

NZCB Verification Report

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| Project Name: | Bardon Hill Units 1-5 |
| Date of assessment | 12/02/2022 |
| 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 | Unit 1-5 Sence Court, Bardon Hill Coalville, LE67 1GZ |
| Date of project completion | 8 th September 2022 |
| Property type | Warehouses |
| Building description | industrial buildings with associated office areas and hard landscaping |
| Size | <ul style="list-style-type: none"> • Unit 1 GIFA – 9,000 m² • Unit 2 GIFA – 2,601 m² • Unit 3 GIFA – 3,345 m² • Unit 4 GIFA – 5,110 m² • Unit 5 GIFA – 10,777 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.



Inline with UKGBC framework

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.

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| Name: | Sarah Howe |
| Signature: |  |
| Date: | 12/02/2022 |

Building Elements Coverage

| # | Building Parts / Element Groups | Building Elements | Coverage (%) |
|---|--|---|--------------|
| 0 | Facilitating works | 0.1 Temporary/Enabling works/Preliminaries | 1.25 |
| | | 0.2 Specialist groundworks | 0 |
| 1 | Substructure | 1.1 Substructure | 13.44 |
| 2 | Substructure | 2.1 Frame | 32.1 |
| | | 2.2 Upper floors incl. balconies | 2.39 |
| | | 2.3 Roof | 12.74 |
| | | 2.4 Stairs and ramps | 0.15 |
| | Superstructure | 2.5 External Walls | 6.72 |
| | | 2.6 Windows and External Doors | 4.16 |
| | Superstructure | 2.7 Internal Walls and Partitions | 0.87 |
| | | 2.8 Internal Doors | 0.05 |
| 3 | Finishes | 3.1 Wall finishes | 0.07 |
| | | 3.2 Floor finishes | 0.79 |
| | | 3.3 Ceiling finishes | 0.51 |
| 4 | Fittings, furnishings and equipment (FF&E) | Building-related | 0.3 |
| | | Non-building-related | 0 |
| 5 | Building services / MEP | 5.1–5.14 Building-related* services | 1.3 |
| | | Non-building-related | 8.96 |
| 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 |
| | | 8.2 Roads, Paths, Pavings and Surfacing | 14.05 |
| | | 8.3 Soft landscaping, Planting and Irrigation Systems | 0 |
| | | 8.4 Fencing, Railings and Walls | 0.14 |
| | | 8.5 External fixtures | 0 |
| | | 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) | 9,967 / 392 |
| Total embodied carbon offset (tCO ₂ e) at practical completion | 9,967 |
| 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 | 9,967 credits in VERRA VCS, across REDD+ and renewable energy projects |
| Registry link | https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=193444 https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=193442 https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=193441 https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=188310 |
| Domestic carbon unit standard used, amount and type of offset unit procured | 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 |