

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	5 th 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







hello@greenboxthinking.com

greenboxthinking.com

Concordia Works 30 Sovereign Street Leeds LS1 4BA





NZCB VERIFICATION REPORT

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:

- o 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-Chan
Date:	22/08/2023







hello@greenboxthinking.com

greenboxthinking.com





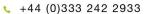
NZCB VERIFICATION REPORT

Building Elements Coverage - Plot 5 EMG

#	Building Parts / Element Groups	Building Elements	Coverage (%)
0 Facilitating works	0.1 Temporary/Enabling works/Preliminaries	0	
O	G	0.2 Specialist groundworks	0
1	Substructure	1.1 Substructure	28.5
		2.1 Frame	28.1
Substructure	Substructure	2.2 Upper floors incl. balconies	2.9
	Substitucture	2.3 Roof	15.2
2		2.4 Stairs and ramps	0.2
2	Superstructure	2.5 External Walls	4.2
	Superstructure	2.6 Windows and External Doors	1.7
	Superstructure	2.7 Internal Walls and Partitions	0.4
	Superstructure	2.8 Internal Doors	0.01
		3.1 Wall finishes	0.2
3	Finishes	3.2 Floor finishes	0.02
		3.3 Ceiling finishes	0.2
4	Fittings, furnishings and	Building-related	0.02
4	equipment (FF&E)	Non-building-related	0
5	Duilding company / MED	5.1–5.14 Building-related* services	0.3
Э	Building services / MEP	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
		8.1 Site preparation works	1
		8.2 Roads, Paths, Pavings and Surfacings	12.6
		8.3 Soft landscaping, Planting and Irrigation Systems	0
0	External Works	8.4 Fencing, Railings and Walls	0.2
8	External works	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







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	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 ₂ e) 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





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



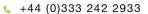


NZCB VERIFICATION REPORT

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







hello@greenboxthinking.com

greenboxthinking.com

Concordia Works 30 Sovereign Street Leeds LS1 4BA

