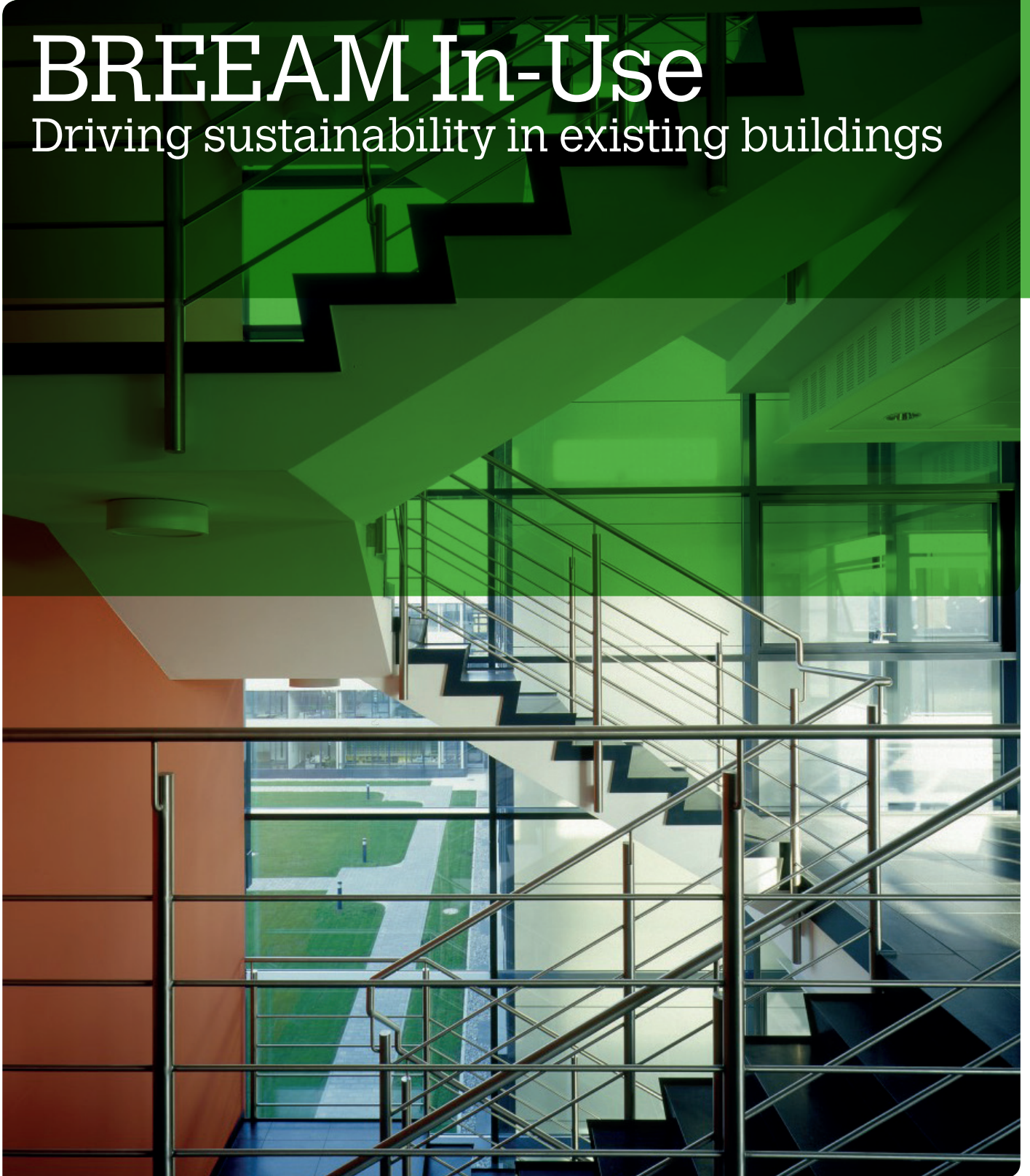


BREEAM In-Use

Driving sustainability in existing buildings



What is BREEAM In-Use?

BREEAM In-Use is an assessment and certification scheme designed to help building managers reduce and improve the environmental performance of existing non-domestic buildings.

It covers the major environmental issues that affect buildings throughout their operational life and captures data across nine key sustainability categories:

- Energy and greenhouse gas emissions
- Water
- Waste
- Air quality
- Noise
- Lighting
- Health and wellbeing.

The scheme is structured to drive sustainability improvements in existing buildings. It facilitates information gathering on the environmental performance and the operation of a building - and how clients or tenants are managing their activities within the building or part of the building.

It is divided into three sections:

Part 1

Asset – this assesses the inherent performance characteristics of the building based on its built form, construction and services.

Part 2

Building management – this looks at the management policies, procedures and practices related to the operation of the building; the consumption of key resources such as energy, water and other consumables; and environmental impacts such as carbon and waste generation.

Part 3

Occupier Management – this assesses the understanding and implementation of management policies, procedures and practices; staff engagement; and delivery of key outputs (Please note: Part 3 is activity specific; currently this is limited to offices only)



How does the scheme work?

The scheme is operated through an online system.

It consists of an environmental management tool and a central database into which you enter sustainability data on the 9 environmental issues listed above, and use this information to manage performance against 10 BREEAM In-Use Key Performance Indicators (KPIs).

An intuitive and user-friendly interface facilitates the full assessment process from the entry of basic building details to certification outputs. The system uses dynamic functionality which allows you to complete a BREEAM In-Use questionnaire section by section, with the capability to see the effect of entering particular data on the score obtained for individual sections and on the overall total.

You can certify the scores obtained against any of the three parts of BREEAM In-Use. Assessment scores are awarded on a star basis, with 1 star indicating an acceptable rating and 6 stars indicating an outstanding rating (see table 1).

Table 1 – BREEAM In-Use Scores and Ratings

Assessment score (%)	Assessment rating	Star rating
< 10	Unclassified	-
≥ 10 to <25	Acceptable	★
≥ 25 to <40	Pass	★★
≥ 40 to <55	Good	★★★
≥ 55 to <70	Very Good	★★★★
≥ 70 to <85	Excellent	★★★★★
≥ 85	Outstanding	★★★★★★

Note: Part 3 (Occupier Management) ratings are based upon the percentage achieved score and compliance to a set of minimum requirements.

To have an asset formally certified, you need to engage the services of an independent BRE Global licensed BREEAM In-Use auditor. The Auditor role is to verify the answers given in the BREEAM In-Use online questionnaire, validate the evidence obtained and to request final formal certification.



How you can use BREEAM In-Use

The flexibility of the scheme has allowed for assessments of all varieties; buildings of all ages across different industry sectors have implemented the standard. Although assessments on offices are currently predominant, the scheme has certified numerous building types including educational, industrial and retail buildings.

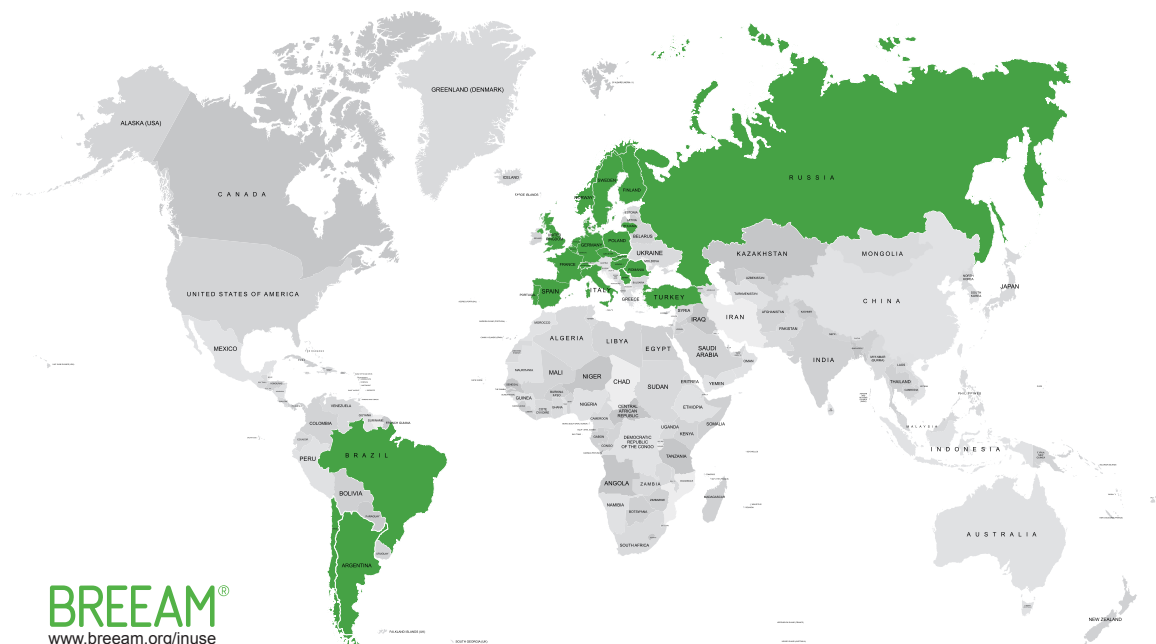
There are a whole host of different organisations using the BREEAM In-Use scheme, with the decision to use the scheme varying widely between organisations. Key reasons for using BREEAM In-Use include to:

- view the overall performance of a portfolio of assets
- optimise an asset's performance
- make environmental improvements to asset and management systems
- determine which assets are underperforming and require refurbishment
- reduce the overall running costs of an asset
- create benchmarks for improvement
- report on Corporate Social Responsibility

BREEAM In-Use around the world

Since the launch of BREEAM In-Use, there has been a significant uptake of the scheme across Europe, Russia and South America. This global interest in the BREEAM In-Use scheme has prompted BRE Global to develop a scheme to accommodate a diverse, international audience. Comparisons can be made between assets, irrespective of their geographical location.

The map below shows the current uptake of the BREEAM In-Use scheme across the globe. The scheme has registrations in over 25 countries worldwide.



National BREEAM In-Use Schemes

BREEAM In-Use has also been enhanced in several countries to include questions that are specific to local standards and environmental conditions in addition to the BREEAM In-Use International core question set. Current National Scheme Operators (NSOs) include:

- BRE Global (United Kingdom + BREEAM In-Use International for assets registered outside of NSO territories) www.breeam.org/inuse
- Dutch Green Building Council (Netherlands) www.breeam.nl
- Instituto Tecnológico de Galicia (Spain) www.breeam.es
- National Scheme Operators that are currently developing a national BREEAM In-Use scheme include:
- DIFNI (Germany) www.difni.de
- Norwegian Green Building Council (Norway) www.ngbc.no

ISA – A global network of real estate owners, occupiers and developers

The International Sustainability Alliance (ISA) is a membership organisation that produces high level benchmark reports on building performance data within four key environmental categories. ISA benchmarks are created across an entire portfolio of buildings. ISA members can feed data through to the BREEAM In-Use system, which can then be used to assess the environmental impacts of individual assets in further detail. The BREEAM In-Use scheme allows members to benefit from in depth assessments across added environmental categories, and allows assessment of the building management and occupier management in addition to the asset itself. ISA members are given discounts on BREEAM In-Use measurement registrations and examination fees.


For further information on the International Sustainability Alliance, please contact: info@theisa.org

BRE Global

BRE Global Limited (incorporating BREEAM & LPCB) is an independent third party approvals body offering certification of fire, security and sustainability products and services to an international market. BRE Global's product testing and approvals are carried out by internationally recognised experts in renowned testing laboratories. BRE Global Limited is a custodian of a number of world leading brands including:

- BREEAM is the leading environmental method for buildings, sets the standard for best practice in sustainable design and has become the de-facto measure of a building's environmental performance
- LPCB for the approval of fire and security products and services, listed in the Red Books

BRE Global is part of the BRE Group, the trading subsidiary of the BRE Trust, a registered research and education charity.



BREEAM covers all building types, schools, healthcare buildings, offices, industrial units and more.

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