



Verte

Meadow Road

BREEAM Pre-Assessment Report RevC
For V7 Asset Management

August 2025

Notice

This document and its contents have been prepared and are intended solely for V7 Asset Management information and use in relation to Meadow Road, Reading.

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Meadow Road

Project Number: v637

Client: V7 Asset Management

Purpose: BREEAM Pre-Assessment

Revision: C (issue for planning)

Originated/Authorised: RGV/JM



Executive Summary

Introduction

Verte have been requested by Spring Building Consultancy on behalf of V7 Asset Management to carry out a BREEAM Feasibility assessment for the planning application towards the site's redevelopment, consisting of 4 warehouse style buildings subdivided into 11 no. new industrial units with associated service yards, car parking and landscaping being constructed at Meadow Road, Reading.

This development is being assessed under the cover of BREEAM New Construction v6.1.2 Industrial (warehouse, storage or distribution). The following report details the proposed development's current performance against the BREEAM NC v6.1.2 criteria, and progress towards meeting the targeted rating of Excellent. This pre-assessment report is for Units 8-11 only, which will provide ancillary serviced office space. Units 1 – 7 instead, will be assessed under a separate BREEAM assessment under the BREEAM NC v.6.1.2 Shell only assessment criteria.



Proposed Unit 8 & 9..

BREEAM Summary

73.70% A Baseline score of **73.70%** has been identified, providing a score of **Excellent**.

In order to achieve the above score, the following early stage BREEAM credits will need to be actioned before the completion of RIBA Stage 2, and so are critical items of focus for the project team. The respective weighting of each credit, and the parties responsible for their delivery, is given below.

Time Critical Credits

Credit	Requirement	Actionee	RIBA Stage	Weighting per credit
Man 01	Stakeholder consultation & BREEAM AP	PM/Client	Require action before the end of RIBA STAGE 2	0.61%
Man 02	Component Level LCC	Client		0.61%
Hea 06	Security Needs Assessment	Client		0.80%
Ene 04	Passive Design Analysis & LZC Feasibility	MEP		0.74%
Tra 01	Transport Statement & Travel Plan	Client		0.96%
Mat 01	Environmental Impacts from Construction - Building Life Cycle Assessment	Client		1.25%
Mat 03	Responsible Sourcing of Construction Products - Enabling Sustainable Procurement	Client / Main Contractor		1.25%
Mat 06	Material Efficiency	Arch/MEP		1.25%
Wst 01	Pre-refurbishment Audit	Client		0.70%
Wst 05	Adaptation to climate change	Arch/MEP		0.70%
Wst 06	Functional Adaptability	Arch/MEP		0.70%
Ecology	Ecology Report	Ecologist		1.15%

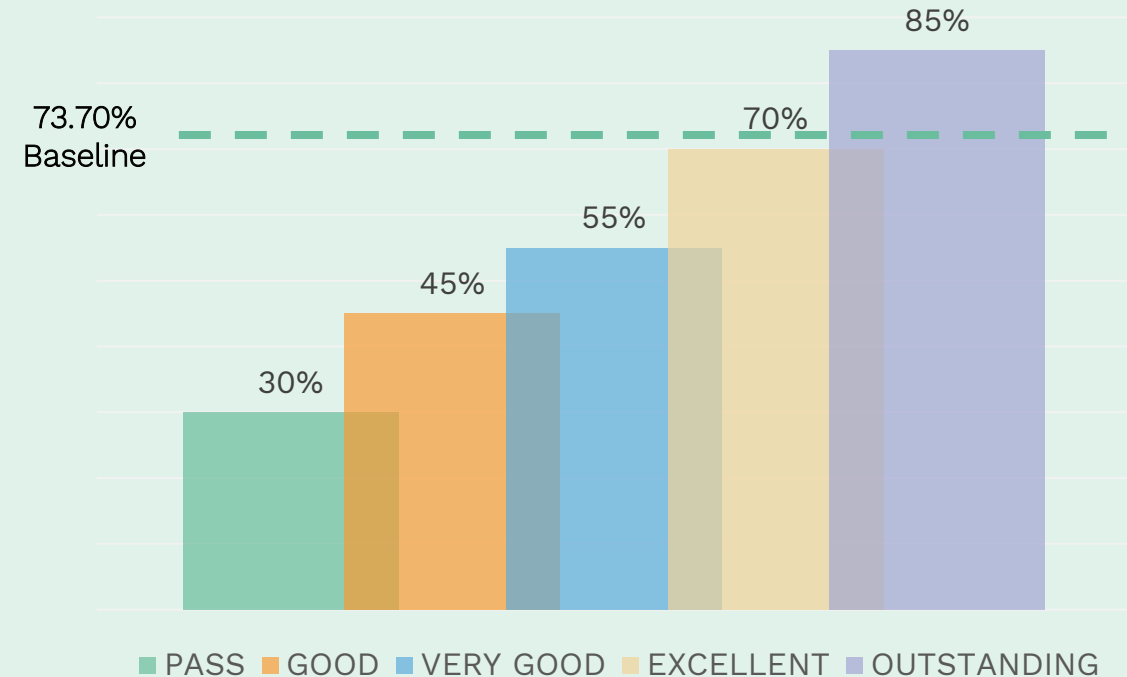
BREEAM Pre-Assessment



Executive Summary

Following an initial Desk-Based review and workshops of the proposed design and scope of works, the following scores and ratings have been established using typical NC V6 criteria:

- A Baseline score of 73.70%, indicating that attaining an Excellent Rating should be achievable.
- The following report highlights criteria required to achieve the target score, with the tracker with the full assessment strategy provided in Appendix A.
- As the minimum threshold to achieve a BREEAM Excellent rating is 70%, the design team will continue to pursue the BREEAM strategy aiming for at least a buffer of 5-10% beyond this minimum score for added contingency.



BREEAM Scoring Summary

Management		
Credit	Av.	Bs.
Man 01	4	4
Man 02	4	4
Man 03	6+1	6
Man 04	4	3

Materials		
Credit	Av.	Bs.
Mat 01	7+2	5+2
Mat 02	1	0
Mat 03	4+1	2
Mat 05	1	1
Mat 06	1	1

Health & Wellbeing		
Credit	Av.	Bs.
Hea 01	3+1	2
Hea 02	1	0
Hea 04	2	0
Hea 05	1	1
Hea 06	1+1	1
Hea 07	2	1

Energy		
Credit	Av.	Bs.
Ene 01	13	13
Ene 02	2	2
Ene 03	1	1
Ene 04	3	1

Waste		
Credit	Av.	Bs.
Wst 01	5+1	3
Wst 02	1	1
Wst 03	1	1
Wst 05	1	1
Wst 06	2	2

Transport		
Credit	Av.	Bs.
Tra 01	2	2
Tra 02	10	3

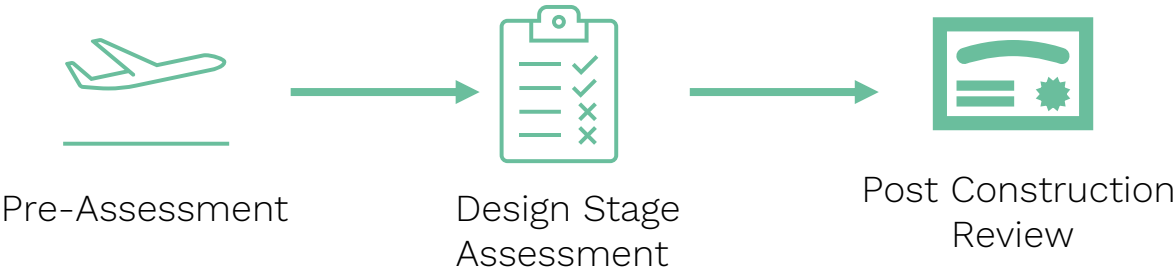
Land use & Ecology		
Credit	Av.	Bs.
LE 01	2	1
LE 02	2+1	2
LE 03	3	3
LE 04	4+1	4+1
LE 05	2	2

Water		
Credit	Av.	Bs.
Wat 01	5	2
Wat 02	1	1
Wat 03	2	0
Wat 04	1	1

Pollution		
Credit	Av.	Bs.
Pol 01	3	1
Pol 02	2	2
Pol 03	5	2
Pol 04	1	1
Pol 05	1	1

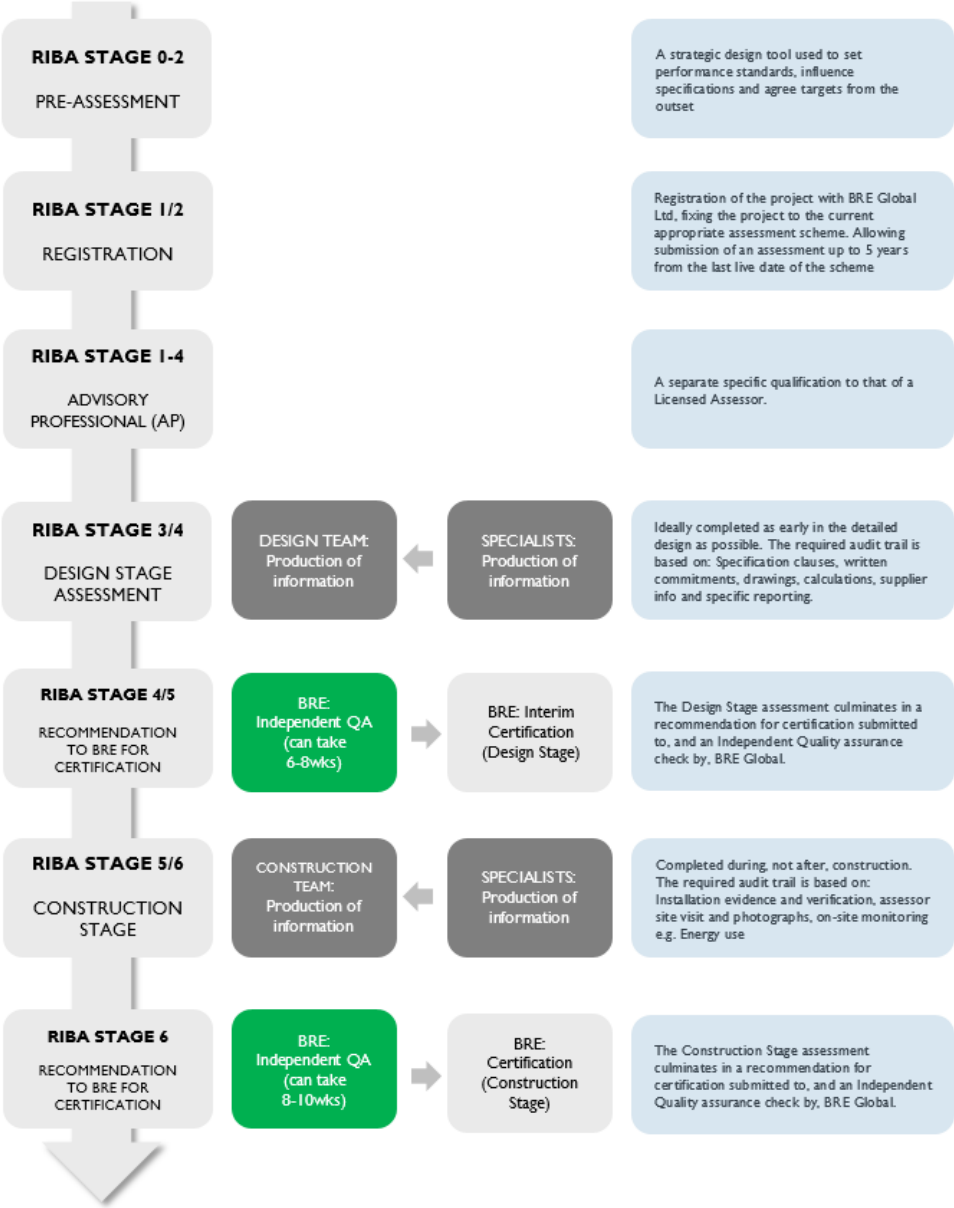
Assessment Strategy

The stages of a BREEAM assessment require as a minimum a Construction Stage assessment in order to receive a final BREEAM Certificate. However, it is strongly recommended that a three-stage assessment process is undertaken to maximise the efficiency of achieving the desired rating. This entails:



This report represents the pre-assessment for the BREEAM Assessment, whereby the team have identified low risk items that can be incorporated into the baseline scoring strategy straightforwardly. Throughout the remainder of pre-assessment, the team will need to confirm which enhanced criteria they wish to appoint in order to agree a set of BREEAM performance measures to ensure the overall achievement of the required BREEAM rating is met, when subsequent actions and responsibilities can then be listed.

The BREEAM: Project Life Cycle diagram across shows the full process for a BREEAM Assessment.



Next Steps



Review & Costing

Design Team to review the ongoing credit requirements in order to continue incorporating these into the building design.

Project Manager and Cost Consultant to review report recommendations for feasibility of inclusion in score.



Target

The Design Team will continue to pursue the BREEAM strategy, aiming for at least 70% for BREEAM EXCELLENT. A buffer of 5-10% beyond the minimum requirements for each score should be pursued for added contingency.



Appointments

Design Team to prioritise the appointment and delivery of Early-Stage Credits that require targeting before the end of RIBA Stage 2 to avoid losing out on credits.



Moving forward

Incorporate findings and outcomes of the BREEAM Pre-Assessment exercise and report into the Design Stage and Post-Construction BREEAM Assessment.

BREEAM DSA Tracker (Rev B)

Verte

The background of the image is a solid teal color. Overlaid on this are several diagonal stripes in a lighter, mint green shade. These stripes are arranged to form a large, stylized 'V' shape that points downwards, centered on the right side of the frame. The stripes have a slight gradient and rounded edges, giving the design a modern, layered appearance.