear how the referenced evidence is related to the assessment as a clear auditable trail i.e. an author nor a title could not be confirmed. Furthermore, the required **Assessor's building/site inpsection and photographic evidence** could not be located within the submitted documents. Please provide further clarification upon resubmission	Minor NC
Ene 03	Sub-metering of high energy load Areas and Tenancy		
Ene 07	Cold storage equipment		
Ene 08	Lifts		
Ene 04	External Lighting		
Ene 05	Low zero carbon technologies		

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Ene 09	Escalators & travelling walkways		
Ene 11	Energy Efficient Fume Cupboards		
Ene 06	Building fabric performance & avoidance of air infiltration		
Ene 12	Swimming pool ventilation and heat loss		
Ene 15	Provision of Energy-Efficient Equipment		
Ene 18	Dwelling Emission Rate		
Ene 19	Building Fabric		
Ene 20	Internal Lighting - Dwelling		
Ene 21	Internal Lighting â Communal Areas		
Ene 22	Drying Space		
Transport			
Tra 01	Provision of public transport		
Tra 02	Proximity to amenities	Assessor's comments have been noted however, it remains unclear how the accessible local amenities were measured via safe pedestrian routes as the document provided did not clarify and the required site inspection and photographaic evidence could not be located within the submitted documents. It is also unclear how the submitted pieces of evidence are related to the assessment as a clear auditable trail could not be confirmed. Please provide further clarification. *Observation* *For future assessments, it is recommended to submit documents in a more secure format i.e. PDF*	Minor NC
Tra 03	Alternative modes of transport		
Tra 04	Pedestrian and cycle safety		
Tra 05	Travel plan		
Tra 06	Maximum car parking capacity	It remains unclear how this confirmed compliance as the required *Assessor's building/site inpsection and photographic evidence confirming the number and type of parking space provided for the building* cannot be located within the submitted documents. Please provide further clarification.	Minor NC
Tra 07	Travel information point		
Tra 08	Deliveries & manoeuvring		

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Tra 09	Home office		
Water			
Wat 01	Water Consumption		
Wat 02	Water meter		
Wat 03	Major leak detection	Criteria 2a-e: It is unclear how these criteria confirmed compliance as the reference provided did not clarify how each individual criterion confirmed compliance. Furthermore, the referenced evidence did not have a p99-100 as mentioned within the Assessor's notes. It is also unclear how these confirmed compliance as the required building/site inspection and photographic evidence could not be located within the submitted documents.	Minor NC
Wat 04	Sanitary supply shut off		
Wat 05	Water recycling		
Wat 06	Irrigation systems		
Wat 07	Vehicle Wash		
Wat 08	Sustainable on-site Water Treatment		
Materials			
Mat 01	Materials Specification		
Mat 02	Hard Landscaping and Boundary Protection		
Mat 03	Re-use of Facade		
Mat 04	Re-use of Structure		
Mat 05	Responsible sourcing of materials		
Mat 06	Insulation		
Mat 07	Designing For Robustness		
Mat 08	Environmental Impact of Materials		
Mat 09	Responsible Sourcing of Materials â Basic building elements		
Mat 10	Responsible Sourcing of Materials â Finishing elements		
Waste			

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Wst 01	Construction Site Waste Management		
Wst 02	Recycled Aggregates		
Wst 03	Recyclable waste storage		
Wst 04	Compactor / Baler		
Wst 05	Composting		
Wst 06	Floor Finishes		
Wst 07	Storage of non-recyclable and recyclable household waste		
Wst 08	Composting of household waste		
Land Use and Ecology			
LE 01	Re-use of land		
LE 02	Contaminated land		
LE 03	Ecological value of site AND Protection of ecological features		
LE 04	Mitigating Ecological impact		
LE 06	Long term impact on biodiversity		
LE 07	Consultation with students and staff		
LE 08	Local Wildlife Partnerships		
LE 09	Building footprint		
Pollution			
Pol 01	Refrigerant GWP â Building services		
Pol 02	Preventing refrigerant leaks		
Pol 03	Refrigerant GWP â Cold storage		
Pol 04	NOx emissions from heating source		
Pol 05	Flood Risk		
Pol 06	Minimising watercourse pollution		
Pol 07	Reduction of Night Time Light Pollution		

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Pol 08	Noise Attenuation		
Pol 09	Refrigerant ODP â Building Services		
Pol 10	Refrigerant ODP â Cold Storage		
Innovation			
Inn 01	Innovation		

Detailed Audit Outcome:

Total Number of Major Non-Conformances:	**0**
Total Number of Minor Non-Conformances:	**5**

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