

BREEAM Refurbishment And Fit Out Final Certificate

THE ASSESSMENT OF

The Aviary
58 Mosley Street
Manchester
M2 3HZ

CLIENT

JLL Building Consultancy

CERTIFICATE NUMBER / ISSUE

BREEAM-0122-1720 / 01

BASED ON THE ASSESSMENT REPORT PRODUCED BY

Alphacello Ltd

CARRIED OUT ACCORDING TO TECHNICAL MANUAL

BREEAM UK Refurbishment and Fit out 2014
Building type: office

ASSESSED FLOOR AREA

8,367.00 m2

Assessment rating



Excellent

72.8%

Part 1: Fabric and Structure
Assessed

Part 3: Local Services
Assessed

Part 2: Core Services
Assessed

Part 4: Interior Design
Assessed

The assessment process is certified by BRE Global Limited
in accordance with the requirements of:
Scheme Document SD123

SIGNED ON BEHALF OF BRE GLOBAL LTD

Dawn Carter

DATE OF ISSUE

19 February 2026

ASSESSOR NAME

Ellie Hazel

ASSESSOR REFERENCE

EH29

ARCHITECT NAME

JM Architects



BREEAM-0122-1720

This certificate is issued to the Licensed Assessor Organisation named above based on their application of the assessment process in accordance with Scheme Document SD123. This certificate is valid on the date of issue on the basis of the data provided by the client and verified by the Assessor Organisation.

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PARTS ASSESSED

Part 1: Fabric and Structure Part
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ASSESSOR ORGANISATION

Alphacello Ltd

ASSESSOR NAME

Ellie Hazel

ASSESSOR REFERENCE

EH29

SIGNED FOR BRE GLOBAL LTD.

D. Carter

Dawn Carter

Excellent

72.8%



CATEGORY	%	0	10	20	30	40	50	60	70	80	90	100
MANAGEMENT	61											
HEALTH AND WELLBEING	58											
ENERGY	87											
TRANSPORT	100											
WATER	88											
MATERIALS	69											
WASTE	55											
POLLUTION	75											
INNOVATION	10											



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