

What BREEAM In-Use Assesses

Recognising and driving environmental performance for existing Commercial and Residential assets

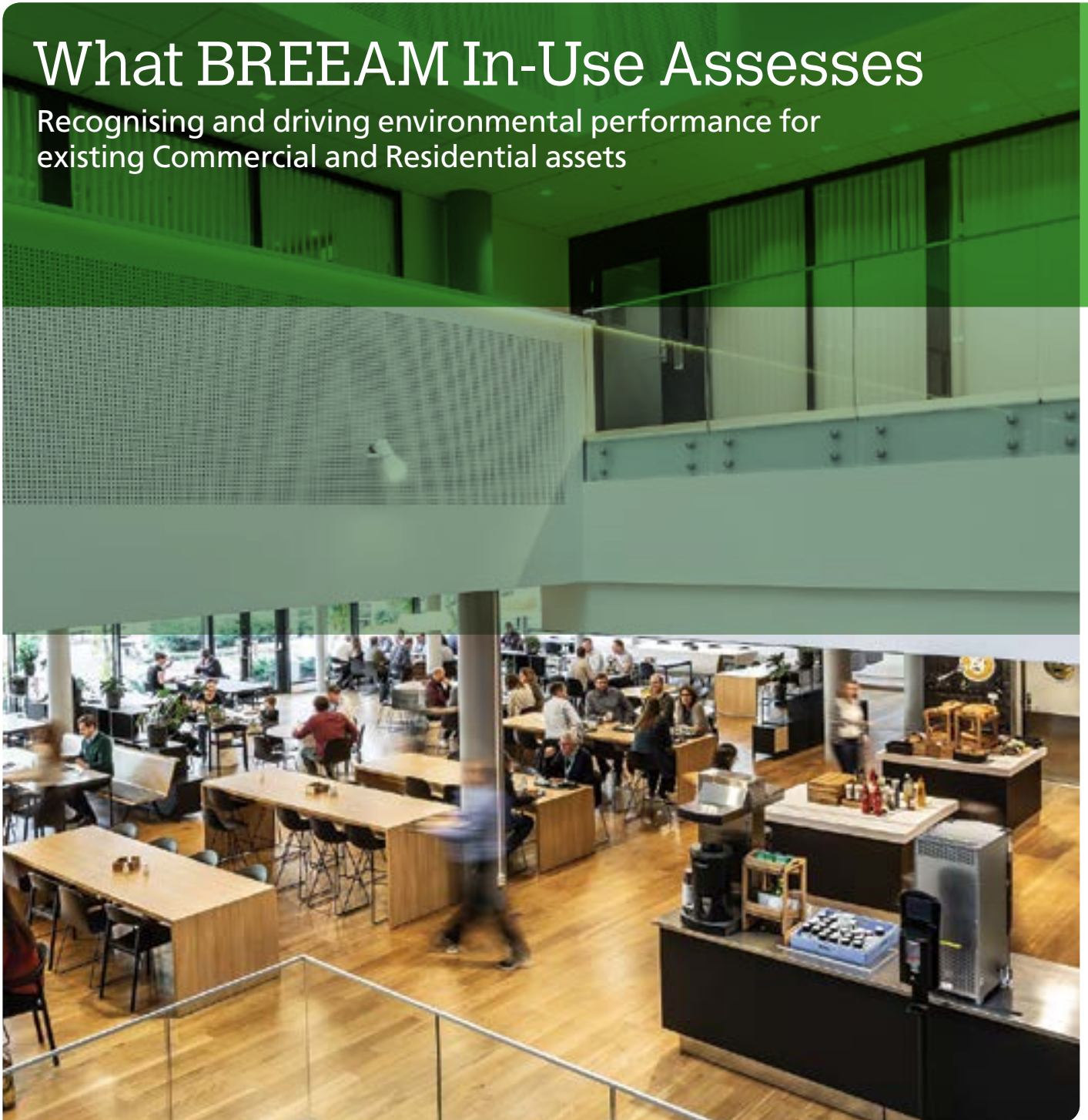
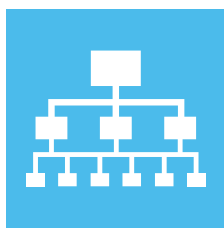


Image credit: Schweigaards gate 16 AS/ Entra ASA

Leading the way across key performance indicators all in one place

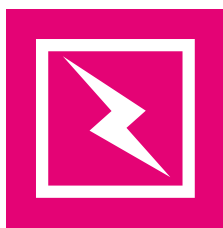
BREEAM In-Use ratings are scored against key environmental categories that provide a comprehensive assessment of a building's environmental performance and management:



Management



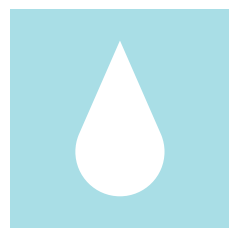
Health & Wellbeing



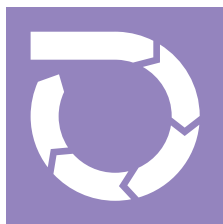
Energy



Transport



Water



Resources



Resilience



Land Use & Ecology



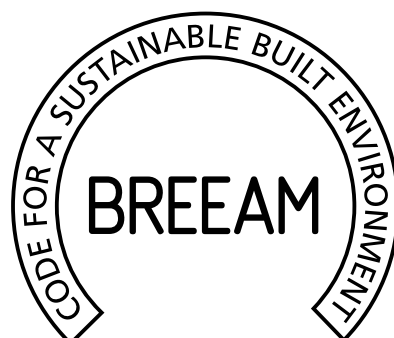
Pollution

These categories are based on the most influential factors that affect a building's environmental impacts and performance: energy and water efficiency, health and wellbeing benefits to occupants, management practices, circular economy principles (waste and materials), pollution management, sustainable transport access, support to local biodiversity and resilience to risks including from climate change.

The BREEAM In-Use online platform takes users through a set of questions that are used to assess performance against these categories to determine its overall BREEAM In-Use rating from good and best practice to beyond.

BREEAM In-Use assessment ratings

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



Measuring asset and management performance

The BREEAM In-Use categories are used to assess performance, benchmark and certify in two Parts.

Each Part is independently scored and assessed, allowing clients to choose which aspect to measure depending on what they would find most valuable.

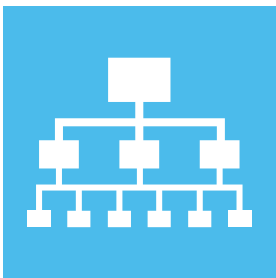
Part 1 Asset performance

The performance of the building itself

Part 2 Management performance

The building management processes

Summary of issues assessed



Management

Part 1 Asset performance

Not assessed

Part 2 Management performance

- Building and/or Home user guide
- Engagement and feedback
- Maintenance policies and procedures
- Environmental policies and procedures
- Green lease (Commercial only)



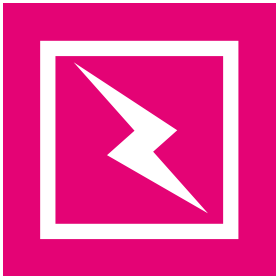
Health & Wellbeing

Part 1 Asset performance

- Daylight levels
- Internal and external lighting levels
- Lighting controls (Commercial only)
- Glare control (Commercial only)
- Minimising overheating from solar gain (Residential only)
- User comfort controls
- Ventilation and indoor air quality monitoring
- Provision of rest areas and access to indoor/outdoor space
- Inclusive design
- Drinking water provision (Commercial only)
- Radon risk management (Residential only)

Part 2 Management performance

- Thermal comfort
- Smoking policy
- Indoor air quality management
- Acoustic conditions
- Legionella risk management
- Drinking water management (Commercial only)



Energy

Part 1 Asset performance

- Energy efficiency of building envelope
- Energy efficiency of installed services systems
- Renewable energy generation capacity
- Energy monitoring and management capabilities
- Energy efficiency of external lighting and elevators

Part 2 Management performance

- Operational energy performance
- Energy audit
- Energy consumption reporting
- Reduction of carbon emissions



Transport

Part 1 Asset performance

- Alternative modes of transport
- Proximity to public transport
- Proximity to amenities
- Pedestrian and cyclist safety

Part 2 Management performance

Not assessed



Water

Part 1 Asset performance

- Water monitoring
- Water efficient equipment: toilets, urinals (Commercial only), taps, showers, baths (Residential only), appliances
- Leak detection & prevention
- Use of alternative sources of water

Part 2 Management performance

- Water consumption
- Water recycling
- Water consumption reporting
- Water strategy for maintaining and upgrading water systems



Resources

Part 1 Asset performance

- Condition survey
- Reuse and recycling facilities
- Resources inventory
- Future adaptation

Part 2 Management performance

- Sustainable procurement
- Optimising resource use, reuse and recycling



Resilience

Part 1 Asset performance

- Flood risk assessment
- Surface water run-off impact mitigation
- Natural hazards risk assessment
- Durable and resilient features
- Alarm systems

Part 2 Management performance

- Emergency plans and climate-related physical risks
- Climate-related transition risks and opportunities
- Social risks and opportunities
- Fire risk management
- Security risk assessment



Land Use & Ecology

Part 1 Asset performance

- Planted area
- Ecological features of planted area

Part 2 Management performance

- Ecology report
- Biodiversity management plan



Pollution

Part 1 Asset performance

- Minimising watercourse pollution
- Chemical storage
- Local air quality
- Global warming potential of refrigerants
- Refrigerant leak detection

Part 2 Management performance

- Reduction of night-time light pollution
- Inspection of watercourse pollution prevention features
- Refrigerant replacement
- Land contamination mitigation (Commercial only)
- Contamination from invasive plant species (Residential only)
- Response to pollution incidents (Commercial only)

Need more detail?

You can access the weightings, assessment criteria and scoring benchmarks in the respective Commercial or Residential version of the BREEAM In-Use Technical Manual, which are available on the BREEAM website for free: <https://www.breeam.com/discover/technicalstandards/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: www.breeam.com/discover/technicalstandards/breeam-in-use/

Register your project at [breeaminuse.breeam.com](https://www.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.

BRE

Watford, UK
WD25 9XX
+44 (0)333 321 88 11
breeam@bregroup.com
www.breeam.com