

# BREEAM IN USE

## BRE HAVE RECENTLY LAUNCHED BREEAM IN USE FOR EXISTING BUILDINGS

**BREEAM In-Use is a new scheme to help building managers reduce the running costs and improve the environmental performance of existing buildings. It consists of a standard, an easy-to-use assessment methodology and a 3rd party certification process that provides a clear and credible route map to improving sustainability.**

**BREEAM In-Use is designed to:**

- Reduce operational costs
- Enhance the value and marketability of property assets
- Give a transparent platform for negotiating building improvements with landlords and owners
- Provide a route to compliance with environmental legislation and standards, such as energy labelling and ISO 14001
- Give greater engagement with staff in implementing sustainable business practices
- Provide opportunities to improve staff satisfaction with the working environment with the potential for significant improvements in productivity
- Demonstrate your commitment to Corporate Social Responsibility (CSR)
- Improve organisational effectiveness
- Provide a genuine badge of proven sustainability

**Silcock Dawson & Partners have Accredited Auditors in BREEAM IN USE and are able to certify BIU Assessments. If you are interested in benchmarking your building or portfolio against this internationally recognised scheme contact;**

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### **How is BREEAM In-Use different to BREEAM?**

#### **1 The process**

In BREEAM a trained Assessor carries out the assessment and BRE certify it. BREEAM In-Use however is a self assessment scheme - so building managers can do the assessment and a BIU Auditor (trained by BRE) certifies the self assessment.

#### **2 Benchmarking standards**

In BREEAM, it is the final rating (good, excellent etc) that is often used to provide a benchmark on the performance of that building. This is reasonable as the criteria in BREEAM are generally specific and thus provides a level playing field across all buildings. With BREEAM In-Use, for the first time we will be able to provide detailed benchmarking on individual aspects of building performance. Each question in the questionnaire will provide answers across a range of buildings and benchmark industry standards for that issue.

#### **3 Work towards a particular rating**

In BREEAM clients often aim to achieve a particular rating and employ an assessor to help them do this. Whilst this is still possible with BREEAM In-Use, the real power of the scheme initially lies in enabling building owners or occupiers to gain an appraisal of their own building's current performance and highlight areas where improvements can be made. Setting an arbitrary high target rating to achieve, however noble, may not always be realistic for the building you are in (e.g. a very old, un-insulated one)

As the BREEAM In-Use database becomes populated, detailed benchmarks will be available for the first time. This will allow comparisons with other buildings not simply in terms of the overall rating but on individual questions. These comparisons will also be much fairer and informative than ever before as they can take into account other factors such as type, age and location of the building.

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