NZCB Verification Report

Project Name:	Plot 5 EMG
Date of assessment	22/08/2023
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	Plot 5, SEGRO Logistics Park, East Midlands Gateway, Derby, DE74 2DL
Date of project completion	5th June 2023
Property type	Warehouses
Building description	Industrial buildings with associated office areas and hard landscaping
Size	63,787 m^2
Project design life	60yrs
Assessment scope	Shell and Core
Assessment stage	As built
Data Sources	As built drawings and specifications

Assumptions & Scenarios

N/A

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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.
- The way the LCA-based calculations have been carried out.
- 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:	
Date:	22/08/2023

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Building Elements Coverage – Plot 5 EMG

#	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	28.5
2	Substructure	2.1 Frame	28.1
		2.2 Upper floors incl. balconies	2.9
		2.3 Roof	15.2
		2.4 Stairs and ramps	0.2
	Superstructure	2.5 External Walls	4.2
		2.6 Windows and External Doors	1.7
	Superstructure	2.7 Internal Walls and Partitions	0.4
		2.8 Internal Doors	0.01
3	Finishes	3.1 Wall finishes	0.2
		3.2 Floor finishes	0.02
		3.3 Ceiling finishes	0.2
4	Fittings, furnishings and equipment (FF&E)	Building-related	0.02
		Non-building-related	0
5	Building services / MEP	5.1–5.14 Building-related* services	0.3
		Non-building-related	4.2
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
8	External Works	8.1 Site preparation works	1
		8.2 Roads, Paths, Pavings and Surfacings	12.6
		8.3 Soft landscaping, Planting and Irrigation Systems	0
		8.4 Fencing, Railings and Walls	0.2
		8.5 External fixtures	0.03
		8.6 External drainage	0.1
		8.7 External Services	0
		8.8 Minor Building Works and Ancillary Buildings	0

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Embodied Carbon

Project Stage	Indicator	
	Total embodied carbon (tCO_2e) from construction (modules A1 to A5 of EN15978)	Total whole life carbon $kgCO_2e/m^2$) (modules A to C of EN15978)
Detailed Design	28,059	536
Practical Completion	18,715	324
Total Reduction	9,344 (33%)	212 (40%)

Total embodied carbon offset (tCO_2e) at practical completion	18,715
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	18,715 credits in VERRA VCS, across REDD+ and renewable energy projects
Registry link	See below
Weighted average cost per tonne of CO2e for carbon credits/units bought	£5.00 - £25.00

Verified Carbon Standard
A VERRA STANDARD

UK GBC
Inline with UKGBC framework

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Project Details	Standard	tCO_2e
Heqing Solar Cooker Project (VCS 1859) https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=202776	VCS	4,335
Heqing Solar Cooker Project (VCS 1859) https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=213820	VCS	450
Keo Seima REDD+ Project (VCS 1650) https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=158129	VCS	3,346
Veer (NLBC) Small Hydro Power Project (VCS 1241) https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=202778	VCS	983
Wind Project in Maharashtra (VCS 1447) https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=193443	VCS	2,051
Jiangsu Dongtai Phase II Wind Power Project, China (VCS 1650) https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=188309	VCS	1,517
Wind Project in Maharashtra, India (VCS 1447) https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=202783	VCS	983
Bundled Solar Photovoltaic Project by Acme Group, India (VCS 638) https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=142933	VCS	638
Jiangsu Dongtai Phase II Wind Power project (VCS 1356) https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=202780	VCS	712
Bom Jesus Ceramic Fuel Switching, Brazil (VCS 0202) https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=153200	VCS	1,148
Nahai MSW Incineration II Project (VCS 2098) https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=152670	VCS	552
Heqing Solar Cooker project, China (VCS 1859) https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=163369	VCS	123
Pacajai (Portel-Para) REDD+ (VCS 0981) https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=202795	VCS	98
Vaspet-II and III Wind Power Project, Maharashtra (VCS 1405) https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=208090 https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=160868	VCS	1,474
Wind Project in Maharashtra (VCS 1447) https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=194088	VCS	305
Total		**18,715**