

NZCB Verification Report

Project Name:	Lyncastle Road, Warrington
Date of assessment	02/07/2023
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	Barleycastle Trading Estate Lyncastle Road Appleton Warrington WA4 4SN
Date of project completion	09/05/2022
Property type	Warehouse
Building description	Industrial buildings with associated office areas and hard landscaping
Size	GIFA – 22,866 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.
- 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:	02/07/2023

Building Elements Coverage – Lynccastle Road, Warrington

#	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	35.9
		2.1 Frame	25.6
2	Substructure	2.2 Upper floors incl. balconies	1.3
		2.3 Roof	10.6
		2.4 Stairs and ramps	0.1
		2.5 External Walls	5.5
	Superstructure	2.6 Windows and External Doors	2.4
		2.7 Internal Walls and Partitions	0.4
		2.8 Internal Doors	0.02
		3.1 Wall finishes	0.1
3	Finishes	3.2 Floor finishes	0.7
		3.3 Ceiling finishes	0.5
		Building-related	0
4	Fittings, furnishings and equipment (FF&E)	Non-building-related	0
		5.1–5.14 Building-related* services	1.7
5	Building services / MEP	Non-building-related	6.5
		6.1 Prefabricated Buildings and Building Units	0
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	0.8
		8.2 Roads, Paths, Pavings and Surfacing	8
		8.3 Soft landscaping, Planting and Irrigation Systems	0
		8.4 Fencing, Railings and Walls	0.1
		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

Project Stage	Indicator	
	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	8,960	449
Practical Completion	10,170	498
Total Change	+1,210 (13.5%)	+49 (11%)

Total embodied carbon offset (tCO ₂ e) at practical completion	10,170
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	10,170 credits in VERRA VCS, across REDD+ and renewable energy projects
Registry link	See below
Weighted average cost per tonne of CO ₂ e for carbon credits/units bought	£5.00 - £25.00

Project Details	Standard	tCO ₂ e
UK Tree Planting & Protecting the Amazon (VCS 981) https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=163361	VCS	508
Kenya Tree Planting & Protecting the Amazon (VCS 981) https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=163356	VCS	2,034
Gunung Salak Geothermal Energy Project (VCS 144) https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=163353	VCS	1,526
Pacajai REDD+ Project (VCS 981) https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=163360	VCS	3,051
Solar Power Project in Philippines (VCS 1735) https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=163357	VCS	2,034
Heqing Solar Cooker Project (VCS 1859 & 1860) https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=156544	VCS	1,017
Total		10,170

