

# Wst04

## Speculative finishes

Note: This credit only applies to office building types

### Aim:

To minimise the wastage associated with the installation of floor and ceiling finishes in lettable areas in speculative buildings where tenants have not been involved in their selection.

### i. Unknown occupants

Where offices are tenanted, the future occupant is **unknown** and there are to be carpets and floor or ceiling finishes installed, these must be limited to a **show area only** (e.g. <25% floor area).

### ii. Known occupants

Where the occupants of the development **are known**, floor and ceiling finishes should be agreed or specified by the occupants and installed accordingly.

If there are **only** ceiling finishes and **no** carpets installed, the building owner must confirm that the first tenants will **not be permitted** to make substantial alterations to the ceiling finishes.

---

Note: This document is intended as guidance only. Consult your BREEAM AP or Assessor to ensure compliance is achieved.