

NZCB Verification Report

Project Name:	Plot 9 EMG
Date of assessment	19/02/2022
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	Wilders Way, East Midlands Gateway, Kegworth, Leicestershire, DE74 2DL
Date of project completion	November 2021
Property type	Warehouses
Building description	industrial buildings with associated office areas and hard landscaping
Size	20,440 m ²
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.

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:	19/02/2022

Building Elements Coverage

#	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	30.01
2	Substructure	2.1 Frame	21.14
		2.2 Upper floors incl. balconies	1.19
		2.3 Roof	8.73
		2.4 Stairs and ramps	0.07
	Superstructure	2.5 External Walls	4.91
		2.6 Windows and External Doors	1.96
	Superstructure	2.7 Internal Walls and Partitions	0.34
		2.8 Internal Doors	0.02
3	Finishes	3.1 Wall finishes	0.05
		3.2 Floor finishes	0.68
		3.3 Ceiling finishes	0.39
4	Fittings, furnishings and equipment (FF&E)	Building-related	0
		Non-building-related	0
5	Building services / MEP	5.1–5.14 Building-related* services	1.39
		Non-building-related	21.87
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	0.6
		8.2 Roads, Paths, Pavings and Surfacing	6.48
		8.3 Soft landscaping, Planting and Irrigation Systems	0
		8.4 Fencing, Railings and Walls	0.14
		8.5 External fixtures	0.18
		8.6 External drainage	0
		8.7 External Services	0
		8.8 Minor Building Works and Ancillary Buildings	0

Embodied Carbon

Indicator	Amount
Total embodied carbon (tCO ₂) from construction (modules A1 to A5 of EN15978) at practical completion / Total whole life carbon (kgCO ₂ e/m ²) from construction (modules A to C of EN15978)	8,196 / 500
Total embodied carbon offset (tCO ₂ e) at practical completion	8,196
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	8,196 credits in VERRA VCS, across REDD+, tree planting, solar cookers and renewable energy projects
Registry link	See attached certificate
Domestic carbon unit standard used, amount and type of offset unit procured	n/a
Registry link	n/a
Weighted average cost per tonne of CO ₂ e for carbon credits/units bought	£5 - £25
Transition Fund – carbon price, cost per tonne of CO ₂ e (if applicable)	n/a