BREEAM®

MAKING EUROPE MORE SUSTAINABLE

Introduction to BREEAM New Construction



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What is BREEAM New Construction?

BREEAM New Construction focuses on the sustainability performance of ground-up development projects from early planning through completion. Guided by BREEAM's holistic approach, the framework evaluates every aspect of a project — from design and construction methods to intended use, long-term resilience, and value creation.

It also considers the project's impact on the surrounding natural and built environment, promoting responsible development that advances sustainability, supports positive social outcomes, and aligns with long-term financial goals.





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 New Construction can be applied to projects that are **Shell** (base building – fabric, substructure, superstructure), **Shell and Core** (Shell plus core building systems) and **Fully Fitted** (Shell, Core and systems in occupant spaces). For Residential, the scope can also **Partially Fitted** (with the resident required to fit out the property with specific fixtures and fittings).

Sustainability performance is assessed across ten categories:



Pursuing certification is a five-step process:

1. Create an account in BREEAM Platform
2. Complete the pre-assessment to receive an unverified score
3. Find a licensed Assessor to register the project and verify the performance
4. Submit the assessment for quality assurance
5. Receive certification

Assessors lead the certification process and should be engaged at the earliest possible point in the project to ensure the desired rating is achievable.

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 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 New Construction

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 New Construction applies in all countries except where a local adaptation has been created.

Countries with New Construction adaptations: Austria, Germany, Netherlands, Norway, Spain, Switzerland, Sweden, Norway and UK. Find out more 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 New Construction can help you leverage sustainability to unlock real estate value for your projects:

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