

# BREEAM IN USE

## certification

In addition to professional real estate development and construction project management services, Newsec's project management team offers exceptional building sustainability according to the BREEAM In-Use methodology and certification services.

### What is BREEAM In-Use?

BREEAM In-Use v6 is the latest globally recognized performance-based assessment and certification scheme for existing buildings. By certifying you can understand currently how sustainable is your building compared to other buildings on the market. When implementing possible development measures your Asset could meet next level – the higher BREEAM rating result.

More and more Circular Economy principles are being integrated into the BREEAM certification methodology, when certifying it increases banks confidence of your sustainable business.

The desired certification result: "Pass", "Good", "Very Good", "Excellent" or even "Outstanding".

### BREEAM In-Use v6 asset certification scenarios:

#### Part 1 – Asset

The inbuilt performance characteristics of the building based on its built form, construction and technical services

#### Part 2 - Building Management

Management policies, procedures and practices related to the operation of the asset; the actual consumption of key resources such as energy, water; and environmental impacts such as carbon and waste generation.

#### 1. Pre-assessment of the Asset against BREEAM In-Use scheme

The Newsec auditor team, in cooperation with asset managers, will perform an initial audit according to BREEAM In-Use Part 1 (Asset) & Part 2 (Building Management) v6. requirements



The BREEAM In-Use v6 (2020) version certificate is valid for 3 years



A two-part assessment is possible\*: 1 (Building), 2 (Property Management)



Depending on the ownership rights of the owner, certification can be done for all or part of the property

**BREEAM®**  
**In Use**

After the pre-assessment analysis the BREEAM preliminary rating is defined

#### 2. Pre-assessment analysis results

The Newsec team will present a Feasibility Study, which will result in a better assessment of the Property by BIU. The program will consist of a preliminary list of works/measures, the implementation of which will allow for a higher rating

At the customer's request, we can provide a preliminary budget for the implementation of the program. This is discussed in a separate agreement and price.

#### 3. Applying for BREEAM In Use

The Newsec team will manage the property registration, communication with BREEAM direct accreditation representatives on behalf of the Client.

The Newsec team will carry out the final audit of the evidence required for BREEAM In-Use certification and, if required, will carry out the necessary on-site asset audit procedures.