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# Mainer Associates

2024



**SPECIALIST  
SUSTAINABILITY  
CONSULTANCY**

We enhance the sustainability performance  
of the built environment

BREEAM®

fitwel®



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## 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.

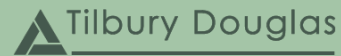
His experience includes consulting on major multimillion-pound real estate development projects both commercially and for Government Departments; the formulation of sustainability and ESG strategies for a variety of clients, the creation of specialist departments for ESG, Sustainability & WLCA, and the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



# Our Services

-  Whole Life Carbon Assessment
-  BREEAM
-  Building Physics
-  Environmental Social Governance
-  Environmental Product Declarations
-  Scope 3 Emissions
-  Fitwel
-  Environmental Impacts Assessment
-  Planning Statements

# Partners



# Sectors



Commercial



Government



Industrial & Warehouse



Education



Science & Technology



Residential



## 11&12 Wellington Place

Leeds

Services ▼

Office and Retail: BREEAM, Fitwel, LCA



## 4 Angel Square, NOMA

Manchester

Services ▼

Office and Retail: BREEAM, Fitwel



## Silverstone Park

Northamptonshire

Services ▼

Light Industrial Buildings: BREEAM







### 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

**Our team has extensive experience in BREEAM, particularly in achieving the highest BREEAM ratings for our Partners.**

We have experience in large-scale mixed-use developments across the UK. 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 significant value to a project team.

Crucially, we focus our efforts on the most cost-effective, sustainable solution for our clients at every RIBA stage. We also offer pre-assessment to help 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 best solutions can be implemented to achieve the highest BREEAM ratings.



New Construction



In-use



Refurbishment and fit-out



11 & 12 Wellington Place, Leeds

“We quality test our LCA modelling to ensure strong levels of accuracy and credibility.

We provide transparency on datasets, and collaborate with clients to arrange third party verification”

Dominic Wintie Senior Sustainability Consultant



# Life Cycle Assessments

**We offer carbon consultant services to deliver LCA and whole-life carbon quantification. We complete LCA to RICS & BREEAM scope for clients pursuing net zero carbon status, BREEAM certification and bespoke assessments.**

We also offer LCA to the GLA's Whole Life-Cycle Assessment (WLC) guidance and completion of the WLC template to meet the new London Plan.

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

Following contract award, our expertise helps clients 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.

# Life Cycle Assessments



## Method

We offer 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.



## Strategy

We approach 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.



## Deliver

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

**We offer carbon consultant services to deliver LCA and whole-life carbon quantification. We complete LCA to RICS & BREEAM scope for clients pursuing net zero carbon status, BREEAM certification and bespoke assessments.**

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Following contract award, our expertise helps clients 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.

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Built with precision and innovation in mind for carbon measurement, our new cutting-edge App reshapes the way we approach building projects, introducing a new era of responsible development.

The Carbon Tool App provides real-time insights and preliminary results through a comprehensive carbon score, empowering intervention and guidance at any stage of the project, even before a single brick is laid.

Enabling better informed and more decision-making, adaptability, accuracy, as well as more coherent and aspirational carbon management, tailored to the client's budget and targets.

The screenshot displays the CarbonCentric software interface. At the top, there are navigation tabs: Project Details, Instruction Form, Summary (selected), Bill of Quantities, One Click Graphs, and Carbon Centric Dashboard. Below the tabs is a key for status indicators: Green < 50%, Amber > 50%, and Red > 85%. The main area is divided into 'Procure' and 'Build' sections. The 'Procure' section shows a table of Bill of Materials (BOM) items with columns for CO<sub>2</sub>e, % of Total, Sub-Return CO<sub>2</sub>e, and % +/-.

Bill of Quantity	CO <sub>2</sub> e	% of Total	Sub-Return CO <sub>2</sub> e	% +/-
B1 - Balustrades	9.93	0.08%	8.50	86%
B2 - Metal Doors	99.72	0.76%	265.31	276%
B3 - Joinery&Addendum	41.49	0.31%	0.00	43%
B4 - Blockwork	184.66	1.40%	0.00	21%
B5 - WC&Vanity Units	14.80	0.11%	36.19	22%
B6 - Decoration	17.11	0.13%	0.00	57%
B7 - Ceramic Tiling	37.82	0.29%	0.00	63%
B8 - Soft Flooring	10.02			
B9 - Screeding	7.49			
B10 - Ceilings	20.23			
B11 - Screens	45.46			
B12 - Specialist Finishes	1.09			
B13 - Earthworks	127.80			
B14 - Hard Landscaping	580.52			
B16 - Retaining Walls	179.04			
B17 - Street Furniture	22.36			
B18 - External Services	1.35			
B19 - Drainage	134.11			
B21 - Works Beyond Curtilage	0.55			
<b>TOTAL</b>	<b>13,196.16</b>			
A1-A5 - Site Fuel, Elec	377			
MEP A1-A5 Rate 107 kgCO <sub>2</sub> e/m <sup>2</sup>	2,616			

The 'Build' section shows Final CO<sub>2</sub> and % +/- for each item. Below the BOM table is a 'Project Details' section for 'B2 - Metal Doors A1-A5 Emission Allowance tCO<sub>2</sub>e'. It shows a Bill of Quantity of 99721, resulting in 33,240 kg CO<sub>2</sub>e, with a 66% remaining budget. A 'Carbon Budget Bar' shows 33% used and 66% remaining. Below this is a table of material data for A1-A5 items, including Steel door, High-speed steel doors, Aluminium frame profile, Riser door system, and Enclosure cabinet. Each item has columns for Material Confirmation, Quantity, Unit, Supplier Quantity, Supplier Unit, Default Max Transport Distance (km), and km.

Material Data (A1-A5)	Material Confirmation	Quantity	Unit	Supplier Quantity	Supplier Unit	Default Max Transport Distance (km)	km
Steel door 60.04 kg/m <sup>2</sup> , H 16-1 (T90) (Item name: K2 Freising)	Item Correct	79.94	m <sup>2</sup>	239.82	m <sup>2</sup>	1500	1
High-speed steel doors, 79.7 kg/m <sup>2</sup> , 2.3x2.75 m, Schweißauf Operator unit - Tormentor (EPARELO)	Item Correct	25.21	m <sup>2</sup>	75.63	m <sup>2</sup>	1500	1
Aluminium frame profile, powder coated, 1.02 kg/m	Item Correct	19.2	kg	57.6	kg	1500	1
Riser door system, 34.01 kg/m <sup>2</sup> , Seto - Quadro - riser door (SELO)	Item Correct	834.02	m <sup>2</sup>	2508.06	m <sup>2</sup>	1500	1
Enclosure cabinet, 32 kg/unit (LEGRAND)	Item Correct	4	unit	12	unit	1500	1
<b>TOTAL</b>		<b>964.37</b>		<b>2893.11</b>			<b>5</b>



2 & 3 Angel Square - NOMA, Manchester



# Environmental Product Declarations (EPD's)

## We provide EPD's for:

- **Manufacturers**
- **Suppliers**
- **Contractors**
- **Developers**
- **Designers**

EPDs provide a standardised way to communicate the environmental impact of your product, which is then third-party verified to an international standard, and provide the following business benefits:

- Gain Competitive Advantage
- Benchmark your Product
- Implement a Green Marketing Strategy
- Become a Preferred Supplier
- Enhance Supply Chain Management
- Comply with Regulation and Legal Requirements

However, considering your products full value chain, from material extraction to manufactured product, its usage stage and end of life can seem daunting, so let Mainer Associates handle the whole process for you.

We will:

- Collect your data
- Conduct a Life-cycle assessment
- Prepare a background report for EPD
- Ensure your EPD is independently verified by a 3<sup>rd</sup> Party
- Submit your EPD document for publication into the public domain

We use pre-verified One Click LCA software to create EPDs quickly but without compromising on quality. Most importantly our LCA models, calculations and data are independently verified by a 3<sup>rd</sup> party, meaning your EPD is recognised by international standard schemes, such as ISO 14025.

Without third-party verification, your EPD will not be recognised by many certification schemes, regulations and procurement requirements.

# The Team



# Thank you



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