BREEAM®

MAKING EUROPE MORE SUSTAINABLE

# Introduction to BREEAM In-Use



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# What is BREEAM In-Use?

**BREEAM In-Use focuses on the performance of existing assets throughout their lifecycles. This framework helps owners, operators, and managers identify opportunities to improve efficiency, reduce environmental impacts, and enhance occupant wellbeing.**

By tracking sustainability metrics over time, BREEAM In-Use drives continuous operational improvement, extending asset value while advancing portfolio-wide climate and resilience objectives.





# Why certify with BREEAM?

**BREEAM transforms sustainability from a compliance requirement into a value creation strategy. Its science-driven, data-led framework enables real estate stakeholders to demonstrate verified performance that aligns with investor, tenant, and regulatory expectations.**

Applicable to both individual assets and entire portfolios, BREEAM adapts to your objectives at any stage of the real estate lifecycle — from planning and design to operations and refurbishment — without a one-size-fits-all approach. Trusted by the industry's leading players and boasting over 750,000 certificates issued worldwide, BREEAM certification delivers a globally recognised mark of quality. It enhances asset value, strengthens resilience, and signals to the market that you're prepared for the future.

# How it works

BREEAM In-Use is split into two aspects of performance:



**Part 1: Asset Performance**

The performance of the physical building fabric, systems, fixtures and fittings.



**Part 2: Management Performance**

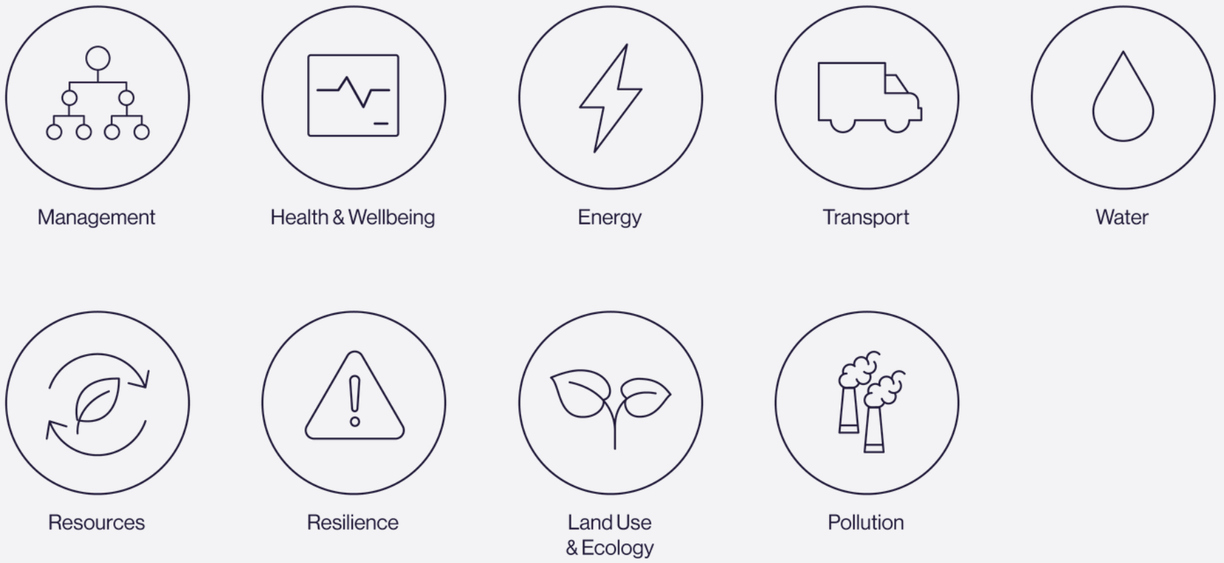
The operational performance resulting from the management of the asset.

Each Part is independently assessed and scored against performance benchmarks, each delivering a unique rating. This allows owners and managers to focus on the areas in which they have control and can drive improvements in performance.



# How it works (continued)

Each Part measures sustainability performance across a holistic set of categories:




# Getting started is simple:

1. Create an account in BREEAM Projects
2. Register the asset
3. Complete the Performance Measurement to receive an unverified score
4. Find a licensed Assessor to verify the performance
5. Submit the assessment for quality assurance
6. Receive certification

Assessors verify the performance by reviewing the evidence submitted and conducting an on-site visit. They award the credits, score and rating and submit the assessment for certification.

Advisory Professionals (APs) can support client teams in decision-making and evidence preparation, unlocking the value of certification for current and future asset owners and users. While not required for certification, APs can facilitate performance optimisation, maximising value and cost-effective outcomes through BREEAM.

# Program fees

Registration and certification fees are dependent on several factors, including:

- the BREEAM standard being used
- the location of the project
- the size of the assessed area (sq m/sq ft), for Commercial projects
- the number of residential units in the assessed area, for Residential projects

BREEAM certification is carried out by a licensed Assessor. The assessment fees charged for this service are set by the Assessor Organisation and Clients choose which Assessor Organisation they wish to work with. BRE does not appoint the Assessor or determine their fees.

# Portfolio Approaches

Volume programs are available for clients with a portfolio of existing assets, a development pipeline or refurbishment projects seeking certification. These offer cost-effective, streamlined pathways to certification while maintaining the rigour and credibility that BREEAM is known for globally.

# Adaptations of BREEAM In-Use

In some countries, BREEAM standards have been adapted to local conditions, translated into the local language, and aligned with the country's building regulations. International In-Use applies in all countries except where a local adaptation has been created.

Countries with In-Use adaptations: Netherlands, Spain, Germany, Austria, Switzerland, Norway and USA. Find out more about BREEAM in the US at www.breeam.com/usa and all other adaptations at www.breeam.com.

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# Find out what you can achieve with BREEAM

Talk to one of our experts to discover how BREEAM In-Use can help you leverage sustainability to unlock real estate value for your assets:

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