NZCB Verification Report

Project Name:	***Hoylands Plot 2, Units 2A & 2B***
Date of assessment	*08/02/2022*
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 2, M1 J36, Hoyland Common, Barnsley, S74 0PY
Date of project completion	*19th December 2022*
Property type	*Warehouse*
Building description	*industrial building with associated office areas and hard landscaping*
Size	• *Unit 2A GIFA – 24,645 m²* • *Unit 2B GIFA – 17,304 m²* • *Total GIFA – 41,949 m²*
Project design life	*60yrs*
Assessment scope	*Shell and Core*
Assessment stage	*As built*
Data Sources	*As built drawings and specifications*

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.

Verified Carbon Standard
A VERRA STANDARD

UK GBC
Inline with UKGBC framework

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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:

- 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, and
- 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:	08/02/2022

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Building Elements Coverage – Units 2A and 2B

#	Building Parts / Element Groups	Building Elements	Coverage (%)
0	Facilitating works	0.1 Temporary/Enabling works/Preliminaries	0.72
		0.2 Specialist groundworks	0
1	Substructure	1.1 Substructure	14.64
2	Substructure	2.1 Frame	34.37
		2.2 Upper floors incl. balconies	4.39
		2.3 Roof	11.78
		2.4 Stairs and ramps	0.04
	Superstructure	2.5 External Walls	5.15
		2.6 Windows and External Doors	1.57
	Superstructure	2.7 Internal Walls and Partitions	0.47
		2.8 Internal Doors	0.03
3	Finishes	3.1 Wall finishes	0.15
		3.2 Floor finishes	0.38
		3.3 Ceiling finishes	0.68
4	Fittings, furnishings and equipment (FF&E)	Building-related	0.38
		Non-building-related	0
5	Building services / MEP	5.1–5.14 Building-related* services	0.2
		Non-building-related	4.35
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	0.84
		8.2 Roads, Paths, Pavings and Surfacings	11.69
		8.3 Soft landscaping, Planting and Irrigation Systems	0
		8.4 Fencing, Railings and Walls	0.11
		8.5 External fixtures	0.01
		8.6 External drainage	0.06
		8.7 External Services	0
		8.8 Minor Building Works and Ancillary Buildings	0

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Embodied Carbon

Indicator	Amount
Total embodied carbon (tCO2 & kgCO2e/m2) from construction (modules A1 to A5 of EN15978) at practical completion	16,858 / 481
Total embodied carbon offset (tCO2e) at practical completion	16,858
Net embodied carbon (tCO2e) 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	16,858 credits in VERRA VCS, across REDD+ and renewable energy projects
Registry link	https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=188311 https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=130790 https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=191255 https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=160394
Domestic carbon unit standard used, amount and type of offset unit procured	n/a
Registry link	n/a
Weighted average cost per tonne of CO2e for carbon credits/units bought	£5 - £25
Transition Fund – carbon price, cost per	n/a

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tonne of CO2e (if applicable)	

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