

mainer.co.uk

**Mainer Associates**

2024



**SPECIALIST  
SUSTAINABILITY  
CONSULTANCY**

We enhance the sustainability performance  
of the built environment

BREEAM®

fitwel®





# Contents

Mainer Associates

Partners

Sectors

Case Studies

BREEAM

Life Cycle Analysis

Whole Life Carbon Assessments

Carbon Management

Services to Consider

The Team

Find Us

Appendices







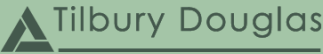
# Mainer Associates

**Mainer Associates is a specialist sustainability company, founded in 2012 by Ben Wells, Managing Director.**

As Founder and Managing Director, Ben oversees the strategic direction, commercial development and operations of Mainer Associates who are a Specialist Sustainability Consultancy with offices in Manchester and Oxfordshire, helping to deliver a wide range of projects across different sectors in the Built Environment.

His experience includes consulting on major multimillion-pound real estate development projects both commercially and for Government Departments; the formulation of sustainability and ESG strategies for a variety of clients, the creation of specialist departments for ESG, Sustainability & WLCA, and the development of tech solution to solve some of the industries more complex issues in the value chain.

# Partners



# Sectors







## 11&12 Wellington Place

Manchester

### Services ▼

Office and Retail: BREEAM, Fitwel, LCA

11&12 | WP



## 4 Angel Square, NOMA

Manchester

### Services ▼

Office and Retail: BREEAM, Fitwel

NOMA



## Silverstone Park

Northamptonshire

### Services ▼

Light Industrial Buildings: BREEAM

MEPC





## Milton Park

Oxfordshire

### Services ▼

Office, Industrial Warehouse and  
Distribution: BREEAM



## Quay House

London

### Services ▼

Office and Retail: BREEAM, LCA



## West Bar

Sheffield

### Services ▼

Office and Retail: BREEAM





# BREEAM

Mainer offers new construction, non-domestic refurbishment and fit out, domestic, refurbishment, in-use, bespoke and international assessments of BREEAM assessments, including:

- Commercial (Retail, Offices, Industrial)
- Bespoke
- Public (Healthcare, Education)
- Multi-Residential
- International
- BREEAM for Domestic Refurbishment
- Non-Domestic Refurbishment & Fit-Out
- BREEAM In-Use
- International
- Home Quality Mark

Our team has extensive experience in BREEAM, particularly in achieving the highest BREEAM ratings. We also have experience in large-scale mixed-use developments, most notably stadia and retail developments, both in the UK and Europe. We possess the same experience in Home Quality Mark, having

completed a wide range of assessments, from tower blocks in central London to single dwellings throughout the UK.

Through the coordinated expertise of our in-house teams, Mainer Associates has developed a range of design approaches and specifications that satisfy BREEAM requirements and meet regulatory best practice. The experience and skills we have gained working on a wide variety of developments across different sectors enables us to bring additional value to a project team.

Crucially, we focus our efforts on the most cost-effective, sustainable solution for our clients at every RIBA stage. It is easier to start at the beginning than at the finish to design your building in a manner that will achieve certification. We also offer pre-assessment to discuss likely and potential scoring to help achieve the sustainability targets of your projects.

While other consultancies may simply undertake an assessor role, at Mainer Associates we look to bring our wealth of experience in sustainable design to the project team. It is through the inclusion of our experts at the early feasibility and design stages that the most appropriate solutions can be implemented in order to achieve higher BREEAM ratings.





11 & 12 Wellington Place, Leeds



# Life Cycle Analysis

**Mainer Associates offers carbon consultant services to deliver LCA and whole-life carbon quantification. We can complete LCA to RICS & BREEAM scope for clients pursuing net zero carbon status, BREEAM certification, along with any bespoke assessment a client sets us.**

Additionally, we offer LCA to the GLA's Whole Life-Cycle Assessment (WLC) guidance and completion of the WLC template to address the new planning conditions that form part of the new London Plan.

Mainer Associates approaches LCA in a sequential fashion throughout a project and its construction. We work closely with design teams from brief and through concept design to advise on opportunities to design-out embodied carbon. We aim to reach an as-designed embodied carbon position prior to tender.

Following contract award, we would ideally advise on procurement decisions to 'procure-out' further embodied carbon. Throughout all stages we look for opportunities to reduce embodied carbon of materials that are: cost and programme neutral, technically viable, of equal quality, meet client

expectations and do not inhibit the building in delivering other performance requirements.

Total WLC figures are a moving target throughout a project, with completeness and accuracy of material inventories constantly being improved. Mainer Associates provides regular updates to inform our clients on assessment progress and changes to embodied carbon total. The in-depth role we look to undertake allows us to give an accurate as-built embodied carbon position prior to practical completion for clients to go and pursue offsets if they wish to do so.



4 Angel Square – NOMA, Manchester



# Whole Life Carbon Assessment

**Mainer Associates offers carbon consultant services to deliver LCA and whole-life carbon quantification. We can complete LCA to RICS & BREEAM scope for clients pursuing net zero carbon status, BREEAM certification, along with any bespoke assessment a client sets us.**

Additionally, we offer LCA to the GLA's Whole Life-Cycle Assessment (WLC) guidance and completion of the WLC template to address the new planning conditions that form part of the new London Plan.

Mainer Associates approaches LCA in a sequential fashion throughout a project and its construction. We work closely with design teams from brief and through concept design to advise on opportunities to design-out embodied carbon. We aim to reach an as-designed embodied carbon position prior to tender.

Following contract award, we would ideally advise on procurement decisions to 'procure-out' further embodied carbon. Throughout all stages we look for opportunities to reduce embodied carbon of materials that are: cost and programme neutral, technically viable, of equal quality, meet client

expectations and do not inhibit the building in delivering other performance requirements.

Total WLC figures are a moving target throughout a project, with completeness and accuracy of material inventories constantly being improved. Mainer Associates provides regular updates to inform our clients on assessment progress and changes to embodied carbon total. The in-depth role we look to undertake allows us to give an accurate as-built embodied carbon position prior to practical completion for clients to go and pursue offsets if they wish to do so.





Eden @ New Bailey, Salford



# Carbon Management

## **Mainer Associates offers management and monitoring advice on scope-3 embodied carbon emissions resulting from on-site development impacts.**

Scope-3 Emissions: Scope 3 emissions are the result of activities from assets not owned or controlled by the reporting organisation, but that the organisation indirectly impacts in its value chain.

Mainer Associates manages a developer's scope-3 emissions by supporting post-contract teams in reaching embodied carbon targets set out by clients who have net zero carbon status targets.

There is a limited understanding of the scale of scope 3 emissions in the CRE sector. There is a lack of sector-specific guidance for scope 3 reporting using the Greenhouse Gas Protocol's Corporate Value Chain (Scope 3) Accounting and Reporting Standard (GHG Protocol). UKGBC's 'Guide to Scope 3 Reporting in

Commercial Real Estate' states that the "lack of consistency means reporting companies may apply poor screening exercises, undertake incorrect assessments and, ultimately, under-report scope 3 emissions" as a result.

We manage this through a combination of innovative on-site software applications and continuous consultancy through our LCA specialists.

Mainer Associates can assist clients in establishing solid development briefs and contract documentation which supports /facilitates net zero carbon targets. Additionally, we can offer advice and scoping assessments of appropriate offsetting methods after working with designers to create low embodied carbon buildings / developments.



2 & 3 Angel Square – NOMA, Manchester



# Services to consider



Whole Life Carbon Assessment



Scope 3 Emissions



BREEAM



Fitwel



Building Physics



Environmental Impacts Assessment



Environmental Social Governance



Planning Statements



# The Team





# Find us here



hello@mainer.co.uk

01235 854 042

**mainer.co.uk**

## **Manchester**

Unit 215, Ducie House  
37 Ducie Street  
Manchester  
M1 2JW

## **Oxfordshire**

Milton Park Innovation Centre  
99 Park Drive, Milton Park  
Oxfordshire  
OX14 4RY

**SPECIALIST  
SUSTAINABILITY  
CONSULTANCY**

