

ESG &
SUSTAINABILITY

Lambert
Smith
Hampton

BREEAM In-Use

Overview

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What is BREEAM In-Use?

BREEAM In-Use (BIU) standards are recognised in the UK and internationally.

The standards provide a framework that can be used by property investors, owners, managers and occupiers to ensure that their assets operate sustainably and efficiently, and provide useful information to enable benchmarking, assurance and validation of operational asset data.

Who is BREEAM In-Use for?	
Building owners	Building managers
Building occupiers	Property investors

It is used to:	
Monitor the sustainability specification of buildings	Assess management and organisational practices
Produce action plans to manage and improve sustainability of the asset and occupying organisation	Protect and enhance asset value and promote ESG



Launched in 1990, the Building Research Establishment's Environmental Assessment Method (BREEAM) is the world's longest established green building certification system.



BREEAM has been used to certify over 600,600 assessments of buildings across the building life cycle and has been adapted in over 90 countries.



BREEAM uses recognised measures of performance to evaluate a buildings' specification, design construction and use.



Over 2.3 million registered for assessment since it was first launched.



Network of over 4,000 independent licensed assessors across the world.

BREEAM In-Use and your building

With existing buildings making up the vast majority of the global building stock, there is a massive opportunity to reduce their environmental impact.

BREEAM In-Use provides consistent and comparable sustainability assessment and verification across all asset types.

The benefits of BREEAM In-Use include:

- Increasing sales and rental values.
- Supporting net zero strategies and mitigating environmental impact.
- Providing independent third-party assurance and on-going assessment.
- Identifying underperformance across property portfolios.
- Simplifying processes around disclosures and reporting.
- Saving on operational costs.

There are nine sustainability categories measured, including:

-  **Energy**
-  **Health and wellbeing**
-  **Resilience**
-  **Management**
-  **Land use and ecology**
-  **Pollution**
-  **Transport**
-  **Waste**
-  **Water**

Role of the assessor

- To independently verify the data that the client has entered into the online questionnaire.
- To request BREEAM In-Use certification on behalf of clients.
- Assessors can assist in completing the assessment prior to certification, providing no consultancy services are offered.
- Assessors may give guidance to clients after certification.
- Assessors are quality assured by the Building Research Establishment (BRE).



Ratings

A BREEAM certified rating reflects the performance achieved by a project and its stakeholders, as measured against the BREEAM standard and its benchmarks. The rating enables comparability between projects and provides assurance on the performance, quality and value of the asset.

The BREEAM ratings range from Acceptable (In-Use scheme only) to Pass, Good, Very Good, Excellent to Outstanding and are reflected in a series of stars on the BREEAM certificate.

BREEAM IN-USE INTERNATIONAL RATING	% SCORE	STAR RATING
OUTSTANDING: Performance that goes beyond best practice	>85	★★★★★★
EXCELLENT: Performance that represents best practice	>75 to <85	★★★★★
VERY GOOD: Performance that represents advanced good practice	>55 to <75	★★★★
GOOD: Performance that represents intermediate good practice	>40 to <55	★★★
PASS: Performance that represents standard good practice	>25 to <40	★★
ACCEPTABLE: Performance that represents BREEAM's minimum levels of performance for key environmental issues	>10 to <25	★
UNCLASSIFIED	<10	-

Case Study



CPC2 Capital Park, Cambridge

Multi-let office building

Asset Performance 41.1%
GOOD



% SCORE	%	0	25	50	75	100
Health and wellbeing	31.91					
Energy	60.62					
Transport	81.82					
Water	13.16					
Resources	34.78					
Resilience	16.67					
Land use and ecology	50.00					
Pollution	50.00					
Exemplary	10.00					

Contact the team

For more information, contact
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