

BREEAM In-Use

Best-practice gap analysis, certification,
and recertification

V1.0



evoraglobal.com



What Is BREEAM In-Use and Why Does It Matter?

BREEAM In-Use (BIU) systematically evaluates the environmental and sustainability performance of existing real assets. This **science-based sustainability framework** assesses key factors such as energy use, water consumption, waste management, health and wellbeing elements, and overall environmental impact on a global scale.

BRE, along with partner National Scheme Operators and other organisations, delivers BIU Certification to enhance asset performance and promote overall improvement.

The **BIU Certification** process, underpinned by scientific principles, serves as a strategic tool for asset managers, offering valuable insights to inform intentional and effective measures for enhancing the sustainability profile of real assets.

BIU not only helps property stakeholders benchmark performance but also ensures data accuracy through its globally recognised third-party certification.





Phase 1 BIU Gap Analysis

At EVORA, our BIU assessment process kicks off with a **BIU Gap Analysis**. This is initiated by an introductory meeting where we outline the core principles of BREEAM, introduce you to our **Evidence Collection Workbook**, and establish the project timeline and responsibilities.

Following this, we diligently collect relevant information and evidence, conducting a thorough analysis to assess how your asset aligns with BIU requirements.

After the information gathering phase, we meticulously track and review your incoming data to conduct a comprehensive gap analysis. The results are thoroughly reviewed and compiled into our **BIU Gap Analysis Report**.

Our experts estimate your potential **BIU Score** and identify areas for improvement before starting your Improvement Pathway Implementation phase.

If applicable, we may also suggest using alternative certification schemes for your assets.





Phase 2

Improvement Pathway Implementation

Implementing improvement solutions is a complex process, demanding careful planning, communication, and execution. That's why our **Improvement Pathway Implementation** process commences with a comprehensive **BIU Gap Analysis Report**.

Our dedicated Green Buidling Certification team provides ongoing consultancy support to facilitate the preparation of your asset for submission at the desired BIU level.

Crucial steps involve clearly articulating goals and objectives, developing a comprehensive plan with defined timelines and responsibilities, and employing internal tools for continuous monitoring. Our team is committed to keeping you updated on progress, communicating any changes, and promptly addressing emerging issues.

The entire journey of Improvement Pathway Implementation is diligently documented, encompassing lessons learned, challenges faced, and solutions put in place. This documentation serves as a valuable resource for future certification and ongoing improvement efforts.





Phase 3 BIU Certification

Our Green Building Certification team handles the entire process for you, defining your certification expectations, key stakeholders, timeline, and milestones. This includes an initial request for information, data sharing methods, and expected outcomes for your **BIU Certification**.

Each asset is registered on the **BREEAM platform**, and relevant documents are collected and uploaded.

Following a thorough review of your data, our team holds a meeting to address any missing or pending evidence, ensuring a precise evaluation of each asset's adherence to BREEAM credits.

Our assessor then visits each asset location to visually document all targeted requirements and collect any outstanding information. Our thorough assessment ensures your organisation achieves the highest possible **BIU rating**.

After your team approves the preliminary results vetted through the BREEAM platform, our assessor submits your project for **certification**. Any necessary responses and resolutions to BRE quality assurance checks are promptly handled post-submission by our expert team.

Finally, your **BIU Certificate** is released by the national scheme operator and prominently listed on Green Book Live.





Phase 4 BIU Recertification

BIU Certifications are valid for **three years**. To ensure continued validity of your assets' BIU certificate, you must renew your BIU Certification before it expires.*

For **BIU Recertification**, we follow a similar process to BIU Certification. We start by outlining the project scope and checking for any major changes that might have affected your assets or building management. Then, we gather information about any updates and compare this against your previous certification.

Following a thorough review of your data, our team holds a meeting to address any missing or pending evidence, ensuring a precise evaluation of each asset's adherence to BREEAM credits.

If deemed unnecessary, a site inspection may be omitted. However, when required, our assessor visits each asset location to visually document all targeted requirements and collect any outstanding information. Our thorough assessment ensures your organisation achieves the highest possible **BIU rating**.

After your team approves the preliminary results vetted through the BREEAM platform, our assessor submits your project for **recertification**. Any necessary responses and resolutions to BRE quality assurance checks are promptly handled post-submission.

Finally, your updated **BIU Certificate** is released by the national scheme operator and prominently listed on Green Book Live.

**Certifications for new constructions typically do not have an expiration date.*





How Can BIU Certification Unlock Prospects?

Achieving BIU Certification holds several advantages for real assets.

Elevate Your Assets

Green Building Certificates like BIU distinguish your assets from peers, making you stand out as a leader in sustainable practices and environmental responsibility.

Enhances Sales and Rental Values

Certified sustainable real assets can attract higher sales and rental values in the market.

Supports Decarbonisation

Aligns with efforts toward achieving net-zero carbon emissions, contributing to broader sustainability objectives.

Contributes to ESG Goals

Reinforces commitments to environmental, social, and governance (ESG) goals, enhancing your overall corporate responsibility.

Reduces Operational Costs

Sustainable practices identified through the assessment and certification process often lead to operational efficiencies, resulting in cost reductions.

Mitigates Environmental Impact

By identifying and addressing environmental aspects, it reduces the overall environmental impact of your real assets.

Single Assessment, Multiple Outcomes

Consolidates several sustainability outcomes into a single assessment, streamlining the certification process.

Enhances Economic and Social Value

Bolsters economic value but also contributes to the social wellbeing of communities connected to your real assets.

Supports Disclosures and Reporting

Supports disclosure and reporting requirements for increased transparency and accountability.

Independent Third-Party Assurance

Increases confidence in your real asset performance and sustainability with independent, third-party assurance provided through BIU Certification.



EVORA: Your Partner for BIU Certification

EVORA is your dedicated partner for **BIU Certification**, specialising in thorough assessments.

Our experienced Green Building Certification team guides you through the BREEAM In-Use process, enhancing the sustainability and financial value of your real assets.

With our meticulous **BIU Gap Analysis, Certification, and Recertification** services, we assure a seamless journey, instilling confidence in the transformation of your real assets into sustainable and valuable investments.

To learn more, please read our Product Brochures on **NET ZERO CARBON AUDITS** and **SOCIAL WELLBEING**.



Trust EVORA Global for Sustainable Assets

We go beyond consultancy, serving as your trusted partner for sustainable real asset investments.

With our unparalleled **Collaborative Expertise**, we provide actionable insights that empower your real asset community to thrive in sustainable investment.

Our proven expertise in strategic consulting, climate resilience, net zero, sustainable finance, infrastructure, reporting, and social wellbeing ensure your investments are aligned with environmental, social, and governance goals for a secure ROI.

Driven by Collaborative Expertise

STRATEGY

Driving value and impact with sustainable ESG strategies

TECHNOLOGY

Streamlining operations and insights with advanced real asset technology, **SIERA**



ADVISORY

Navigating sustainable solutions with expert real asset advice



Our Mission

To establish sustainability and carbon as foundational factors for investment decisions.

Our Purpose

To accelerate the adoption of real asset sustainability and enhance the wellbeing of the planet and its people.

Our Clients

250+
CLIENTS

45,000
ASSETS

\$880 billion
AUM

“

EVORA have been very good partners in producing the sustainability section for our annual integrated report, which resulted in a Silver EPRA sBPR Award. EVORA brought great specialist knowledge based on their professional expertise, enthusiasm and understanding of our needs and expectations.”

Caroline Thirifay
Director of Investor Relations
Shurgard Self Storage

Contact Us



contactus@evoraglobal.com



@evoraglobal



company/evora-global



@evoraglobal

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