

INFORMATION LEAFLET No 2

BREEAM In-Use (BIU)

BREEAM for EXISTING buildings

BREEAM In-Use is a new scheme to help owners and building managers of existing buildings reduce running costs, improve environmental performance and, by making buildings more marketable, increase their asset value.

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 the above improvements.

BREEAM In-Use has been developed to recognise and encourage better building management and targeted investment in existing building stock.

The BREEAM-In Use scheme enables building managers to self-assess the performance of their portfolio using the online BREEAM In-Use tool. Training is provided to license BREEAM In-Use Auditors to verify the building manager's self assessment and provide a certificate.

BREEAM In-Use assessment differs from the established BREEAM schemes in that BREEAM assessors undertake an assessment of new buildings and submit the data to BRE Global to review and issue a certificate. Where as for BREEAM In-Use the Auditor is trained to verify the data obtained by the building manager and issue the certificate themselves. In that way the Training provided by BRE focuses on the technique required to verify the data given by the building manager.

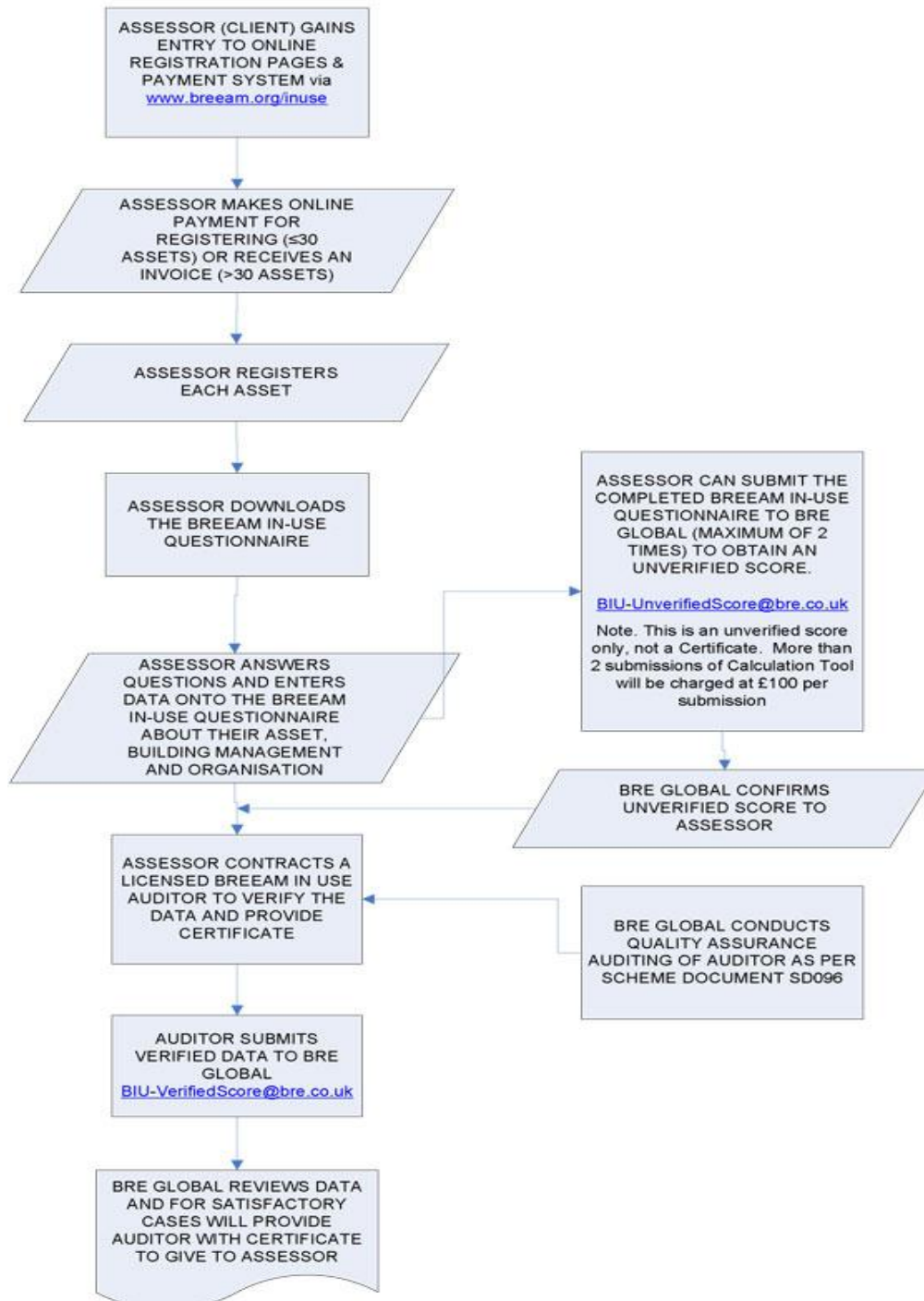
The assessment tool will enable building managers to see the impact of their building and existing systems and initiatives, as well as the potential impact of any proposed changes.

BREEAM In-Use Auditors may not provide formal consultation to Assessors, but may coach the Assessor as to improvements that could result in a higher BREEAM In-Use score.

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

BREEAM In-Use Registration-to-certificate process



Issue 01 dated 05.06.09

Information provided by Paschali Engineering & Management Consulting (modified from BRE website) – 5 Oct 09