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BREEAM PRE-ASSESSMENT

150 Colmore Row

150 Colmore Row, Birmingham B3 3AJ

CLIENT	DOCUMENT REF	REVISION	DATE	TARGETED SCORE	RATING
Private Client	FA-BRE-0101	P01	21 October 2025	73.96%	Excellent

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Document control

PROJECT	150 Colmore Row
REPORT	BREEAM Pre-Assessment
SITE	150 Colmore Row, Birmingham B3 3AP
CLIENT	Private Client
SCHEME	BREEAM UK New Construction, Issue V6.1 (SD5078)
DOCUMENT REF	FA-BRE-0101
REVISION	P01
DATE	21 October 2025
PREPARED BY	Fortress Associates

This report has been prepared for the sole use of the named client for the purposes of the planning application described. It is a pre-assessment, not a BREEAM certification; certification is issued by BRE following assessment by a licensed assessor. Environmental information reflects the datasets listed in the Data Sources section as at the date of assessment; conditions may change. No liability accepted to third parties.

Executive summary

This BREEAM pre-assessment accompanies planning reference 2025/04521/PA for the erection of a nine-storey commercial building providing office accommodation with retail space at the ground floor level. The scheme also incorporates dedicated cycle parking facilities, enhancements to the public realm, and associated infrastructure works at 150 Colmore Row, Birmingham B3 3AP. It establishes the rating the development can achieve under BREEAM UK New Construction, Issue V6.1 (SD5078), assessed as fully fitted, and sets out the credit strategy that delivers it.

The targeted credits produce a score of 73.96 per cent - an Excellent rating, meeting the Excellent target of 70 per cent with a margin of 3.96 percentage points. Credits identified as potential would take the score to 79.27 per cent if adopted. Every minimum standard applying to the target rating is satisfied by the strategy.

Birmingham's Development Plan + Sustainable Construction guidance note seeks Excellent for proposals over 1,000 m² or 0.5 ha, with Very Good accepted on evidenced viability grounds, and the target adopted here responds directly to that requirement. The category-by-category strategy, the minimum standards position, the stage-critical actions and the specialist appointments are set out in the chapters that follow, with the full credit tracker - criteria, evidence and responsibilities - appended.

The pre-assessment is the first stage of the certification process. The assessment is registered with BRE, a licensed assessor completes the design stage assessment leading to an interim certificate, and the post-construction assessment confirms the as-built performance and the final certificate.

Key assessment information

Item	Value
Site address	150 Colmore Row, Birmingham B3 3AP
OS grid reference	SP 06780 86503
Local planning authority	Birmingham
Planning application reference	2025/04521/PA
Development	The proposed development comprises the erection of a nine-storey commercial building providing office accommodation with retail space at the ground floor level. The scheme also incorporates dedicated cycle parking facilities, enhancements to the public realm, and associated infrastructure works.
Building type	Office
Scheme and manual	BREEAM UK New Construction, Issue V6.1 (SD5078)
Assessment scope	Fully fitted
Target rating	Excellent (minimum 70%)
Targeted score	73.96% - Excellent
Score with potential credits	79.27%

Item	Value
Margin above the target threshold	3.96 percentage points
Minimum standards at the target rating	All satisfied by the targeted credits
Local plan requirement	Excellent (Development Plan + Sustainable Construction guidance note)
Innovation credits targeted	0
Flood zone	Zone 1
Public transport accessibility index	62.66

Introduction

Purpose & scope of this pre-assessment

This pre-assessment establishes the rating the proposed development can achieve under BREEAM UK New Construction, Issue V6.1 (SD5078), identifies the credits targeted to deliver it, and sets out the commitments, appointments and stage deadlines that secure each credit.

It is prepared for the planning stage. The scoring strategy set out here is taken forward through registration of the assessment, a design stage assessment leading to an interim certificate, and a post-construction assessment leading to the final certificate.

The assessment method & certification route

The assessment method measures the sustainability of the building across nine environmental categories - management, health and wellbeing, energy, transport, water, materials, waste, land use and ecology, and pollution - with additional innovation credits. Each category carries a weighting, and the weighted category scores sum to the overall percentage score that sets the rating.

Certification is independent: assessments are registered with BRE, carried out by a licensed assessor, and quality-assured by BRE before a certificate is issued. This pre-assessment is the scoring strategy for that process; it is not itself a certificate.

Pre-assessment, design stage & post-construction

V6/V6.1 remains the applicable manual for projects registered with BRE before 27 January 2026. The design stage assessment is completed against the evidence produced as the design develops, and several credits are time-limited: they can only be awarded where the qualifying activity happened by the stated work stage. Those stage-critical actions are listed in the strategy chapter, and the earliest fall due at RIBA Stage 1-2.

Certification is independent of this document: the assessment is registered with BRE, carried out by a licensed assessor, and quality-assured by BRE before any certificate is issued. BREEAM is a registered trade mark of BRE; this pre-assessment is the scoring strategy for the certification process and is not itself a certificate.

The site and the development

The site & its surroundings

The application site is at 150 Colmore Row, Birmingham B3 3AP, at Ordnance Survey grid reference SP 06780 86963, within Birmingham. A vacant 1970s office block with servicing yard, occupying the full extent of the site. The site lies in Flood Zone 1. The site is within a conservation area. The site lies within an Air Quality Management Area. The public transport accessibility index computed for the site is 52.66, from 40 public transport nodes within walking distance.

The proposed development

The proposed development comprises the erection of a nine-storey commercial building providing office accommodation with retail space at the ground floor level. The scheme also incorporates dedicated cycle parking facilities, enhancements to the public realm, and associated infrastructure works. The works comprise demolition and new build, including the demolition of 5,200 square metres of existing floorspace. The assessed building extends to 14,500 square metres gross internal area.

Assessment scope & building type

The assessment is carried out as a fully fitted assessment of an office building type under BREEAM UK New Construction, Issue V6.1 (SD5078). The credits available to the assessment reflect that scope: issues that do not apply to the building type or the scope are excluded from both the numerator and the denominator of the score.

Quantity	Value
Gross internal area	14,500 m ²
Net internal area	12,300 m ²
Site area	2,100 m ²
Storeys above ground	9
Car parking spaces	12
Cycle parking spaces	160
Floorspace to be demolished	5,200 m ²

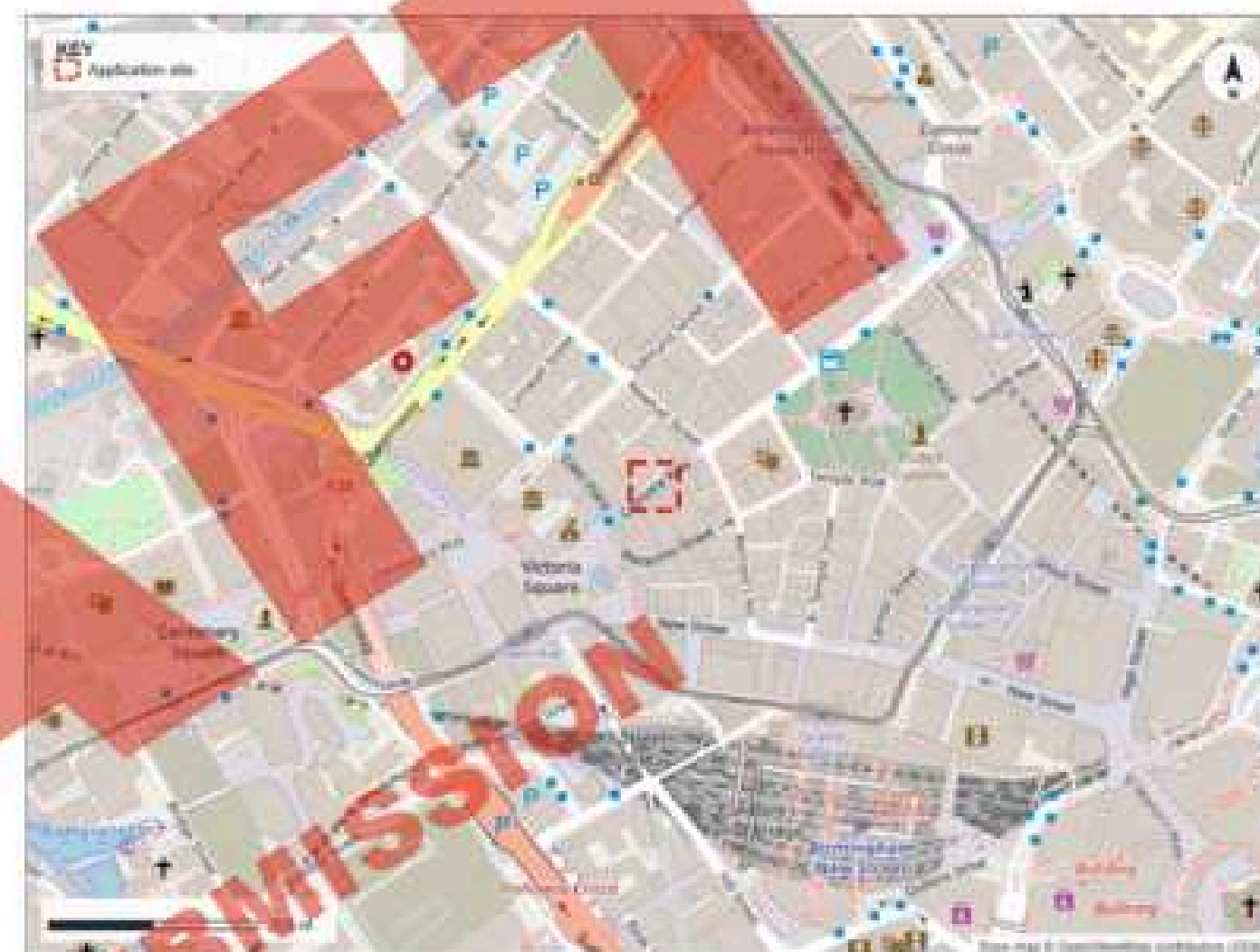


Figure 1 - Site location plan



Figure 2 - Public transport and amenities around the site

Policy context

National policy

The National Planning Policy Framework directs the planning system to support the transition to a low-carbon future, expecting new development to help reduce greenhouse gas emissions and to be resilient to climate change. A nationally recognised, independently certified assessment of the building's environmental performance is the established means by which local plans secure that outcome for major buildings.

The local plan requirement

Birmingham's Development Plan + Sustainable Construction guidance note requires **Excellent** for proposals over 1,000 m² or 0.5 ha, with **Very Good** accepted on evidenced viability grounds. The target rating adopted for this pre-assessment responds to that requirement.

Scoring and minimum standards

Rating benchmarks & category weightings

The rating benchmarks for the scheme are **Pass at 30%**, **Good at 45%**, **Very Good at 55%**, **Excellent at 70%**, **Outstanding at 85%**. The category weightings applied to this fully fitted assessment are set out in the weighting table. They are the published weightings for the scheme and scope.

Most credits are tradable - under-performance in one category can be offset in another - but the minimum standards below cannot be traded.

Rating benchmarks

Rating	Minimum overall score
Outstanding	≥ 85%
Excellent	≥ 70%
Very Good	≥ 55%
Good	≥ 45%
Pass	≥ 30%
Unclassified	below 30%

Category weightings applied

Category	Credits available	Weighting	Per credit
Management	21	11%	0.524%

Category	Credits available	Weighting	Per credit
Health & Wellbeing	16	14%	0.875%
Energy	21	16%	0.762%
Transport	12	10%	0.833%
Water	8	7%	0.875%
Materials	14	15%	1.071%
Waste	11	6%	0.545%
Land Use & Ecology	13	13%	1%
Pollution	12	8%	0.667%
Innovation	10 (max)	10%	1%

Per credit percentages printed in two independent V6.1 submissions (multi residential, fully fitted) and one BRE tool 2018 report.

Minimum standards at the target rating

Position against the minimum standards

An **Excellent** rating requires the minimum overall score of 70% and the minimum standards listed in the minimum standards table. Every minimum standard for **Excellent** is met by the targeted credits.

Issue	Requirement	Requires	Targeted	Position
Man 03c	Responsible construction management	1	2	Met
Man 04a	Commissioning - schedule & responsibilities	1	1	Met
Man 04d	Handover - building user guide & training	criterion	1	Met
Man 05a	Aftercare support	1	1	Met
Ene 01	Energy performance (EPR)	4	4	Met
Ene 02a	Sub-metering of end uses	1	1	Met
Wat 01	Water consumption	1	5	Met
Wat 02	Water monitoring	criterion	1	Met
Mat 03a	Sustainable procurement plan	criterion	1	Met
Wst 03	Operational waste	1	1	Met

Performance by category

One section per environmental category: the narrative position, then the engine-built table of every applicable issue with the credits available, targeted and identified as potential.

Management

21 of the 21 available credits are targeted, contributing 11% of the 11% category weighting. The targeted issues are Man 01a (Project delivery planning, 1 credit); Man 01b (Stakeholder consultation, 1 credit); Man 01c (BREEAM AP - concept design, 1 credit); Man 01d (BREEAM AP - developed design, 1 credit); Man 02a (Elemental life cycle cost plan, 2 credits); Man 02b (Component-level LCC options appraisal, 1 credit); Man 02c (Capital cost reporting, 1 credit); Man 03a (Environmental management, 1 credit); Man 03b (BREEAM AP - site, 1 credit); Man 03c (Responsible construction management, 2 credits); Man 03d (Monitoring of site impacts - utilities, 1 credit); Man 03e (Monitoring of site impacts - transport, 1 credit); Man 04a (Commissioning - schedule & responsibilities, 1 credit); Man 04b (Commissioning - design & preparation, 1 credit); Man 04c (Testing & inspecting building fabric, 1 credit); Man 04d (Handover - building user guide & training, 1 credit); Man 05a (Aftercare support, 1 credit); Man 05b (Seasonal commissioning, 1 credit); Man 05c (Post-occupancy evaluation, 1 credit).

Issue	Title	Avail.	Targeted	Potential
Man 01a	Project delivery planning	1	1	-
Man 01b	Stakeholder consultation	1	1	-
Man 01c	BREEAM AP - concept design	1	1	-
Man 01d	BREEAM AP - developed design	1	1	-
Man 02a	Elemental life cycle cost plan	2	2	-
Man 02b	Component-level LCC options appraisal	1	1	-
Man 02c	Capital cost reporting	1	1	-
Man 03a	Environmental management	1	1	-
Man 03b	BREEAM AP - site	1	1	-
Man 03c	Responsible construction management	2+1e	2	-
Man 03d	Monitoring of site impacts - utilities	1	1	-
Man 03e	Monitoring of site impacts - transport	1	1	-
Man 04a	Commissioning - schedule & responsibilities	1	1	-
Man 04b	Commissioning - design & preparation	1	1	-
Man 04c	Testing & inspecting building fabric	1	1	-
Man 04d	Handover - building user guide & training	1	1	-
Man 05a	Aftercare support	1	1	-
Man 05b	Seasonal commissioning	1	1	-
Man 05c	Post-occupancy evaluation	1	1	-
Category total (11% weighting)		21	21	0

Health & Wellbeing

11 of the 16 available credits are targeted, contributing 9.63% of the 14% category weighting. The targeted issues are Hea 01a (Glare control, 1 credit); Hea 01c (View out, 1 credit); Hea 01d (Internal & external lighting, 1 credit); Hea 02a (Ventilation, 1 credit); Hea 02b (Emissions from construction products, 2 credits); Hea 02c (Post-construction IAQ measurement, 1 credit); Hea 04c (Thermal zoning & controls, 1 credit); Hea 05 (Security of site & building, 1 credit); Hea 07a (Safe access, 1 credit); Hea 07b (Outside space, 1 credit). Hea 01b, Hea 04a, Hea 04b, Hea 05a are not pursued for this scheme.

Issue	Title	Avail.	Targeted	Potential
Hea 01a	Glare control	1	1	-
Hea 01b	Daylighting	2+1e	0	-
Hea 01c	View out	1	1	-
Hea 01d	Internal & external lighting	1	1	-
Hea 02a	Ventilation	1	1	-
Hea 02b	Emissions from construction products	2+1e	2	-
Hea 02c	Post-construction IAQ measurement	1	1	-
Hea 04a	Thermal modelling	1	0	-
Hea 04b	Design for future thermal comfort	1	0	-
Hea 04c	Thermal zoning & controls	1	1	-
Hea 05a	Acoustic performance	1	0	-
Hea 05	Security of site & building	1+1e	1	-
Hea 07a	Safe access	1	1	-
Hea 07b	Outside space	1	1	-
Category total (14% weighting)		16	11	0

Energy

12 of the 21 available credits are targeted, contributing 9.14% of the 16% category weighting. The targeted issues are Ene 01 (Energy performance (EPR), 4 credits); Ene 02a (Sub-metering of end uses, 1 credit); Ene 02b (Sub-metering of tenancy / high-load areas, 1 credit); Ene 03 (External lighting, 1 credit); Ene 04a (Passive design analysis, 1 credit); Ene 04b (Free cooling, 1 credit); Ene 04c (Low & zero carbon feasibility, 1 credit); Ene 06a (Lift transport demand analysis, 1 credit); Ene 06b (Energy efficient lift features, 1 credit). Ene 01p is not pursued for this scheme.

Issue	Title	Avail.	Targeted	Potential
Ene 01	Energy performance (EPR)	9+5e	4	-

Issue	Title	Avail.	Targeted	Potential
Ene 01p	Prediction of operational energy consumption	4 +2e	0	-
Ene 02a	Sub-metering of end uses	1	1	-
Ene 02b	Sub-metering of tenancy / high-load areas	1	1	-
Ene 03	External lighting	1	1	-
Ene 04a	Passive design analysis	1	1	-
Ene 04b	Free cooling	1	1	-
Ene 04c	Low & zero carbon feasibility	1	1	-
Ene 06a	Lift transport demand analysis	1	1	-
Ene 06b	Energy efficient lift features	1	1	-
Category total (16% weighting)		21	12	0

Transport

12 of the 12 available credits are targeted, contributing 10% of the 10% category weighting. The targeted issues are Tra 01 (Travel plan & transport assessment, 2 credits), Tra 02 (Sustainable transport measures, 10 credits).

Issue	Title	Avail.	Targeted	Potential
Tra 01	Travel plan & transport assessment	2	2	-
Tra 02	Sustainable transport measures	10	10	-
Category total (10% weighting)		12	12	0

Water

8 of the 8 available credits are targeted, contributing 7% of the 7% category weighting. The targeted issues are Wat 01 (Water consumption, 5 credits); Wat 02 (Water monitoring, 1 credit); Wat 03a (Leak detection, 1 credit); Wat 03b (Flow control devices, 1 credit).

Issue	Title	Avail.	Targeted	Potential
Wat 01	Water consumption	5 +1e	5	-
Wat 02	Water monitoring	1	1	-
Wat 03a	Leak detection	1	1	-
Wat 03b	Flow control devices	1	1	-
Category total (7% weighting)		8	8	0

Materials

7 of the 14 available credits are targeted, contributing 7.5% of the 15% category weighting. The targeted issues are Mat 02 (Environmental product declarations, 1 credit); Mat 03a (Sustainable procurement plan, 1 credit); Mat 03b (Measuring responsible sourcing, 3 credits); Mat 05 (Designing for durability & resilience, 1 credit); Mat 06 (Material efficiency, 1 credit). Mat 01a, Mat 01b are not pursued for this scheme.

Issue	Title	Avail.	Targeted	Potential
Mat 01a	Building LCA - superstructure options appraisal	6 +3e	0	-
Mat 01b	Building LCA - substructure & hard landscaping	1	0	-
Mat 02	Environmental product declarations	1	1	-
Mat 03a	Sustainable procurement plan	1	1	-
Mat 03b	Measuring responsible sourcing	3 +1e	3	-
Mat 05	Designing for durability & resilience	1	1	-
Mat 06	Material efficiency	1	1	-
Category total (15% weighting)		14	7	0

Waste

8 of the 11 available credits are targeted, contributing 4.36% of the 6% category weighting. The targeted issues are Wst 01p (Pre-demolition audit, 1 credit); Wst 01a (Construction resource efficiency, 3 credits); Wst 01b (Diversion from landfill, 1 credit); Wst 03 (Operational waste, 1 credit); Wst 04 (Speculative finishes, 1 credit); Wst 06a (Design for disassembly - recommendations, 1 credit). A further 3 credits are identified as potential - achievable with additional commitments - under Wst 02, Wst 05, Wst 06b.

Issue	Title	Avail.	Targeted	Potential
Wst 01p	Pre-demolition audit	1	1	-
Wst 01a	Construction resource efficiency	3 +1e	3	-
Wst 01b	Diversion from landfill	1	1	-
Wst 02	Recycled & sustainably sourced aggregates	1 +1e	0	1
Wst 03	Operational waste	1	1	-
Wst 04	Speculative finishes	1	1	-
Wst 05	Adaptation to climate change	1 +1e	0	1
Wst 06a	Design for disassembly - recommendations	1	1	-
Wst 06b	Disassembly & adaptability - implementation	1	0	1
Category total (6% weighting)		11	8	3

Land Use & Ecology

10 of the 13 available credits are targeted, contributing 10% of the 13% category weighting. The targeted issues are LE 02b (Determining ecological outcomes, 1 credit); LE 03a (Planning & liaison on ecology, 1 credit); LE 03b (Managing negative impacts, 2 credits); LE 04a (Ecological change & enhancement, 3 credits); LE 04b (Ecological enhancement - implementation, 1 credit); LE 05a (Long-term ecology management, 1 credit); LE 05b (Landscape & ecology management plan, 1 credit).

A further 1 credit is identified as potential - achievable with additional commitments - under LE 02a. LE 01a, LE 01b are not pursued for this scheme.

Issue	Title	Avail.	Targeted	Potential
LE 01a	Previously occupied land	1	0	-
LE 01b	Contaminated land	1	0	-
LE 02a	Ecology - survey & evaluation	1	0	1
LE 02b	Determining ecological outcomes	1	1	-
LE 03a	Planning & liaison on ecology	1	1	-
LE 03b	Managing negative impacts	2	2	-
LE 04a	Ecological change & enhancement	3	3	-
LE 04b	Ecological enhancement - implementation	1	1	-
LE 05a	Long-term ecology management	1	1	-
LE 05b	Landscape & ecology management plan	1	1	-
Category total (13% weighting)		13	10	1

Pollution

8 of the 12 available credits are targeted, contributing 5.33% of the 8% category weighting. The targeted issues are Pol 01a (Impact of refrigerants, 2 credits); Pol 01b (Refrigerant leak detection, 1 credit); Pol 02 (Local air quality - emissions, 2 credits); Pol 03a (Flood resilience, 2 credits); Pol 04 (Night-time light pollution, 1 credit).

A further 4 credits are identified as potential - achievable with additional commitments - under Pol 03b, Pol 03c, Pol 03d, Pol 05.

Issue	Title	Avail.	Targeted	Potential
Pol 01a	Impact of refrigerants	2	2	-
Pol 01b	Refrigerant leak detection	1	1	-
Pol 02	Local air quality - emissions	2	2	-
Pol 03a	Flood resilience	2	2	-

Issue	Title	Avail.	Targeted	Potential
Pol 03b	Surface water run-off - rate	1	0	1
Pol 03c	Surface water run-off - volume	1	0	1
Pol 03d	Minimising watercourse pollution	1	0	1
Pol 04	Night-time light pollution	1	1	-
Pol 05	Noise attenuation	1	0	1
Category total (8% weighting)		12	8	4

Innovation

No innovation credits are targeted. Innovation credits remain available - one per cent each, up to 10% - for exemplary-level performance under the issues that define exemplary criteria, and are a route to additional headroom if credits are lost during design development.

Score summary

Category	Available	Targeted	Weighting	Score	With potential
Management	21	21	11%	11%	11%
Health & Wellbeing	16	11	14%	9.63%	9.63%
Energy	21	12	16%	9.14%	9.14%
Transport	12	12	10%	10%	10%
Water	8	8	7%	7%	7%
Materials	14	7	15%	7.5%	7.5%
Waste	11	8	6%	4.36%	6%
Land Use & Ecology	13	10	13%	10%	11%
Pollution	12	8	8%	5.33%	8%
Innovation	10	0	10%	0%	0%

TOTAL 73.96% 79.27%

The targeted score of 73.96% delivers an Excellent rating against the Excellent target of 70%. The margin above the threshold is 3.96 percentage points.

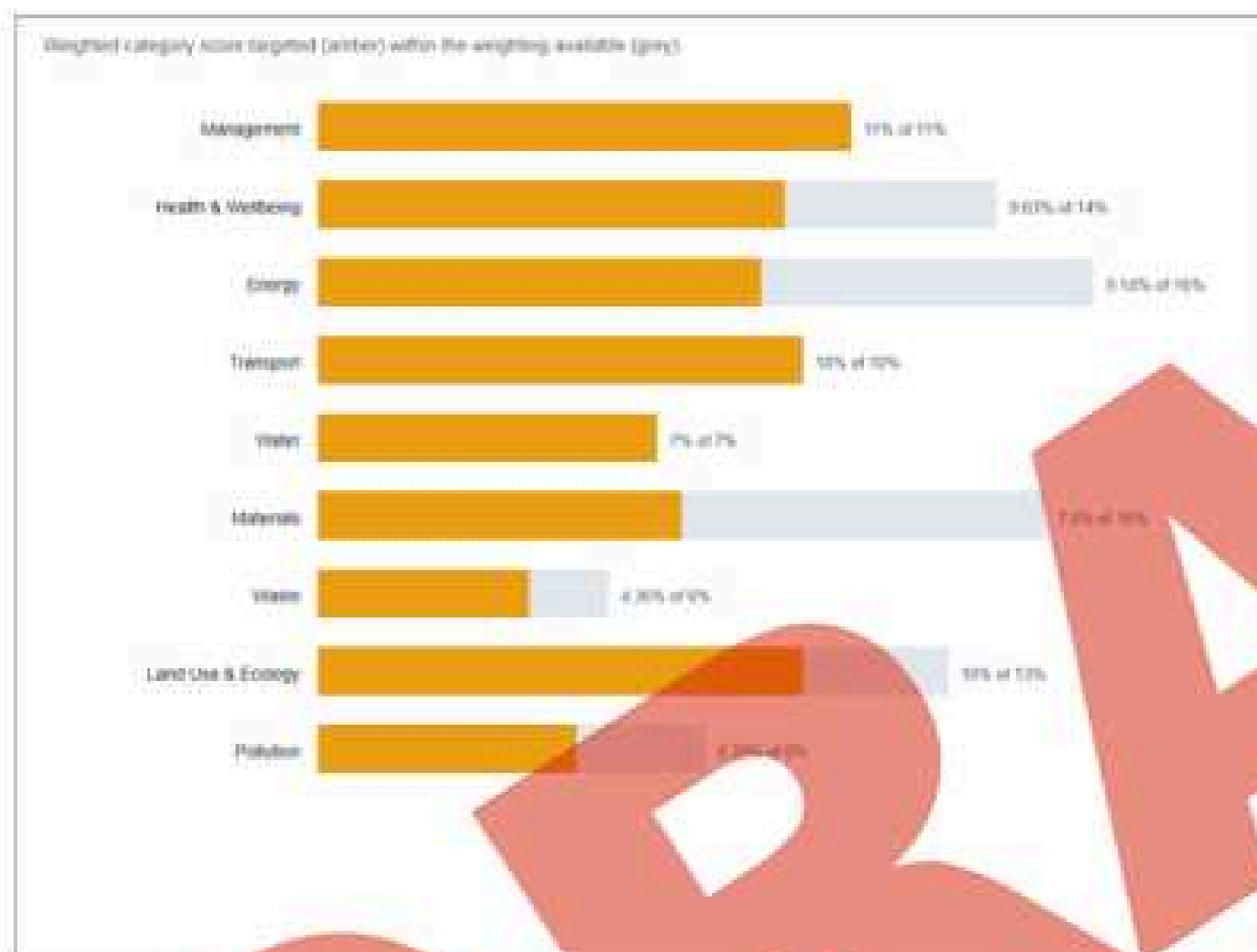


Figure 3 - Targeted score by category against the credits available

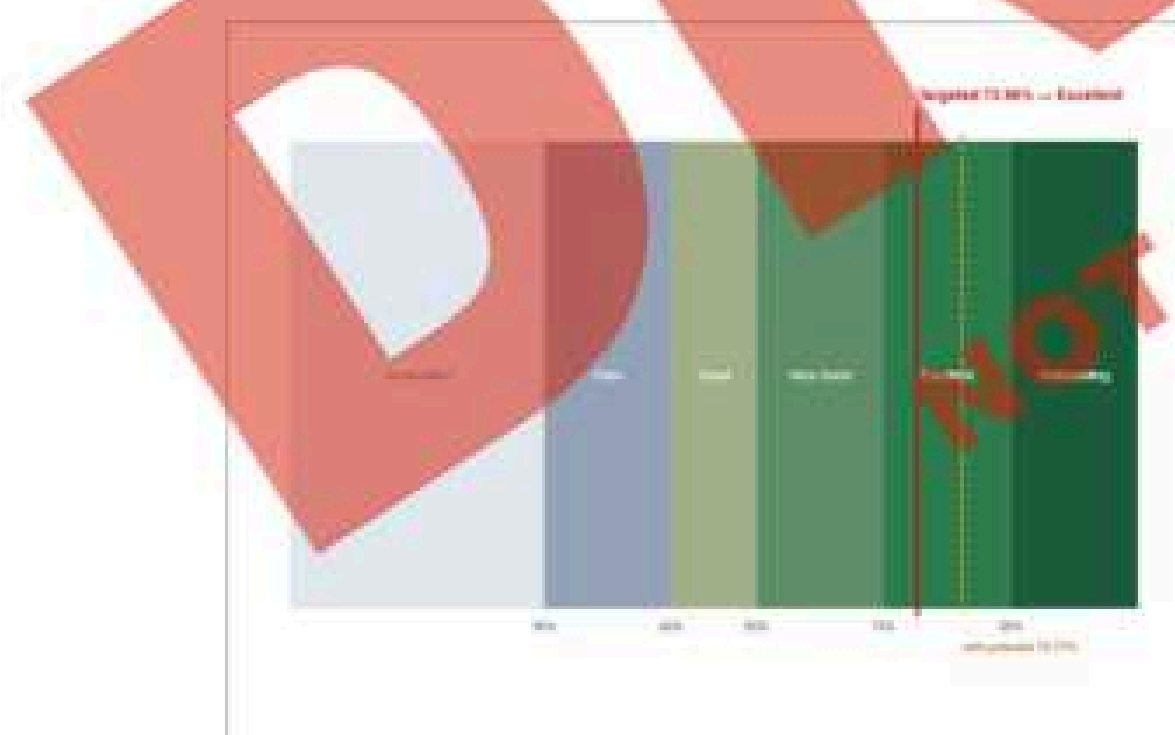


Figure 4 - Targeted score against the rating benchmarks

Strategy and actions

Score & headroom

The targeted score & safety margin

The targeted credits produce a score of 73.96%, an Excellent rating against the Excellent target of 70%. The margin above the threshold is 3.96 percentage points, which provides the contingency an assessment needs between now and post-construction certification.

Potential credits & routes to a higher rating

8 additional credits are identified as potential, taking the score to 79.27% if all are secured. Each potential credit names its evidence and the responsible party in the tracker; adopting them is the route to a higher rating or to additional contingency.

Securing the rating

Stage-critical actions (RIBA deadlines)

15 of the targeted credits are time-limited and fall due by RIBA Stage 2 or earlier: Man 01a (Project delivery planning, Stage 2); Man 01b (Stakeholder consultation, Stage 2); Man 01c (BREEAM AP - concept design, Stage 2); Man 02a (Elemental life cycle cost plan, Stage 2); Hea 06 (Security of site & building, Stage 2); Ene 04a (Passive design analysis, Stage 2); Ene 04b (Free cooling, Stage 2); Ene 04c (Low & zero carbon feasibility, Stage 2); Tra 01 (Travel plan & transport assessment, Stage 2); Tra 02 (Sustainable transport measures, Stage 2); Mat 03a (Sustainable procurement plan, Stage 2); Wst 01p (Pre-demolition audit, Stage 2); Wst 06a (Design for disassembly - recommendations, Stage 2); LE 02b (Determining ecological outcomes, Stage 2); Pol 03a (Flood resilience, Stage 2).

Missing a stage deadline forfeits the credit - it cannot be recovered later - so these actions are programmed into the current work stage.

Specialist appointments required

The strategy requires the following appointments, each named against its credits in the tracker: Project manager; Planning consultant; Cost consultant; Architect; Security consultant; Energy assessor; Lift engineer; Transport consultant; Ecologist; Landscape architect; Flood consultant. The licensed assessor is appointed for the registration, design stage and post-construction stages of the certification itself.

Registration, design stage & certification

The next steps are: register the assessment on the BREEAM Platform under BREEAM UK New Construction, Issue V6.1 (SD5078); confirm the weightings and credit availability for the registered assessment; complete the stage-limited actions listed above; assemble the design stage evidence named in the tracker; and submit the design stage assessment for certification ahead of the start on.

site. The post-construction assessment then confirms the as-built performance and the final certificate.

Stage-critical actions

RIBA stage	Issue	Action falls to
Stage 2	Man 01a - Project delivery planning	Client / project manager
Stage 2	Man 01b - Stakeholder consultation	Client / planning consultant
Stage 2	Man 01c - BREEAM AP - concept design	Client
Stage 2	Man 02a - Elemental life cycle cost plan	Cost consultant
Stage 2	Hea 06 - Security of site & building	Security consultant
Stage 2	Ene 04a - Passive design analysis	Architect / M&E
Stage 2	Ene 04b - Free cooling	M&E
Stage 2	Ene 04c - Low & zero carbon feasibility	Energy assessor
Stage 2	Tra 01 - Travel plan & transport assessment	Transport consultant
Stage 2	Tra 02 - Sustainable transport measures	Architect / transport consultant
Stage 2	Mat 03a - Sustainable procurement plan	Client / contractor
Stage 2	Wst 01p - Pre-demolition audit	Demolition contractor
Stage 2	Wst 06a - Design for disassembly - recommendations	Design team
Stage 2	LE 02b - Determining ecological outcomes	Ecologist / design team
Stage 2	Pol 00a - Flood resilience	Flood consultant

Specialist appointments required by the strategy

- Project manager
- Planning consultant
- Cost consultant
- Architect
- Security consultant
- Energy assessor
- Lift engineer
- Transport consultant
- Ecologist
- Landscape architect
- Flood consultant

Credit tracker

Every issue applicable to the assessment, with the credits available, targeted and identified as potential; the criteria summarised in this practice's own words; the design stage evidence; the responsible party; and the work stage by which time-limited credits must be actioned. The scheme manual's full criteria govern the assessment itself.

Management

Issue	Cr.	T	P	Criteria summary	Design stage evidence	Responsible	Stage
Man 01a Project delivery planning	1	1	-	Roles, responsibilities and contributions for each delivery stage are defined before the end of Concept Design, and the project delivery stakeholders demonstrably shape the brief, execution plan, communication strategy and concept design.	Responsibility matrix; workshop minutes; brief/execution-plan extracts	Client / project manager	RIBA 2
Man 01b Stakeholder consultation	1	1	-	Third parties affected by the scheme are consulted before Concept Design completes, covering the minimum consultation topics, and the feedback demonstrably influences the design; consultees receive feedback before Stage 4.	Consultation plan; statement of community involvement; design-change summary	Client / planning consultant	RIBA 2
Man 01c BREEAM AP - concept design	1	1	-	A BREEAM Advisory Professional is appointed by Stage 1-2, performance targets are formally agreed and progress against them is monitored through concept design.	AP appointment and stage report	Client	RIBA 2
Man 01d BREEAM AP - developed design	1	1	-	The AP continues through Stages 3-4, monitoring the agreed targets where decisions initially affect BREEAM performance.	AP stage 3-4 reports	Client	RIBA 4
Man 02a Elemental life cycle cost plan	2	2	-	An outline whole asset LCC plan is produced at Stage 2 by a competent person (PD 156965 method) covering structure, envelope, services and finishes over an agreed analysis period, and demonstrably informs the design.	Elemental LCC report	Cost consultant	RIBA 2
Man 02b Component-level LCC options appraisal	1	1	-	A component-level LCC (envelope, services, finishes, internal spaces) is developed by Stage 4 and demonstrably informs specification choices.	Component LCC report	Cost consultant	RIBA 4
Man 02c Capital cost reporting	1	1	-	The capital cost of the building is reported in £/m ² through the assessor.	Cost confirmation letter	Cost consultant	RIBA 4
Man 03a Environmental management	1	1	-	All parties managing the site operate a qualifying environmental management system and apply best practice pollution prevention procedures on site.	ISO 14001 certificate or equivalent; tender clauses	Principal contractor	RIBA 5
Man 03b BREEAM AP - site	1	1	-	An AP is appointed for the construction stage to monitor the agreed targets on site.	Appointment and site monitoring reports	Principal contractor	RIBA 5
Man 03c Responsible construction management	2+1e	2	-	The site is managed in an environmentally and socially accountable way against the responsible construction checklist (a national responsible construction scheme is the usual route).	Scheme registration and monitoring reports	Principal contractor	RIBA 5
Man 03d Monitoring of site impacts - utilities	1	1	-	Site energy and water use are monitored monthly against targets, with a named individual responsible for the data.	Monitoring records, targets	Principal contractor	RIBA 5
Man 03e Monitoring of site impacts - transport	1	1	-	Transport of construction materials and waste is monitored (distances, fuel, carbon) with targets set.	Transport data records	Principal contractor	RIBA 5
Man 04a Commissioning - schedule & responsibilities	1	1	-	A commissioning programme, schedule and named responsibilities are in place in line with the relevant standards for the installed systems.	Commissioning schedule and appointments	M&E / principal contractor	RIBA 5
Man 04b Commissioning - design & preparation	1	1	-	A specialist commissioning manager, independent of the installers, is appointed for complex systems during design and installation.	Commissioning manager appointment	Client / M&E	RIBA 5
Man 04c Testing & inspecting building fabric	1	1	-	Airtightness testing and a thermographic survey verify the integrity of the completed fabric, with defects rectified.	Test results and survey report	Principal contractor	RIBA 5
Man 04d Handover - building user guide & training	1	1	-	Technical and non-technical building user guides and a training schedule are prepared around handover.	Draft BUG contents; training schedule	Principal contractor	RIBA 6

Issue	Cr.	T	P	Criteria summary	Design stage evidence	Responsible	Stage
Man 05a Aftercare support	1	1	-	Aftercare support to occupiers is committed for at least the first 12 months of occupation (helpline, walkabouts, energy/water review meetings).	Aftercare commitment letter	Client	RIBA 6
Man 05b Seasonal commissioning	1	1	-	Complex systems are re-commissioned across the seasons during the first year at full and part load.	Seasonal commissioning commitment/programme	M&E contractor	RIBA 6
Man 05c Post-occupancy evaluation	1	1	-	An independent POE one year after occupation is committed and funded, feeding back into performance against the design intent.	POE commitment and funding confirmation	Client	RIBA 6

Health & Wellbeing

Issue	Cr.	T	P	Criteria summary	Design stage evidence	Responsible	Stage
Hea 01a Glare control	1	1	-	Glare risk is assessed for the relevant spaces and a control strategy (orientation, shading, screening) designs it out without defaulting to blinds alone.	Glare assessment and strategy	Architect	RIBA 4
Hea 01b Daylighting	2+1e	0	-	Relevant areas achieve the scheme's average and minimum daylight illuminance (or daylight factor) targets for the building type.	Daylight model results by room	Daylight consultant	RIBA 4
Hea 01c View out	1	1	-	Relevant workstations occupied positions sit within the qualifying distance of a window giving an external view of adequate size.	Plans with window-to-depth compliance	Architect	RIBA 4
Hea 01d Internal & external lighting	1	1	-	Internal lighting meets the SLL Code levels, is zoned for occupant control, and external luminaires meet the required colour rendering and control provisions.	Lighting design to SLL/CIBSE levels, zoning drawings	M&E	RIBA 4
Hea 02a Ventilation	1	1	-	Fresh air provision meets the relevant standard with intakes and exhausts separated from each other and from external pollution sources; CO2 monitoring or equivalent control where occupancy varies.	Ventilation strategy and intake/exhaust locations	M&E	RIBA 4
Hea 02b Emissions from construction products	2+1e	2	-	Specified product families (paints, boards, flooring, ceilings, adhesives) meet the scheme's VOC/formaldehyde emission limits with test evidence.	Product datasheets/test certificates	Architect / contractor	RIBA 4
Hea 02c Post-construction IAQ measurement	1	1	-	Formaldehyde and TVOC are measured post-construction, pre-occupancy, and shown to sit inside the WHO-based limits, with remediation if exceeded.	IAQ test commitment	Principal contractor	RIBA 6
Hea 04a Thermal modelling	1	0	-	CIBSE AM11 thermal modelling demonstrates comfort in occupied spaces against CIBSE Guide A (or adaptive criteria for naturally ventilated buildings, TM52/TM59 as relevant).	Dynamic model results (PMV/PPD or adaptive)	M&E / modeller	RIBA 4
Hea 04b Design for future thermal comfort	1	0	-	The same comfort criteria are demonstrated under a projected climate-change weather file, or the adaptation route is set out.	Future-weather model results (DSY2/DSY3)	M&E / modeller	RIBA 4
Hea 04c Thermal zoning & controls	1	1	-	The modelling informs a zoning and occupant control strategy appropriate to room functions and user expectations.	Controls strategy	M&E	RIBA 4
Hea 05a Acoustic performance	1	0	-	Sound insulation (two credits for residential building types), indoor ambient noise and room acoustics meet the standards for the building type (or an SQA-defined bespoke set), with pre-completion testing committed.	SQA report; testing programme	Acoustician	RIBA 4
Hea 06 Security of site & building	1+1e	1	-	A suitably qualified security specialist completes a security needs assessment by Stage 2 and the resulting measures are adopted.	SNA and design responses	Security consultant	RIBA 2
Hea 07a Safe access	1	1	-	Pedestrian, cycle and vehicle routes are separated; deliveries do not cross pedestrian or amenity routes; drop-offs feed footpaths directly.	Site plan showing segregated routes	Architect / highways	RIBA 4
Hea 07b Outside space	1	1	-	Building users have access to an external amenity space within the development.	Landscape plan	Architect	RIBA 4

Energy

Issue	Cr.	T	P	Criteria summary	Design stage evidence	Responsible	Stage
Ene 01 Energy performance (EPR)	5+5e	4	-	Credits scale with the Energy Performance Ratio derived from the modeled regulated energy demand, consumption and carbon against the notional building (SBEM/SAP outputs).	BRUKL/SAP outputs; energy strategy	Energy assessor	RIBA 4
Ene 01p Prediction of operational energy consumption	4+2e	0	-	An early design stage energy workshop plus TM54-style operational energy modeling reports predicted consumption by end use with a risk assessment.	Operational energy model and report	Energy assessor	RIBA 4
Ene 02a Sub-metering of end uses	1	1	-	Pulsed-output sub-meters cover the major energy end uses (heating, DHW, cooling, fans, pumps, lighting, small power, renewables).	Metering schematic	M&E	RIBA 4
Ene 02b Sub-metering of tenancy / high-load areas	1	1	-	Separately accessible metering for tenancies or high-load function areas via BEMS or dedicated meters.	Metering schematic	M&E	RIBA 4
Ene 03 External lighting	1	1	-	External luminaires average at least 70 lumens/lumens per cubic watt with daylight cut-off and presence control in intermittent areas.	External lighting schedule	M&E	RIBA 4
Ene 04a Passive design analysis	1	1	-	A Stage 2 passive design analysis (building on the thermal model) quantifies how form, orientation, fabric and ventilation reduce demand, and the measures adopted are stated.	Passive design analysis	Architect / M&E	RIBA 2
Ene 04b Free cooling	1	1	-	The passive analysis is extended to a free-cooling strategy, or the building is naturally ventilated.	Free-cooling analysis	M&E	RIBA 2
Ene 04c Low & zero carbon feasibility	1	1	-	An LZC feasibility study at Stage 2 examines the realistic technologies and at least one is specified.	LZC feasibility study	Energy assessor	RIBA 2
Ene 06a Lift transport demand analysis	1	1	-	Transport demand analysis sizes the lift installation and at least two options are compared, with the most efficient specified.	Lift analysis	M&E / lift engineer	RIBA 4
Ene 06b Energy efficient lift features	1	1	-	The lifts include standby mode, efficient car-lighting (>70 lm/W) and variable-speed drives, regenerative drives where beneficial.	Lift specification	Lift supplier	RIBA 4

Transport

Issue	Cr.	T	P	Criteria summary	Design stage evidence	Responsible	Stage
Tra 01 Travel plan & transport assessment	2	2	-	A site-specific transport assessment (including the public transport accessibility index) underpins a travel plan adopted for the development.	Transport assessment; travel plan	Transport consultant	RIBA 2
Tra 02 Sustainable transport measures	10	10	-	Credits scale with the number of implemented measures from the scheme's options list (accessibility improvement, information point, EV charging, car share, cycle network improvements, cycle storage and facilities, proximity to amenities, enhanced amenity, innovation); assessed against the site's accessibility index.	Site plan and specification per option	Architect / transport consultant	RIBA 2

Water

Issue	Cr.	T	P	Criteria summary	Design stage evidence	Responsible	Stage
Wat 01 Water consumption	5+1a	5	-	Credits scale with the percentage improvement of the fitted sanitary specification over the scheme baseline (12.5% - 1 credit up to 55% - 5; 65% exemplary), via the scheme's calculator method.	Fittings schedule with flow rates	Architect / M&E	RIBA 4

Issue	Cr.	T	P	Criteria summary	Design stage evidence	Responsible	Stage
Wat 02 Water monitoring	1	1	-	A pulsed-output meter on the mains supply, with sub-metering for any use above a tenth of total demand.	Metering automatic	M&E	RIBA 4
Wat 03a Leak detection	1	1	-	A programmable, audible leak-detection system covers the boundary-to-building supply and internal distribution.	Leak detection specification	M&E	RIBA 4
Wat 03b Flow control devices	1	1	-	Sanitary supply shut-off is linked to presence detection in each WC area.	Flow-control specification	M&E	RIBA 4

Materials

Issue	Cr.	T	P	Criteria summary	Design stage evidence	Responsible	Stage
Mat 01a Building LCA - superstructure options appraisal	6+3e	0	-	A whole-building life cycle assessment in a recognised tool compares superstructure options during Concept Design against the scheme benchmark, integrated with design decision-making (early submission secures the full credit set).	LCA report and options appraisal	LCA consultant	RIBA 2
Mat 01b Building LCA - substructure & hard landscaping	1	0	-	The LCA options appraisal extends to substructure and hard landscaping during Concept Design.	LCA report extension	LCA consultant	RIBA 2
Mat 02 Environmental product declarations	1	1	-	At least the qualifying number of specified products carry recognised EPDs, logged through the assessment.	EPD register (>=14 points of EPDs)	Architect / contractor	RIBA 4
Mat 03a Sustainable procurement plan	1	1	-	All timber is legally harvested and traded (prerequisite) and a sustainable procurement plan governs sourcing of the key materials.	Procurement plan (under CoC commitment)	Client / contractor	RIBA 2
Mat 03b Measuring responsible sourcing	3+1e	0	-	Responsible sourcing certification (FSC/PEFC/BES 8001 or equivalent) across the applicable materials scores against the scheme's points route.	FSC certificates schedule	Contractor	RIBA 4
Mat 05 Designing for durability & resilience	1	1	-	Vulnerable parts of the building are protected against damage and degradation (impact zones, safety/vehicle protection, exposed-material choices).	Durability design note	Architect	RIBA 4
Mat 06 Material efficiency	1	1	-	Opportunities to use fewer, reused or optimised materials are recorded and implemented at each work stage.	Material efficiency log	Design team	RIBA 4

Waste

Issue	Cr.	T	P	Criteria summary	Design stage evidence	Responsible	Stage
Wst 01p Pre-demolition audit	1	1	-	Where structures are removed, a pre-demolition audit determines reuse/recovery potential ahead of Concept Design completion.	Pre-demolition audit	Demolition contractor	RIBA 2
Wst 01a Construction resource efficiency	3+1e	3	-	Construction waste per 100 m ² GFA is forecast and managed below the scheme benchmarks through a resource management plan.	RMP with waste forecast	Principal contractor	RIBA 5
Wst 01b Diversion from landfill	1	1	-	Non-hazardous waste diversion meets the scheme's percentage benchmarks for construction (and demolition where relevant).	Waste route evidence commitment	Principal contractor	RIBA 5
Wst 02 Recycled & sustainably sourced aggregates	1+1e	0	1	Aggregate uses are identified with quantities and haul distances, scoring against the scheme's sustainable-aggregate points calculation.	Aggregate schedule	Structural engineer / contractor	RIBA 4
Wst 03 Operational waste	1	1	-	A dedicated, accessible recyclable-waste store is sized to the scheme rule (at least 2 m ² per 1,000 m ² NIA, minimum 10 m ² over 5,000 m ² ; more with catering).	Waste store on plan with dimensions	Architect	RIBA 4
Wst 04 Speculative finishes	1	1	-	Floor and ceiling finishes are installed only in a show area, or to the incoming tenant's confirmed specification.	Fit-out strategy letter	Client	RIBA 4

Issue	Cr.	T	P	Criteria summary	Design stage evidence	Responsible	Stage
Wst 05 Adaptation to climate change	1+1a	0	1	A structural/fabric climate-change adaptation appraisal by the end of Concept Design identifies and mitigates exposure to the projected climate.	Adaptation appraisal	Structural engineer	RIBA 2
Wst 06a Design for disassembly - recommendations	1	1	-	A building-specific functional-adaptation and disassembly strategy is recommended during Concept Design.	Adaptation strategy	Design team	RIBA 2
Wst 06b Disassembly & adaptability - implementation	1	0	1	The strategy's feasible measures are carried into the Stage 4 design.	Updated strategy with design responses	Design team	RIBA 4

Land Use & Ecology

Issue	Cr.	T	P	Criteria summary	Design stage evidence	Responsible	Stage
LE 01a Previously occupied land	1	0	-	At least three-quarters of the footprint sits on land previously occupied by development in the last 50 years.	Historic and use evidence	Assessor	RIBA 1
LE 01b Contaminated land	1	0	-	The site is affected by contamination confirmed by investigation, and remediation enabling the development is delivered.	Phase 1/2 reports; remediation strategy	Geo-environmental consultant	RIBA 1
LE 02a Ecology - survey & evaluation	1	0	1	A suitably qualified ecologist (or the checklist route where risk is low) establishes the site's ecological baseline, risks and opportunities before Concept Design completes.	Ecology report (PEA) / GN34 checklist	Ecologist	RIBA 2
LE 02b Determining ecological outcomes	1	1	-	Ecological outcomes for the site are agreed with the project team from the survey data and statutory obligations.	Outcomes statement	Ecologist / design team	RIBA 2
LE 03a Planning & liaison on ecology	1	1	-	Roles, timescales and contract requirements manage ecological impacts through site clearance and construction.	Ecology management planning	Contractor / ecologist	RIBA 4
LE 03b Managing negative impacts	2	2	-	Impacts are managed under the mitigation hierarchy, minimising (one credit) or avoiding (two credits) loss of ecological value.	Mitigation hierarchy evidence	Ecologist	RIBA 4
LE 04a Ecological change & enhancement	3	3	-	Enhancement measures deliver a quantified gain in ecological value, calculated by the ecologist from the baseline.	Change-in-value calculation	Ecologist	RIBA 4
LE 04b Ecological enhancement - implementation	1	1	-	Locally relevant enhancement measures recommended by the ecologist and stakeholders are implemented.	Landscape/ecology drawings	Landscape architect	RIBA 4
LE 05a Long-term ecology management	1	1	-	Management and maintenance responsibilities secure the agreed ecological outcomes through the project and into use.	Management responsibilities	Client	RIBA 4
LE 05b Landscape & ecology management plan	1	1	-	A landscape and ecology management plan (or equivalent) covers at least the first five years, with information handed to the building user.	LEMP	Ecologist / landscape architect	RIBA 4

Pollution

Issue	Cr.	T	P	Criteria summary	Design stage evidence	Responsible	Stage
Pol 01a Impact of refrigerants	2	2	-	Systems comply with the refrigerant-safety standard (prerequisite) and the refrigerants' global warming impact meets the scheme's GWP/DELC thresholds.	Refrigerant schedule with GWP/DELC	M&E	RIBA 4
Pol 01b Refrigerant leak detection	1	1	-	Permanent leak detection covers plant containing refrigerants, with automatic pump-down or isolation.	Leak detection specification	M&E	RIBA 4
Pol 02 Local air quality - emissions	2	2	-	Space heating and hot water achieve the scheme's NOx emission levels (all-electric plant meets the requirement by default).	Plant NOx data / all-electric confirmation	M&E	RIBA 4

Issue	Cr.	T	P	Criteria summary	Design stage evidence	Responsible	Stage
Pol 03a Flood resilience	2	2	-	A site-specific flood risk assessment by an appropriate consultant confirms the flood risk position; two credits in a low-probability zone, one with resilient/resistant design in higher-probability zones.	FRA	Flood consultant	RIBA 2
Pol 03b Surface water run-off - rate	1	0	1	Peak run-off shows the required improvement over the pre-development state with climate-change allowances and maintenance agreements (SuDS-led).	Drainage strategy	Civil engineer	RIBA 4
Pol 03c Surface water run-off - volume	1	0	1	Post-development run-off volume does not exceed pre-development for the design storm, with no flooding on local drainage failure.	Attenuation calculations	Civil engineer	RIBA 4
Pol 03d Minimising watercourse pollution	1	0	1	No discharge to the watercourse for typical rainfall, with source-control SuDS and interception protecting water quality.	SuDS/interceptor specification	Civil engineer	RIBA 4
Pol 04 Night-time light pollution	1	1	-	External lighting complies with the ILP environmental zone limits and switches off or dims outside operating hours.	External lighting design to ILP GN01	M&E	RIBA 4
Pol 05 Noise attenuation	1	0	1	Where noise-sensitive neighbours sit within 100 m, a noise impact assessment demonstrates compliance (or attenuation is designed in).	Noise assessment	Acoustician	RIBA 4

Data sources and basis of assessment

Dataset / service	Publisher	Access
Postcode geocoding, region & local authority lookup	postcodes.io (DNS/OS open data)	api.postcodes.io
Address geocoding	OpenStreetMap Nominatim	nominatim.openstreetmap.org
Base mapping, public transport nodes & local amenities	OpenStreetMap contributors	openstreetmap.org
Flood zones (rivers & sea)	Environment Agency	environment.data.gov.uk
Brownfield land, conservation areas, listed buildings, green belt & designations	MHCLG	planning.data.gov.uk
Air Quality Management Areas	Defra UK-AIR	uk-air.defra.gov.uk
Ancient woodland, SSSI & statutory nature designations	Natural England	naturalengland-defra.opendata.arcgis.com

All datasets were accessed on 21 October 2025 under the Open Government Licence v3.0 / ODbL. Contains public sector information licensed under the Open Government Licence (Environment Agency, MHCLG, Defra), base mapping (c) OpenStreetMap contributors.

Guidance applied

- BREEAM UK New Construction: Commercial, Version 7 – BRE (2025); summary of changes PN730
- BREEAM UK New Construction, Issue V6.1 (SD5078) – BRE
- BREEAM UK New Construction: Residential, Version 6.1 – BRE (2025)
- BREEAM UK Refurbishment and Fit-Out 2014 (SD216) – BRE
- BREEAM Domestic Refurbishment 2014 (SD5077) – BRE
- BRE Guidance Note GN37 – assessment timeline by work stage
- CIBSE AM11 Building Energy and Performance Modelling; CIBSE TM54 (operational energy)
- CIBSE Guide A; CIBSE TM52 / TM54 (thermal comfort & overheating)
- National Planning Policy Framework (current edition)

Basis of assessment

- The score is computed as the weighted sum of the category scores: credits targeted over credits available multiplied by the category weighting, plus one per cent per innovation credit. The rating is the highest band whose threshold the score meets and whose minimum standards the targeted credits satisfy.
- Credit availability is filtered to the building type, the assessment scope and the declared building contents, exactly as the assessment registration filters it: issues that do not apply are excluded from both sides of the score.

- The category weightings applied are printed with their provenance. Where a set is a working value it is confirmed against the registered assessment on the BREEAM Platform, and the score recomputes directly from any change.
- The public transport accessibility index is computed from the public transport nodes around the site with standard walking distances and default service frequencies, and the transport credits are capped accordingly; the registered assessment's own index governs the certified score.
- Site facts that feed individual credits – the flood zone, the brownfield register position, the air quality management area position and the noise-sensitive uses around the site – were read from the national open datasets listed above. Where a dataset could not be read the report says so rather than assuming an answer.
- Criteria summaries in the tracker are this practice's own descriptions. The scheme manual's full criteria and the licensed assessor's judgement govern the award of every credit.
- This document is a pre-assessment prepared for the planning stage. It is not a certificate: certification is issued by BRE following design stage and post-construction assessments by a licensed assessor.

Closure

This pre-assessment sets out how the development at 150 Colmore Row, Birmingham B3 3AP achieves an Excellent rating under BREEAM UK New Construction, Issue V6.1 (SD5078), with a targeted score of 73.96% against the Excellent threshold of 70%. The credit strategy, the minimum standards position, the stage-critical actions and the responsibilities are set out above and in the tracker, and are carried forward through registration, the design stage assessment and the post-construction assessment to certification. With the strategy secured there is no sustainability-assessment reason for planning permission to be withheld or for the relevant condition to remain undischarged.

Prepared by

Fortress Associates

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