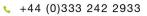


NZCB Verification Report

Project Name:	Lyncastle Road, Warrington
Date of assessment	02/07/2023
Verified by	Sarah Howe
Project type	New build
Assessment objective	To determine the total carbon contribution of the development and offset to ensure the result of the development is Net Zero Carbon at practical completion.
Project location	Barleycastle Trading Estate Lyncastle Road Appleton Warrington WA4 4SN
Date of project completion	09/05/2022
Property type	Warehouse
Building description	Industrial buildings with associated office areas and hard landscaping
Size	GIFA – 22,866 m ²
Project design life	60yrs
Assessment scope	Shell and Core
Assessment stage	As built
Data Sources	As built drawings and specifications







hello@greenboxthinking.com

greenboxthinking.com

☆ Concordia Works 30 Sovereign Street Leeds LS1 4BA





NZCB VERIFICATION REPORT

Assumptions & Scenarios

2no. runs (primary & secondary siphonics) per each gutter / valley, plus 2no. runs at each gable end, plus 2no. downpipes at each corner of the building.

Verification Statement

This verification has been conducted in accordance with RICS Methodology and EN 15978

I hereby confirm that, following detailed examination, I have not established any relevant deviations by the studied Life Cycle Assessments:

- The underlying data collected and used in the LCA calculations.
- o The way the LCA-based calculations have been carried out.
- o The presentation of environmental performance included in the EPD.
- Other additional environmental information included in the declaration, if existent with respect to the procedural and methodological requirements in ISO 14025:2010 and EN 15804:2011.

Company-specific data has been examined as regards plausibility and consistency; the declaration owner is responsible for its factual integrity and that the product does not violate relevant legislation.

I confirm that I have sufficient knowledge and experience of construction products, the construction industry, relevant standards and the geographical to carry out this verification.

I confirm that I have been independent in my role as verifier; I have not been involved in the execution of the LCA or in the development of the declaration and have thus no conflicts of interest regarding this verification.

Name:	Sarah Howe
Signature:	J. Olev
Date:	02/07/2023





+44 (0)333 242 2933

hello@greenboxthinking.com

greenboxthinking.com

Concordia Works 30 Sovereign Street Leeds LS1 4BA



Building Elements Coverage - Lyncastle Road, Warrington

#	Building Parts / Element Groups	Building Elements	Coverage (%)
0	Facilitating works	0.1 Temporary/Enabling works/Preliminaries	0
		0.2 Specialist groundworks	0
1	Substructure	1.1 Substructure	35.9
		2.1 Frame	25.6
	Substructure	2.2 Upper floors incl. balconies	1.3
	bubbu ucture	2.3 Roof	10.6
2		2.4 Stairs and ramps	0.1
_	Superstructure	2.5 External Walls	5.5
	Superstructure	2.6 Windows and External Doors	2.4
	Superstructure	2.7 Internal Walls and Partitions	0.4
	Superstructure	2.8 Internal Doors	0.02
		3.1 Wall finishes	0.1
3	Finishes	3.2 Floor finishes	0.7
		3.3 Ceiling finishes	0.5
4	Fittings, furnishings and	Building-related	0
7	equipment (FF&E)	Non-building-related	0
5	Building services / MEP	5.1–5.14 Building-related* services	1.7
3	building services / MEI	Non-building-related	6.5
6	Prefabricated Buildings and Building Units	6.1 Prefabricated Buildings and Building Units	0
7	Work to Existing Building	7.1 Minor Demolition and Alteration Works	0
	External Works	8.1 Site preparation works	0.8
		8.2 Roads, Paths, Pavings and Surfacings	8
		8.3 Soft landscaping, Planting and Irrigation Systems	0
0		8.4 Fencing, Railings and Walls	0.1
8		8.5 External fixtures	0
		8.6 External drainage	0
		8.7 External Services	0
		8.8 Minor Building Works and Ancillary Buildings	0







hello@greenboxthinking.com

greenboxthinking.com

Concordia Works 30 Sovereign Street Leeds LS1 4BA





Embodied Carbon

	Indicator		
Project Stage	Total embodied carbon (tCO ₂ e) from construction (modules A1 to A5 of EN15978)	Total whole life carbon kgCO ₂ e/m ²) (modules A to C of EN15978)	
Detailed Design	8,960	449	
Practical Completion	10,170	498	
Total Change	+1,210 (13.5%)	+49 (11%)	

Total embodied carbon offset (tCO_2e) at practical completion	10,170
Net embodied carbon (tCO_2e) at practical completion	0

Carbon Offsets

Carbon offset approach used	Minimum / Leadership Transition Fund
International carbon offset standard used, amount and type of offset credit procured	10,170 credits in VERRA VCS, across REDD+ and renewable energy projects
Registry link	See below
Weighted average cost per tonne of CO ₂ e for carbon credits/units bought	£5.00 - £25.00





- +44 (0)333 242 2933
- hello@greenboxthinking.com
- greenboxthinking.com
- ☆ Concordia Works 30 Sovereign Street Leeds LS1 4BA

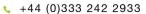


NZCB VERIFICATION REPORT

Project Details	Standard	tCO ₂ e
UK Tree Planting & Protecting the Amazon (VCS 981)	VCS	508
https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=1633		
<u>61</u>		
Kenya Tree Planting & Protecting the Amazon (VCS 981)	VCS	2,034
https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=1633		
<u>56</u>		
Gunung Salak Geothermal Energy Project (VCS 144)	VCS	1,526
https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=1633		
<u>53</u>		
Pacajai REDD+ Project (VCS 981)	VCS	3,051
https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=1633		
<u>60</u>		
Solar Power Project in Philippines (VCS 1735)	VCS	2,034
https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=1633		
<u>57</u>		
Heqing Solar Cooker Project (VCS 1859 & 1860)	VCS	1,017
https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=1565		
<u>44</u>		
Total		10,170







hello@greenboxthinking.com

greenboxthinking.com

☆ Concordia Works 30 Sovereign Street Leeds LS1 4BA

