

BREEAM In-Use

Benchmark the environmental performance of your existing building

WHAT IS BREEAM IN-USE?

It's an international benchmarking and certification scheme for existing commercial and residential buildings.

Assess your assets against it to benchmark their performance and secure a rating that demonstrates the quality and value of your building.

Certification is valid for 3 years, after which the asset can be assessed again. To fully optimise the process, recommended improvements are carried out within the 3-year period prior to recertification to notably improve the operational performance of the asset.

WHO NEEDS BREEAM IN-USE?

Property investors / Asset portfolio managers / Building occupiers / Developers

WHAT TYPE OF BUILDINGS QUALIFY?

Under the 'commercial' category – all non-domestic existing buildings, e.g.:

- » Offices
- » Warehouses
- » Industrial
- » Residential care homes
- » Hotels
- » Purpose-built student accommodation
- » Shopping centre/retail

Under the 'residential' category it's any type of domestic dwelling, typically individual houses, private dwellings and apartments.

TWO TYPES OF BREEAM IN-USE

There are two parts, independently assessed and scored.

You choose which part you want (or both), depending on what you find most valuable.



Part 1

Asset Performance –
how the building performs

Part 2

Management Performance –
the effectiveness of the building
management process

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WHAT IS ASSESSED?

BREEAM In-Use assesses the issues that have the most influence on a building's environmental impacts and performance.



WHAT IS ASSESSED UNDER PART 1 - ASSET PERFORMANCE?

Part 1

Under the 8 categories, as listed above, there are a lot of areas assessed. Here's a sample:

- » Visual and thermal comfort
- » Ventilation and indoor air quality monitoring
- » Inclusive design and wellbeing
- » Energy efficiency of building envelope
- » Energy efficiency of installed services
- » Accessibility of transport
- » Water efficient equipment
- » Future adaptation
- » Circular use of physical resources
- » Flood risk and mitigation
- » Ecological value and biodiversity
- » Prevention and control of pollution

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WHAT IS ASSESSED UNDER PART 2 - MANAGEMENT PERFORMANCE?

Part 2

Under the 8 categories, as listed above, there are a lot of areas assessed. Here's a sample:

- » Maintenance policies and procedures
- » Engagement and feedback
- » Green lease (commercial only)
- » Acoustic conditions
- » Energy consumption and reporting
- » Reduction of carbon emissions
- » Water consumption reporting
- » Sustainable procurement
- » Fire risk management
- » Climate-related transition risks and opportunities
- » Biodiversity management plan
- » Refrigerant replacement

WHAT DO I GET?

You get an analysis of your asset's performance, and **you will receive a BREEAM In-Use International rating** between 'acceptable' and 'outstanding'.

We have qualified assessors who can certify existing buildings against BREEAM In-Use International Commercial V6 and BREEAM In-Use International Residential V6.

An optional bespoke **Action Plan** can be provided detailing the cost-effective improvement measures to notably improve the rating achieved when the asset is recertified after the 3-year certification period.

WHAT ARE THE BENEFITS?

Internationally-renowned benchmark which demonstrates that your building has high standards in terms of environmental performance, safety and wellbeing.

Enhances your ESG reputation and supports and aligns with reporting and credit achievements under indicators outlined in the GRESB Real Estate Assessment.

Drives continual improvement in the operational performance of the asset with reductions in energy/water usage, carbon emissions and operating costs, and improvements in the health and wellbeing for inhabitants.

Enhanced marketability and value of your building associated with a high BREEAM In-Use rating.

Perfect opportunity to undertake the assessment alongside programs of work for **decarbonisation or building safety** – the latter as part of complying with the Building Safety Act.

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HOW CAN HYDROCK HELP?

- ✓ We have **qualified BREEAM In-Use International assessors**.
- ✓ We will **audit your buildings and identify where improvements are needed**.
- ✓ We have **experts in decarbonisation strategies, energy-efficient MEP design, acoustics, water management, biodiversity, waste management, and fire safety and the Building Safety Act** who can address specific issues for you.
- ✓ We can **help you understand future climate risks and create adaptation plans** for your built assets.
- ✓ We can **deliver this at an estate and portfolio level, as well as for single assets**.



CONTACT US

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