

BREEAM In-Use

Benchmarking and assurance for existing Commercial and Residential assets



Image credit: © Klépierre, Hoog Catharijne shopping mall in Utrecht / Alfred Cromback

Driving operational excellence in building performance

BREEAM In-Use is an online, international, environmental assessment methodology for independent, third-party assessment and certification of the operational performance of residential and commercial buildings. BREEAM In-Use enables property investors, owners, managers and occupiers to drive sustainable improvements through operational efficiency and effective management.

BREEAM In-Use is developed and operated by the Building Research Establishment (BRE), a world leading building science centre. It has been used to certify thousands of assets in over 30 countries since its creation in 2009.



Image credit: Amvest Development Real Estate, Jonas

Value of BREEAM In-Use

Lower running costs

BREEAM In-Use identifies ways to continuously improve efficiencies through monitoring, evaluation and setting performance targets that are assessed against tangible benchmarks.

Recognising resilience

BREEAM In-Use considers an asset's exposure to a range of risks from climate change and other drivers including flooding, pollution, natural hazards and security.

Increased asset value and recognition

Improved asset performance mean that BREEAM-certified buildings support lower vacancy rates, higher rental premiums¹ and provide a reputable and meaningful route to Environmental Social Governance (ESG)².

Supporting a circular economy

BREEAM In-Use adopts circular economy concepts to rethink how resources are considered, from a linear 'take-make-waste' approach to a more efficient and circular approach towards waste and materials.

Improved health and wellbeing

High standards of internal environments, such as air quality and lighting, and the promotion of active, healthy lifestyles are recognised to improve wellbeing, productivity and satisfaction of people living or working in the asset.

Bridging the performance gap

Measuring and understanding the performance of buildings helps achieve designed levels of performance. BREEAM In-Use users can start planning improvements and stimulating positive change based on actual performance data and transform modelled outputs into actual outputs.

Leading the way to Net-Zero Carbon

The world is heading for a Net-Zero Carbon future in response to global challenges and growing demand from consumers, governments and investors.

BREEAM In-Use provides a pathway towards achieving operational Net-Zero Carbon and beyond, using an integrated energy tool to measure stepped performance that is based on robust research, development and many years of experience as a world-leading environmental assessment methodology.



Image credit: LIDL Romania, Lidl Bucuresti

1. JLL (2020) 'The impact of sustainability on value' research suggests an average premium of all BREEAM rated buildings above non-rated buildings is around 8%

2. GRESB (2018) 'GRESB and BREEAM partner to recognise responsible real estate investment': <https://gresb.com/gresb-breeam-partner-recognise-responsible-real-estate-investment/>

Sustainability benchmarking and assurance for all building types

BREEAM In-Use can be used to assess both commercial and residential buildings of many types from offices, retail, hospitals, entertainment, distribution, logistics and industrial to apartment blocks and housing.

This enables clients to assess the performance of their assets using a single standard that allows for easy comparability of performance across property types.



Image credit: Amvest Development Real Estate, Jonas



Image credit: University of Portsmouth, University of Portsmouth Sports Centre



Image credit: Falconer Chester Hall Architects and Federated Hermes

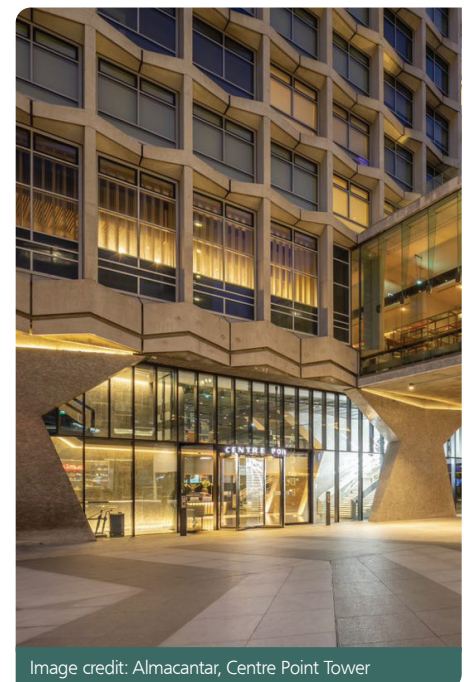


Image credit: Almacantar, Centre Point Tower

The images throughout this document are from projects certified or registered to BREEAM schemes

Why BREEAM In-Use

Client flexibility balanced with rigour and credibility

The flexibility of the methodology allows for almost any building to be assessed regardless of age, type or industry sector.

Clients choose which aspects of performance they would like to measure and whether certification is appropriate for the asset.

Certification requires the submission of evidence to demonstrate performance and an on-site verification visit by a licensed Assessor.

BREEAM In-Use is developed using research, science, independent peer-review and with insight and input from clients, assessors and other stakeholders.

Works at scale

Clients with large portfolios under management can implement and maintain assessments across their portfolios at scale using new volume strategies.

Focuses on performance outcomes

Progressive improvement of an asset's performance using tangible benchmarks to deliver improved asset value, occupant health and wellbeing and sustainable use of resources over time.



Image credit: Capco, Floral Court

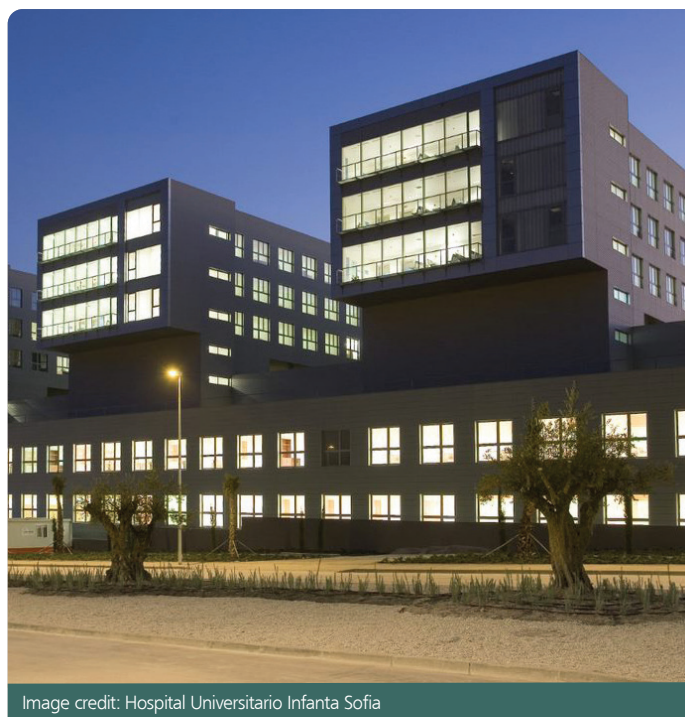


Image credit: Hospital Universitario Infanta Sofia

Integrates health, wellbeing, environmental performance and financial value

Wide-reaching environmental categories provide a pathway towards high performance across key topics within one holistic methodology and online platform.

This integrates human health with environmental performance alongside financial value with resilience to future challenges and improvements to operational performance and market value.

Cost-effective process that gives confidence

Low cost benchmarking allows asset owners and managers to understand performance and certification provides a pathway to confidence in this performance.

Accessible and transparent

Assessment questions are written in plain-English and are supported by detailed technical guidance.

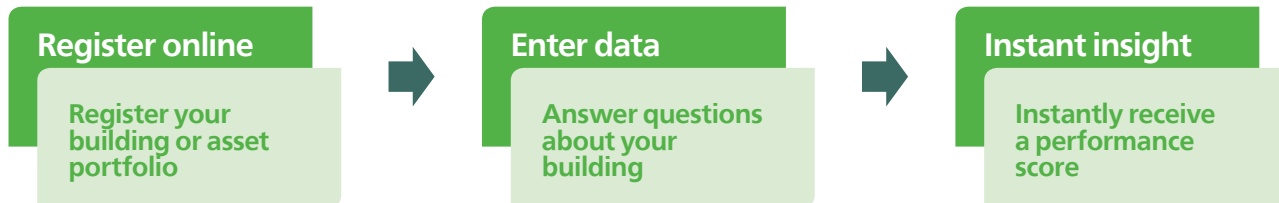
Trusted and world-leading

Active since 1990, BREEAM is the world's leading sustainability assessment method for buildings and communities, with more than 570,000 certificates issued and a global reach encompassing over 86 countries.

How it works

User-friendly and reliable process to understand performance and support continuous improvement

The BREEAM In-Use assessment process operates through a simple online platform that is used to measure and evaluate the performance of assets and their management against high standards in a cost-effective and rigorous way:



Clients can then choose to verify their performance through certification to get the most value from the process. Independent verification provides confidence in the building's performance and ongoing online platform access supports continuous improvement.



A certified rating reflects the performance achieved by an asset measured against high standards of operational and environmental performance



The rating and overall performance can be monitored and updated over time to support continuous improvement for assets that consist of one building to whole portfolios.

Measuring performance

The BREEAM In-Use process assesses environmental performance in two parts:

Part 1: Asset Performance – the performance of the building itself.

Part 2: Management Performance – the management practices in place to optimise the building's performance.

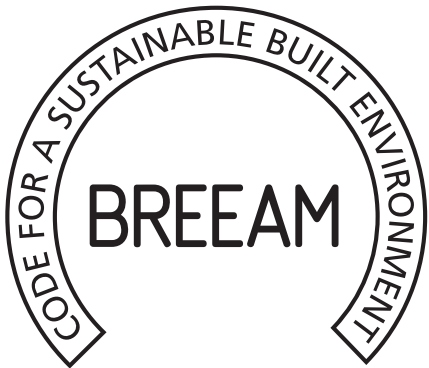
Each Part is independently assessed and scored against performance benchmarks to produce a BREEAM rating and outline areas for potential improvement against best practice. This allows clients to choose which aspect to measure depending on what they would find most valuable.

BREEAM In-Use assessment ratings

Rating	Star Rating
Acceptable	★
Pass	★★
Good	★★★
Very Good	★★★★
Excellent	★★★★★
Outstanding	★★★★★★

Certify performance

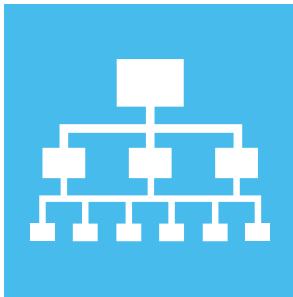
Certification is an assurance activity for asset performance. BREEAM In-Use certification requires evidence of performance as well as an on-site visit by a licensed BREEAM In-Use Assessor to verify performance. This gives stakeholders – investors, owners, managers, tenants – confidence in the asset's performance.



Otto Sverdrups plass 4 AS/ Entra ASA

Leading the way across key performance indicators

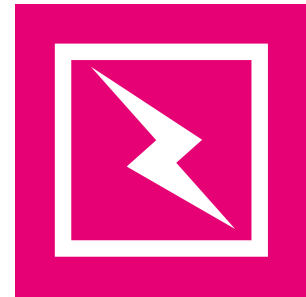
BREEAM ratings are scored against key environmental categories that provide a comprehensive assessment of what makes a high performing asset.



MANAGEMENT



**HEALTH &
WELLBEING**



ENERGY



TRANSPORT



WATER



RESOURCES



RESILIENCE



**LAND USE &
ECOLOGY**



POLLUTION

Each of these categories contains questions that address the most influential factors of the asset's impacts. The categories and weightings for each Part, along with the asset criteria, are published in the respective Commercial or Residential version of the BREEAM International In-Use Technical Manual. A short summary of what BREEAM In-Use assesses and access to the full Technical Manuals are available to download for free from the BREEAM website: www.breeam.com/discover/technical-standards/breeam-in-use



Getting started

Visit our website to learn more about the processes and fees involved, as well as useful resources to help you recognise and improve your buildings with BREEAM In-Use: <https://www.breeam.com/discover/technical-standards/breeam-in-use/>

Register your project at breeaminuse.breeam.com to start measuring your building's performance and start working towards certification.

If you have any further questions, please contact us and we will be happy to help: breeaminuse@bregroup.com.

About BRE

BRE is an international, multi-disciplinary, building science organisation with a mission to improve buildings and infrastructure through research and knowledge generation and their application.

BRE has been raising the standards of the built environment since 1921. Our multi-disciplinary teams include leading experts – working in world-class facilities – in virtually every element of the built environment. Our long heritage of putting progressive thinking into practice means that our customers and partners, wherever they are in the world, trust us to deliver. BRE is part of the BRE Trust, which uses the profits we make from our services to fund new research and education programs.

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