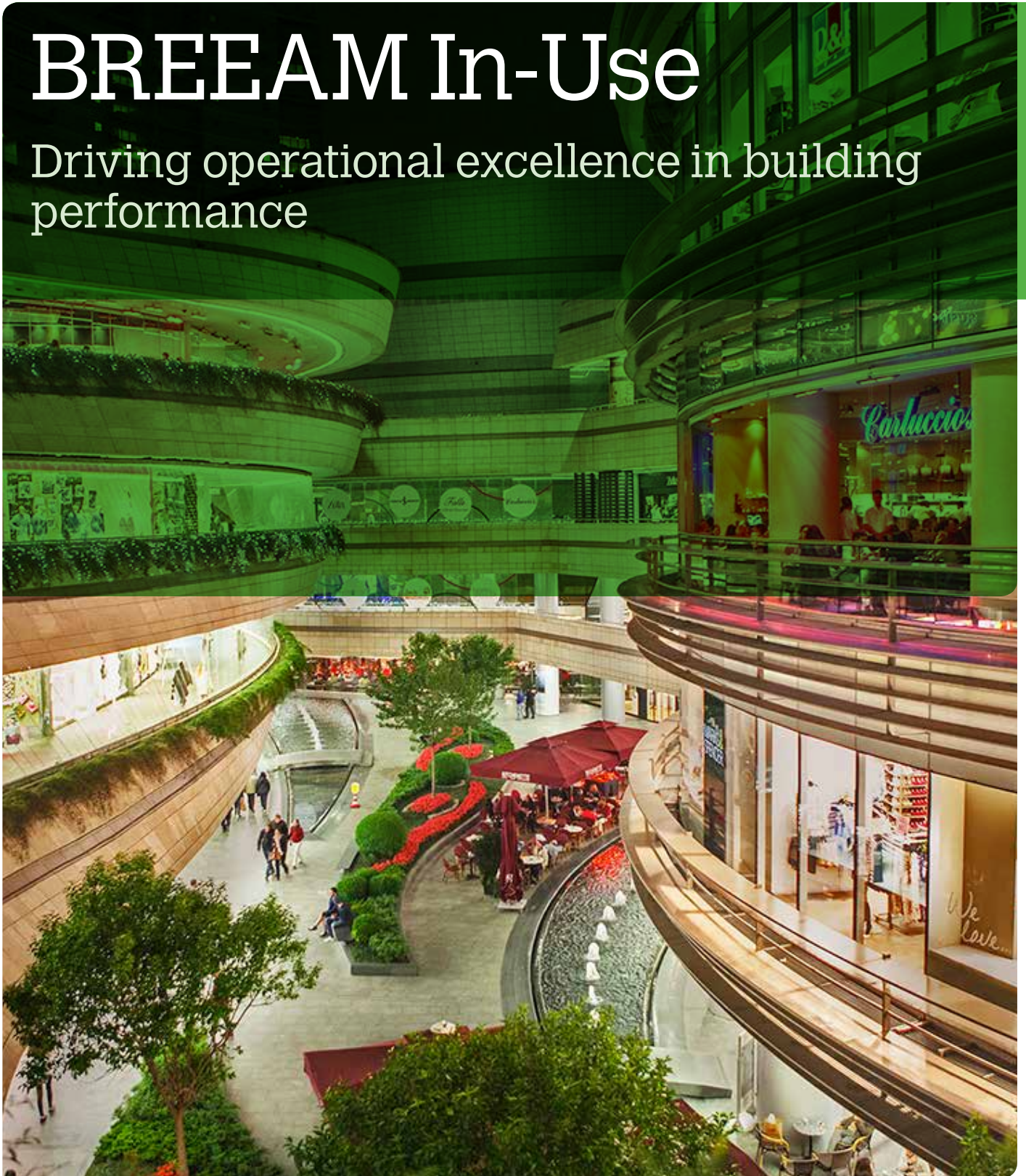


BREEAM In-Use

Driving operational excellence in building performance





BREEAM In-Use is the most widely used assessment scheme for existing buildings in Europe.

RICS, Going for Green – *'Sustainable Building Certification Statistics Europe 2015'*.

BREEAM In-Use is an online, international, environmental assessment methodology for independent, third-party assessment and certification of a building's operational performance

The methodology allows for a separate assessment of asset performance, building management and occupier management, assisting investors, owners and managers in driving efficient and effective building management and operation practices.

Performance is reviewed against key categories relating to environmental, social and governance (ESG) responsibilities. Certification provides independent verification that the BREEAM In-Use standard has been met. Ratings range from one star, representing an acceptable level of performance, through to six stars which represents outstanding performance.

A yearly renewal cycle ensures that improvements to building performance are reviewed continually. Whether it is a single asset or a whole portfolio, this allows for on-going measurements and assists with improvement decisions.

BREEAM In-Use is a journey to understand and improve the performance of a building or portfolio

Establishing current operational practices

Review and improve efficiency across operations

Implement best practice across portfolio

Working towards efficient maintenance of certification

Above: Unibail-Rodamco's BREEAM In-Use rated Aeroville shopping centre, near Charles de Gaulle airport, Paris

Cover: Kanyon, Istanbul – An innovative, mixed-use development certified BREEAM In-Use Part 1 Excellent and Part 2 Outstanding

Realising operational and financial benefits

Reducing operational costs

By reviewing both consumption data and operational and maintenance procedures, BREEAM In-Use enables clients to highlight good performance, formalise processes and pro-actively maintain the building.

This process helps in identifying where improvements can be made so that operational costs can be reduced and managed effectively, whilst delivering environmental benefits.

Increasing operational efficiency

More than 70% of those who use BREEAM In-Use indicated that their building operation was significantly improved by regularly updating environmental performance targets and policies, an outcome of completing a BREEAM In-Use assessment.

Within BREEAM In-Use, users are rewarded for implementing policies, systems and procedures that encourage optimum use and management of the building.

Bridging the 'performance gap'

Measuring and understanding the performance of a building or portfolio of buildings will assist in achieving designed levels of performance. By undertaking a BREEAM In-Use assessment, users can start planning improvements and stimulating positive change based on actual performance data and transform modelled outputs into actual outputs.

Improving health and wellbeing

Healthy, comfortable and safe working environments contribute to increased occupier satisfaction, lower staff turnover and increased productivity. BREEAM In-Use rewards high quality internal environments, strong environmental management practices, the promotion of active and healthy lifestyles, well-being in the workplace, efficient building operation and positive ecology improvements.

Enhancing asset value

Establishing operational practices that encourage best practice helps to address the market demand and drive value by achieving increased rental yields, higher asset value and increased tenant satisfaction. BREEAM In-Use certification provides a clear outcome that can be easily communicated to investors, tenants and building managers.

'Increased market demand and clear financial rewards, coupled with mounting government regulations and shareholder pressures provide multiple incentives to own and occupy high-performance buildings.' *Schneider Electric, 'The Value of BREEAM', August 2012*



Case study

**La Caserne de Bonne,
Grenoble, France – MERCIALYS**



La Caserne de Bonne is a shopping centre located in the city of Grenoble, France. The building, built in 2010, forms part of a spectacular reconversion of a former military brownfield site into a mixed-use district comprising offices, housing, a student residence and a hotel.

The certification process introduced the development of new guidelines regarding operational procedures, ensuring continuity of building performance in the event the company or building management team changed. It helped to enhance the dialogue between all stakeholders with regard to environmental issues, and ensured the performance of the asset in the long run. For investors, certification ensures a well-designed, environmentally efficient, well managed retail centre which represents a sound class of asset investment.

The range of environmental criteria and its high standards have been prime elements in Mercialys choosing BREEAM In-Use as the core certification tool for environmental matters.

Getting started

Visit our website www.breeam.com/in-use to learn more about the processes and fees involved.

Register your project on <http://breeaminuse.breeam.org> to start measuring your building's performance and start working towards certification.

If you have any further questions, give us a call use on: +44 (0)333 321 8811 or send us an email at: breeaminuse@bre.co.uk

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 RedBookLive

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BREEAM25

Over the last 25 years BREEAM has evolved and grown to reflect advances in science, technology, policy and business.

BREEAM is the world's leading sustainability assessment method for buildings and communities, with more than 530,000 certificates issued and a global reach encompassing more than 70 countries. Find out more about BREEAM's achievements over the last 25 years by visiting our dedicated microsite www.breeam.com/breeam25



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BRE Trust

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