

BREEAM In-Use Statistics

Based upon November 2012 data

This collection of statistical data provides a 'snap-shot' of certificated assets to BREEAM In-Use. This analysis will provide information on ratings achieved by certificated assets, as well as details on location, building type and age of building.

In each case, the analysis is provided for Parts 1, 2 and 3 of the BREEAM In-Use standard. The assessment parts of BREEAM In-Use are outlined below:

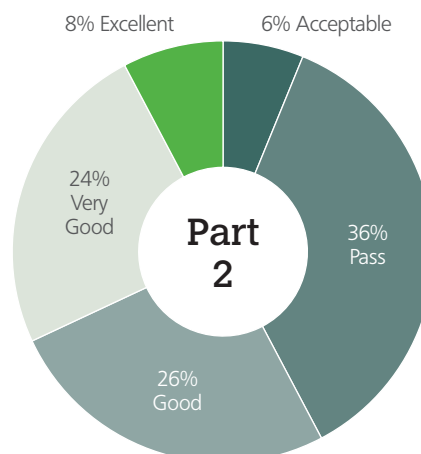
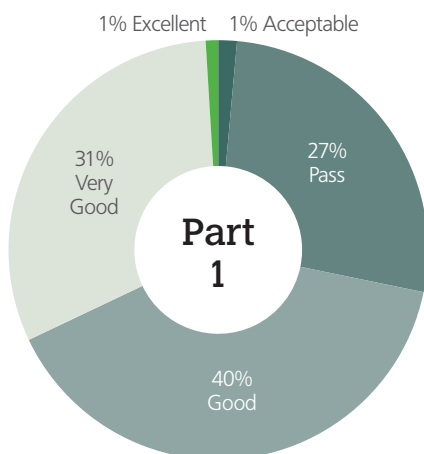
Part 1	Asset performance – the inherent performance characteristics of the building based on its built form, construction and services
Part 2	Building management performance – the management policies, procedures and practices related to the operation of the asset; the actual consumption of key resources such as energy, water and other consumables; and environmental impacts such as carbon and waste generation
Part 3	Occupier management – the understanding and implementation of management policies, procedures and practices; staff engagement; and delivery of key outputs

Average BREEAM In-Use Rating

BREEAM In-Use assessments are categorised by six star ratings. The charts below indicate the percentage of certified asset ratings for each assessment part. The nature of the BREEAM In-Use scheme is to allow organisations to improve their performance over time; it is anticipated that as improvements are made and assets are re-certified, this will be reflected in the score ratings.

BREEAM In-Use assessment ratings

Assessment Rating	Star Rating
Acceptable	★
Pass	★★
Good	★★★
Very Good	★★★★
Excellent	★★★★★
Outstanding	★★★★★★



Since the July 2012 statistics, there has been an increase in 'Very Good' and 'Excellent' ratings for each of the assessment parts. For full details regarding how star ratings are determined, please see the BREEAM In-Use Scheme Document (SD096) at www.breeam.org/inuse

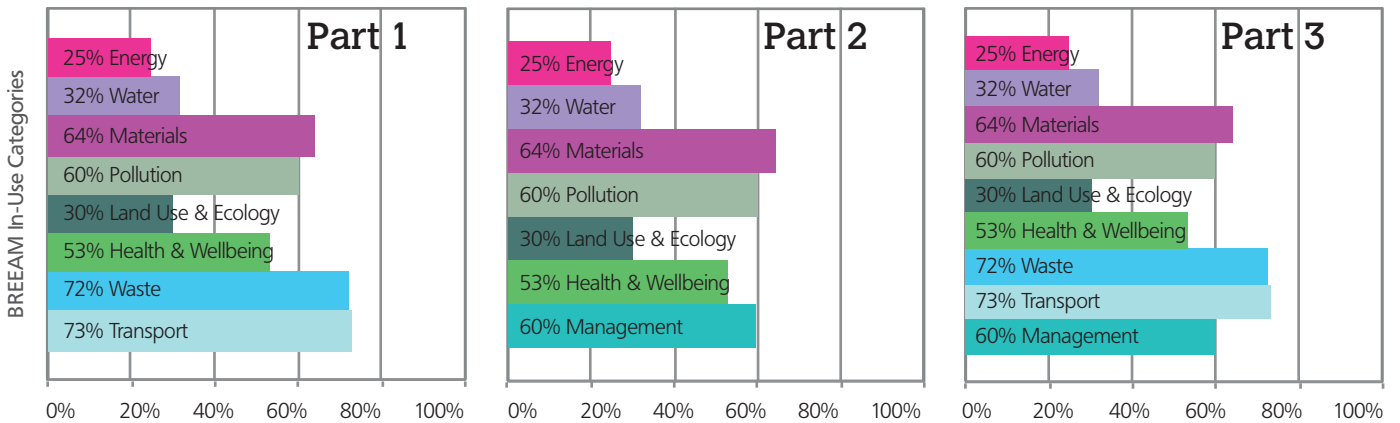
The charts above indicate that 'Pass' and 'Good' ratings are the most commonly attained ratings for each of the assessment parts.

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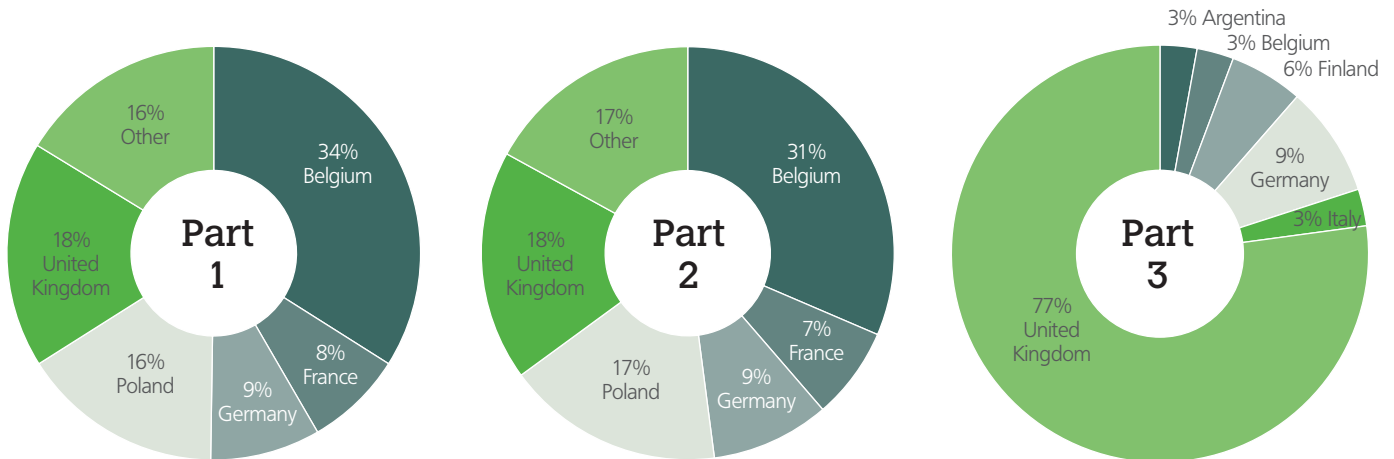
Average BREEAM In-Use Environmental Category Scores

Within the BREEAM In-Use assessment parts, assets are scored against nine environmental categories. The charts below indicate the average category scores for each of the assessment parts.



Global Uptake of BREEAM In-Use

The majority of questions used in a BREEAM In-Use assessment are applicable to any country; however there are some questions that are set within a UK context. The energy methodology within BREEAM In-Use is developed on the basis of UK building practice, Energy Performance Certificates (EPC) and Display Energy Certificates (DEC) calculations and climatic conditions. For this reason, assessments outside of the UK are awarded a Baseline Score.



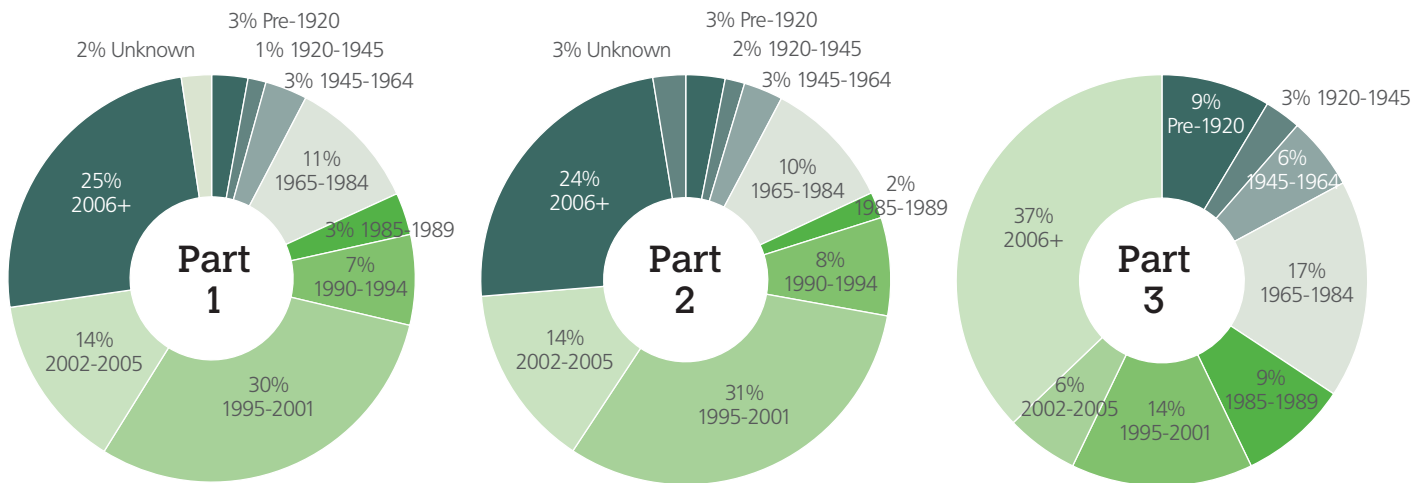
As the above charts show, BREEAM in-Use is being implemented primarily outside of the UK; the scheme now has registered assets in over 27 countries worldwide. This uptake has prompted the development of the scheme to accommodate an international market, enabling the comparability of assets regardless of geographical location and excluding any UK-centric aspects of the assessment. BREEAM In-Use International is currently being piloted.

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Building Age Uptake of BREEAM In-Use

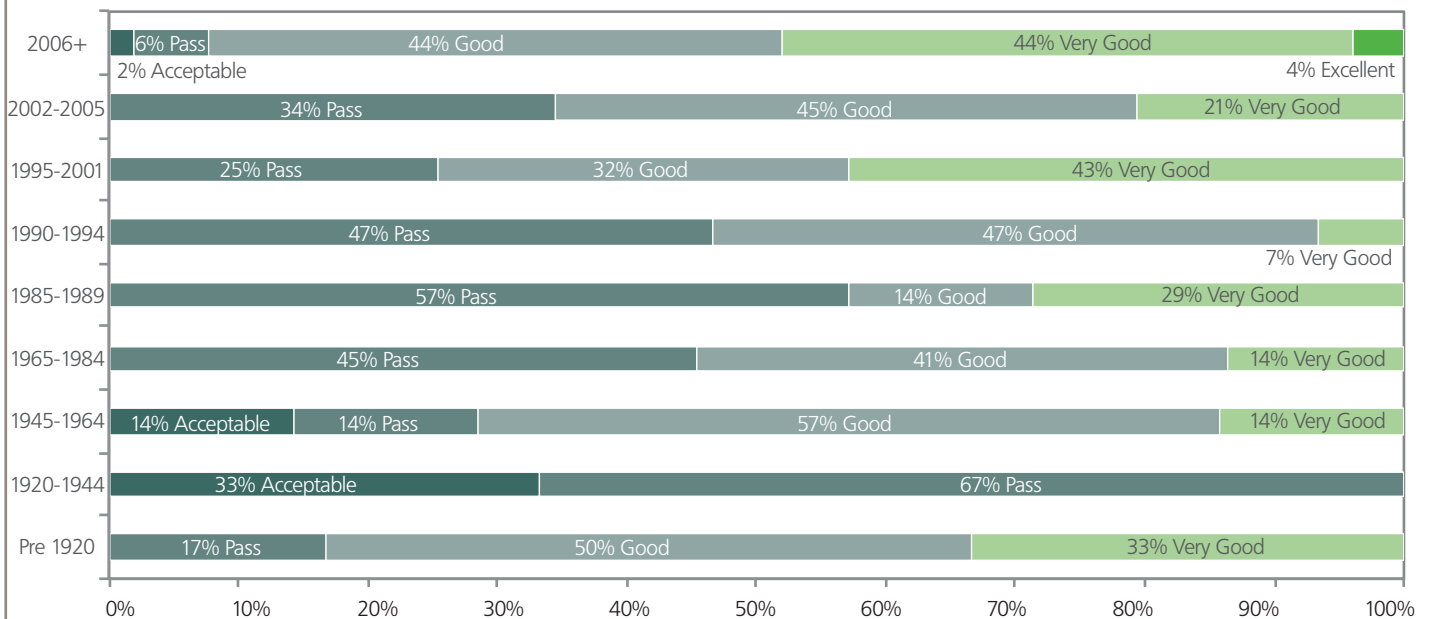
The BREEAM In-Use methodology may be applied to buildings of all ages, from those constructed prior to 1920, to those recently constructed. The different parts of BREEAM In-Use have varying requirements regarding the length of occupancy prior to undertaking the assessment. Part 1 does not require any level of occupancy; Part 2 assessments may only be undertaken if the asset has been occupied for at least one year prior to assessment; Part 3 assessments require an occupancy period of one year prior to assessment.



Building Age Ratings

The charts below indicate the percentage of overall ratings for each building age category.

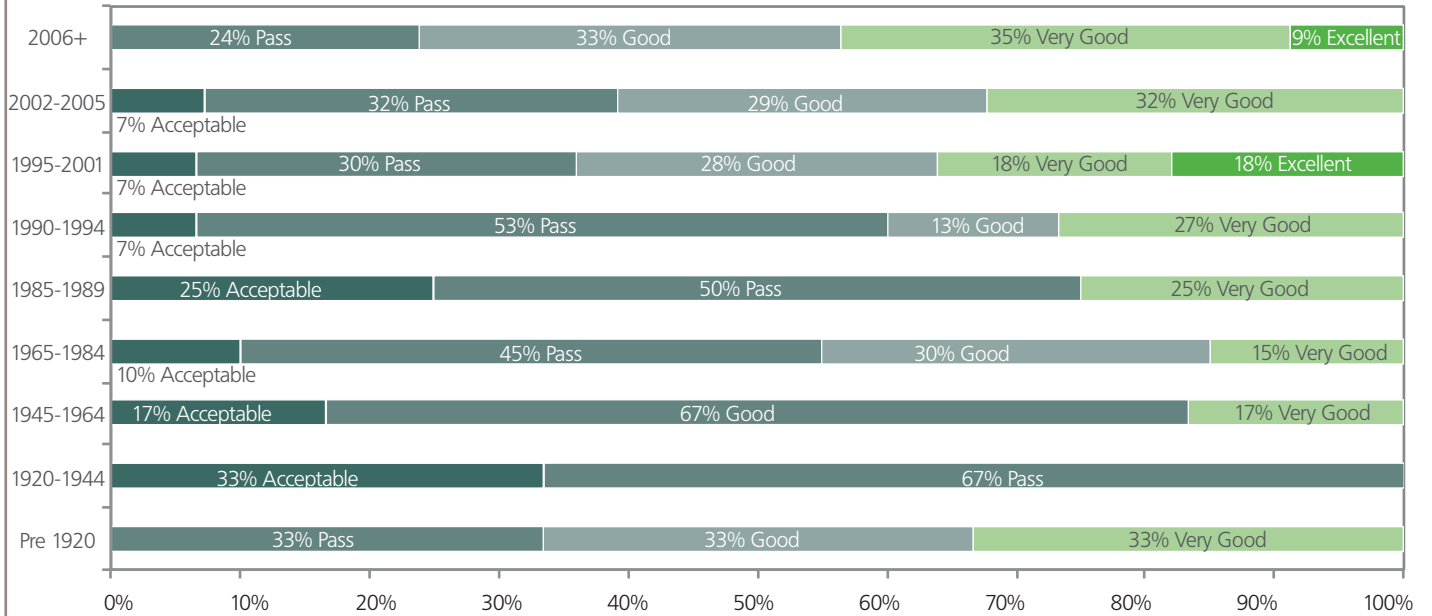
Part 1



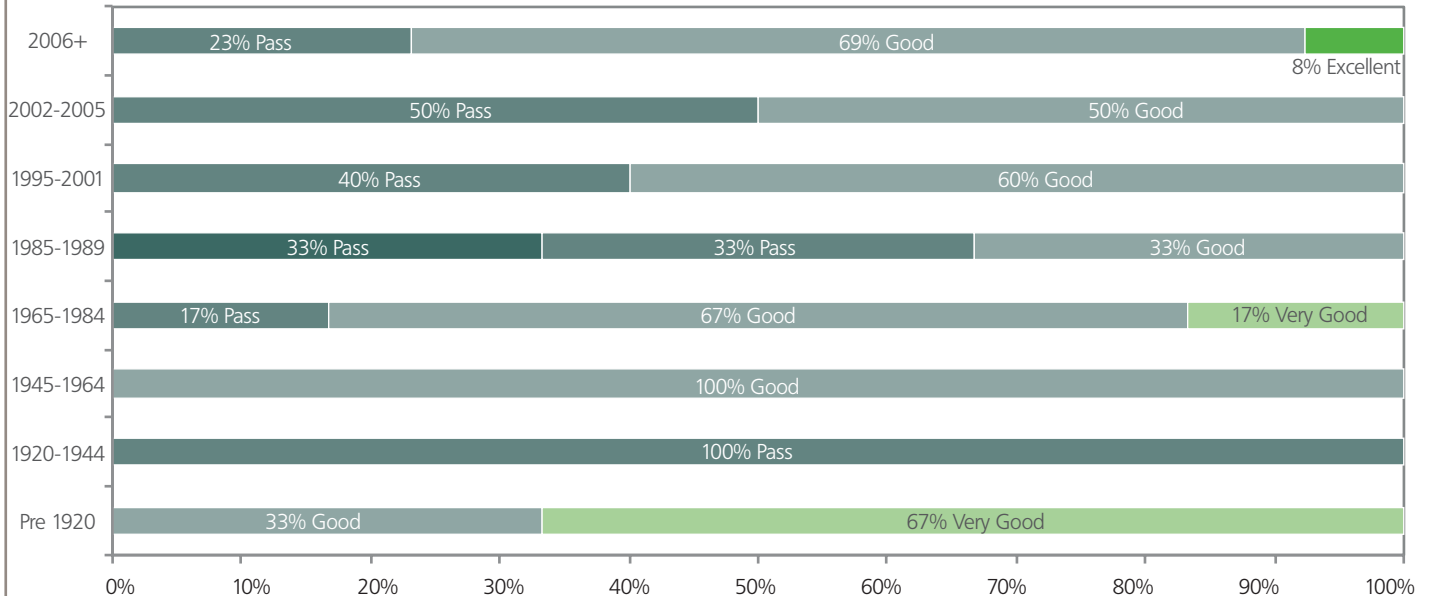
BREEAM In-Use Statistics

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Part 2



Part 3

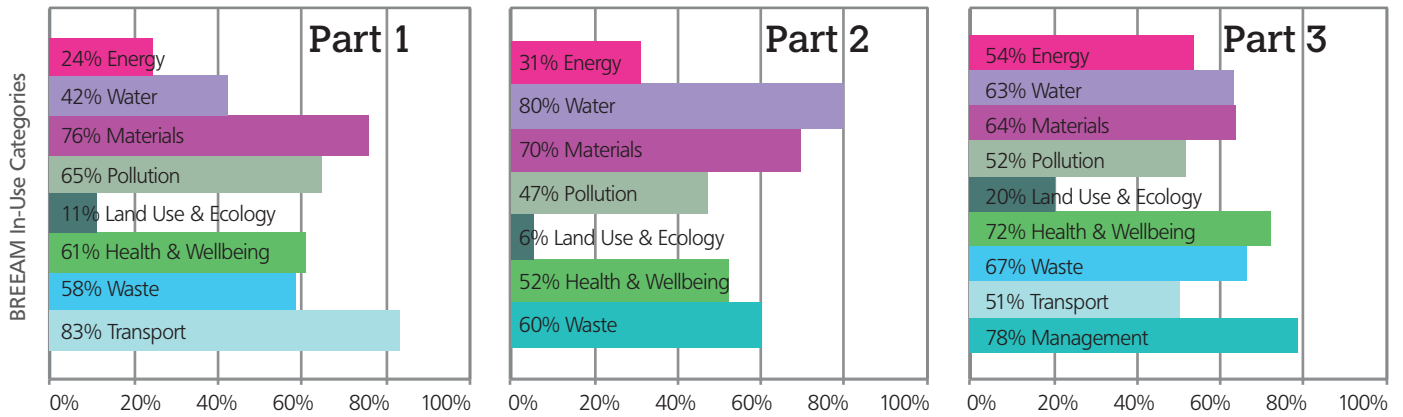


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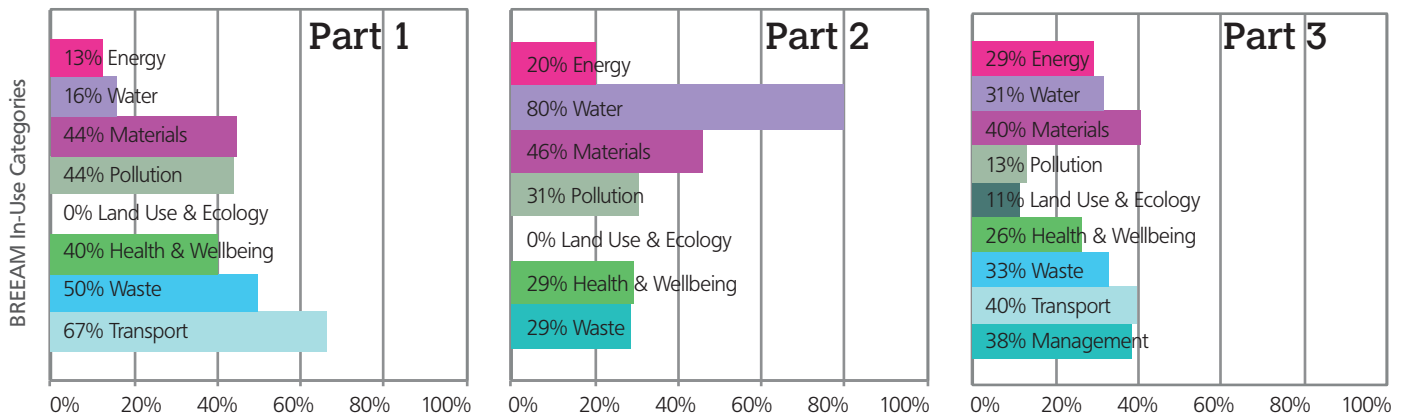
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Average Environmental Category Scores by Building Age

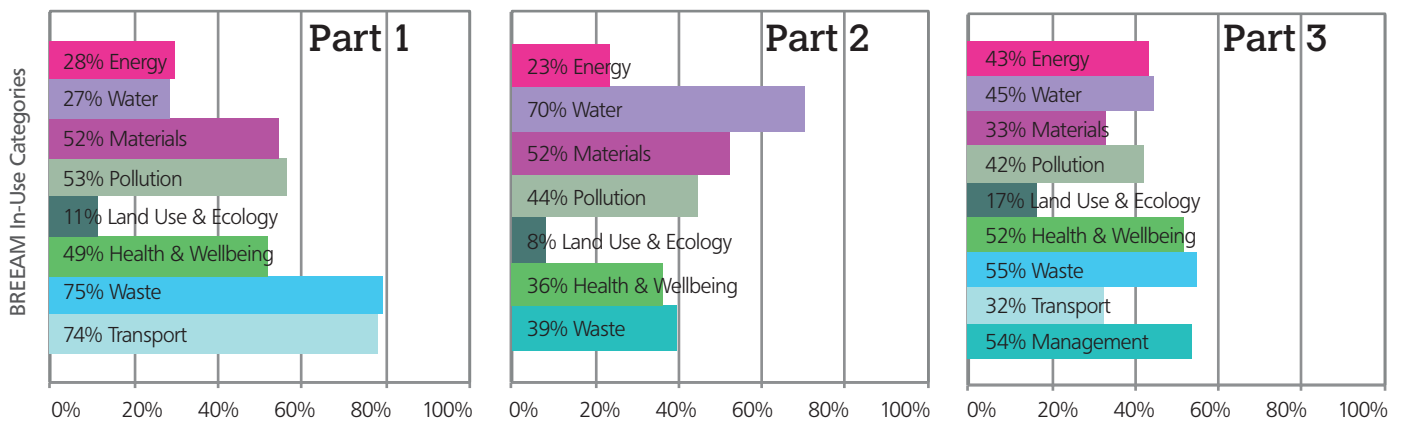
Pre 1920s



1920 - 1944



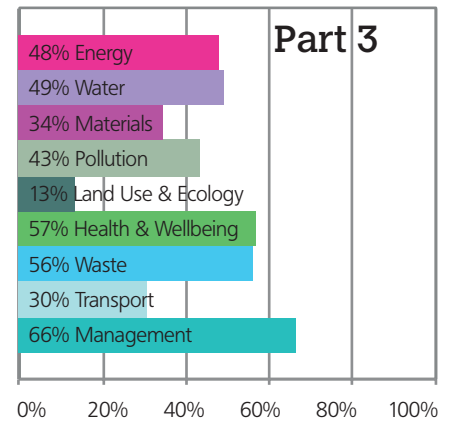
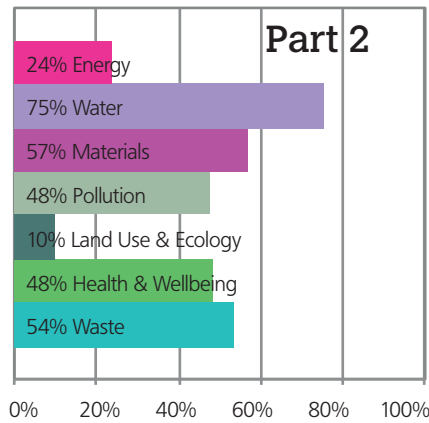
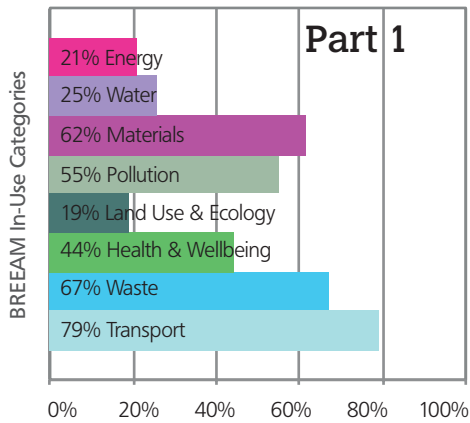
1945 - 1964



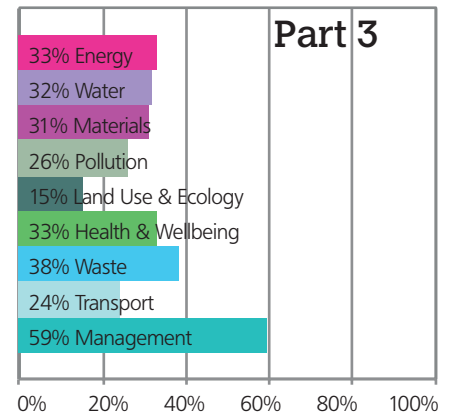
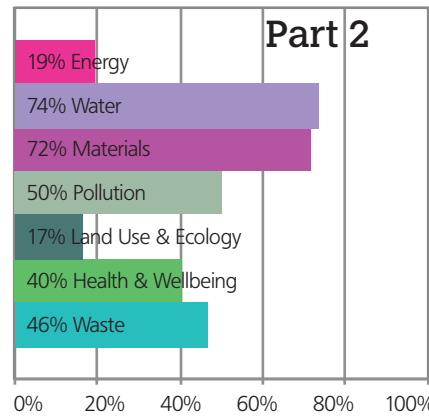
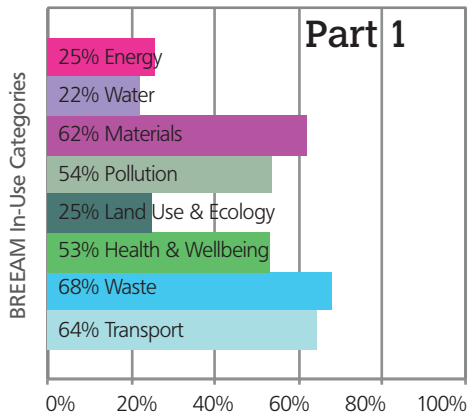
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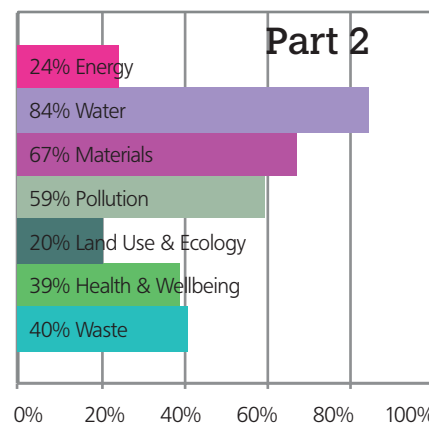
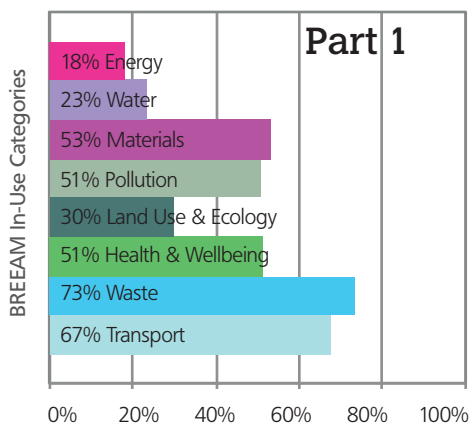
1965 - 1984



1985 - 1989



1990 - 1994

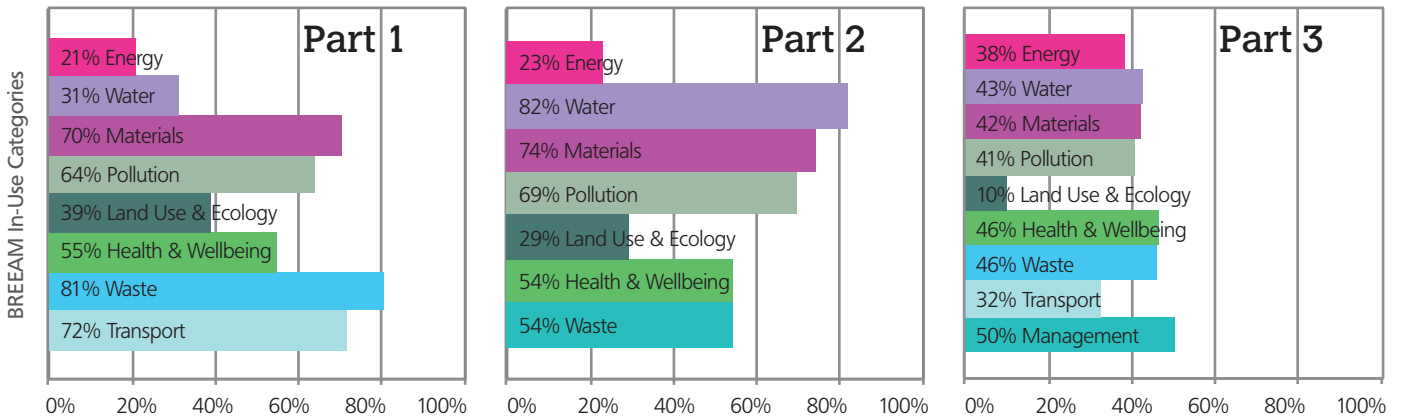


Insufficient data to undertake an analysis of Part 3

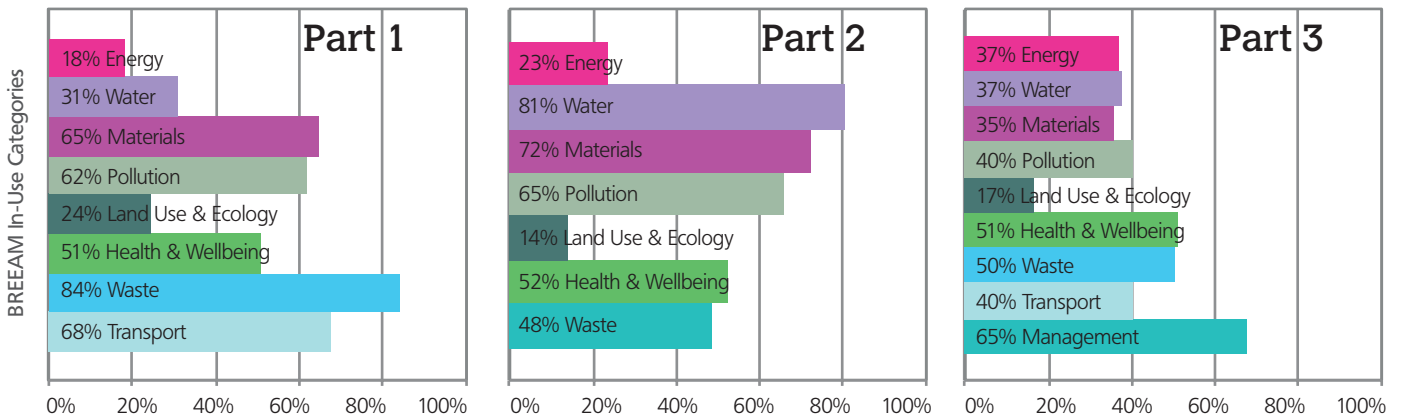
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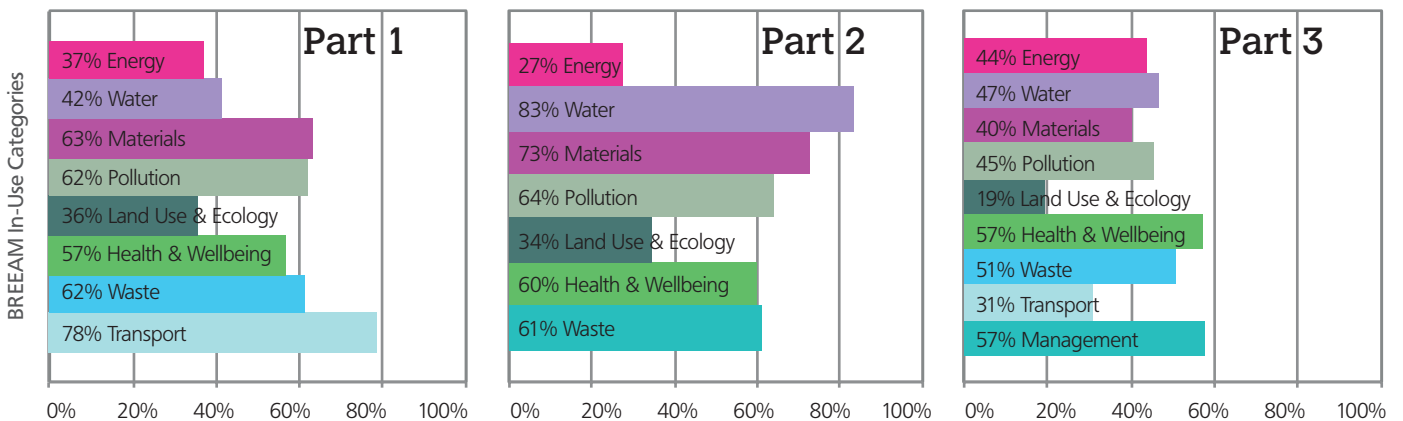
1995 - 2001



2002 - 2005



2006 +



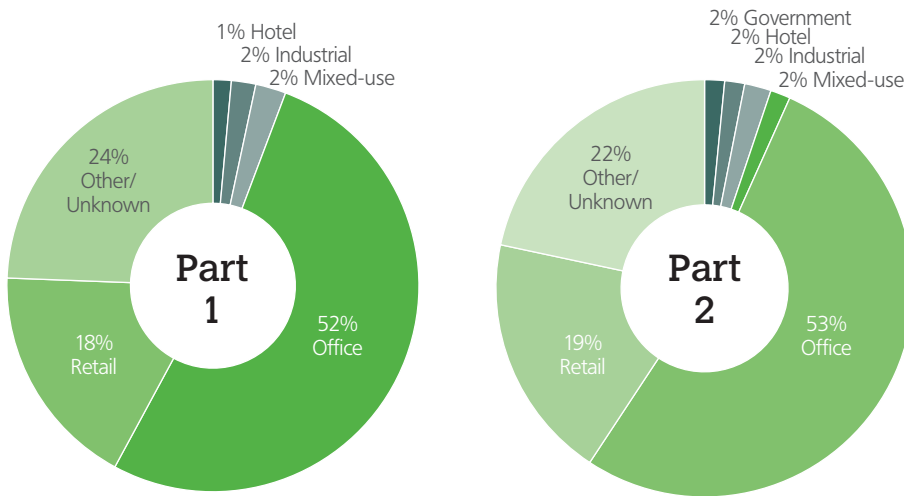
BREEAM In-Use Statistics

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Building Type Uptake of BREEAM In-Use

Part 1 and 2 of BREEAM In-Use are applicable to a wide range of building types. The charts below show how the BREEAM In-Use standard has been utilised across a range of building types. The majority of buildings undertaking the BREEAM In-Use assessment are from the commercial sector (Offices and Retail), these properties account for around two thirds of the assets certified.

Part 3 of the BREEAM In-Use standard is currently only applicable to offices; future development to the BREEAM In-Use scheme is likely to enable other building types to undertake Part 3.

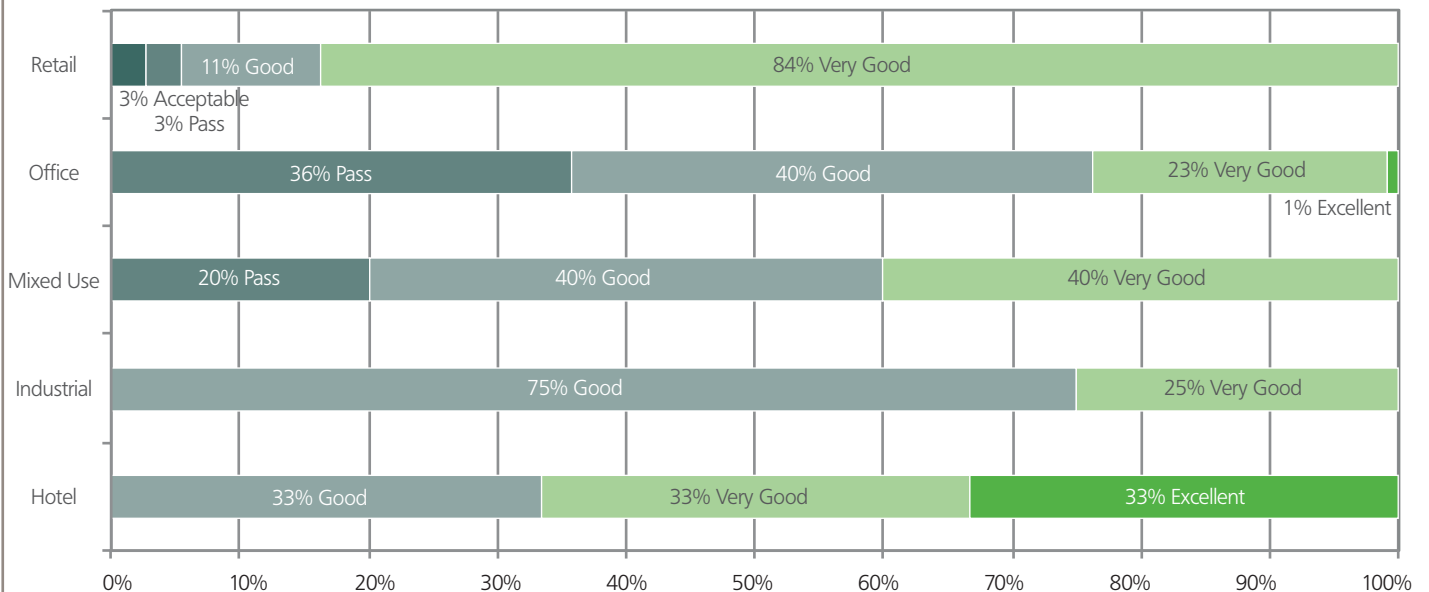


Part 3 only applicable to office building type

Building Type Ratings

The charts below indicate the percentage of overall ratings for each building type category.

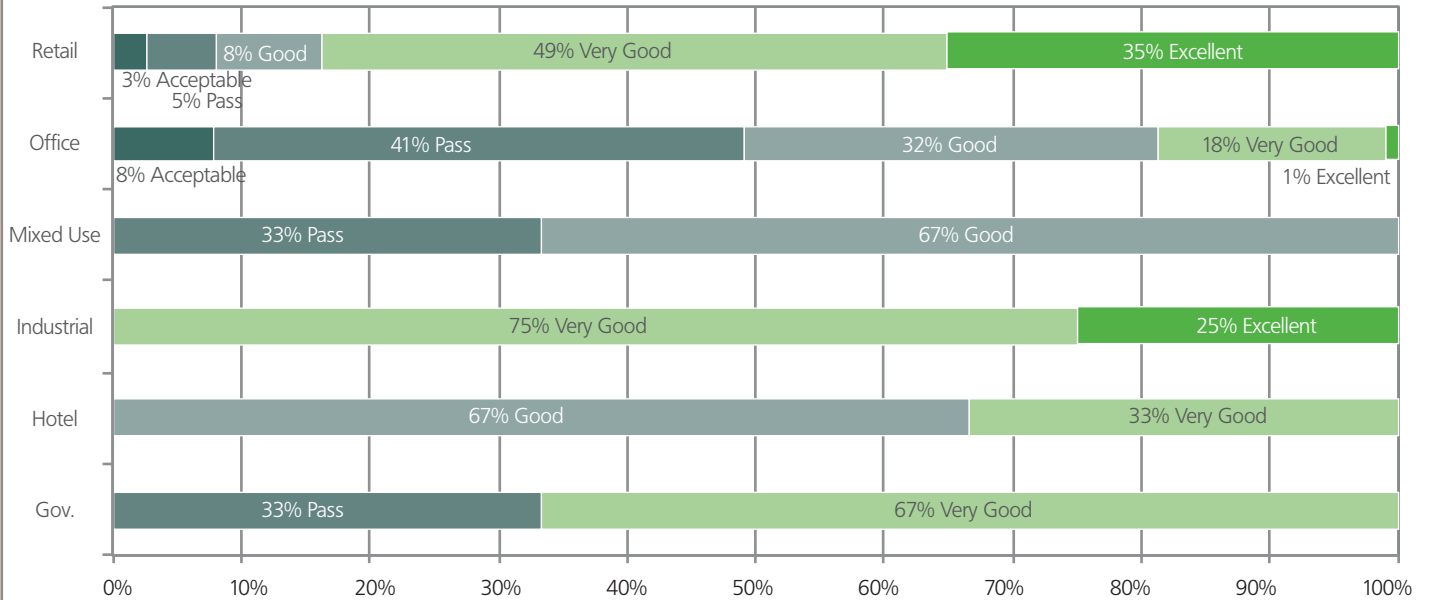
Part 1



BREEAM In-Use Statistics

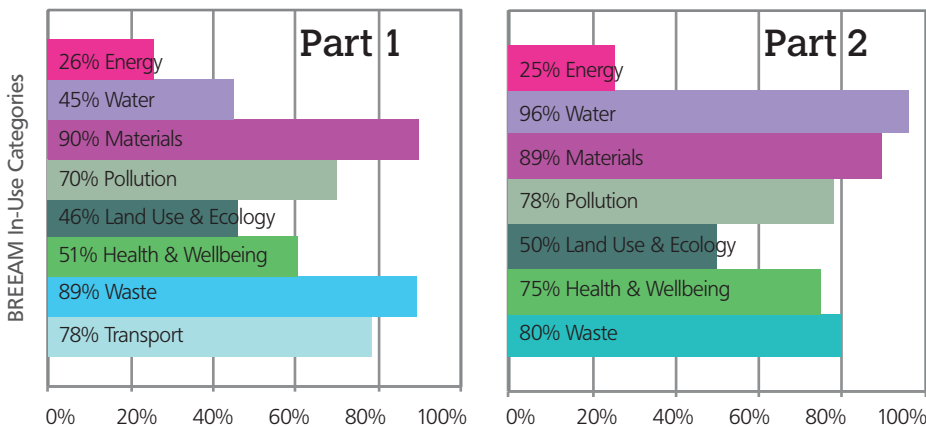
Based upon November 2012 data

Part 2



Average Environmental Category Scores by Building Type

Retail

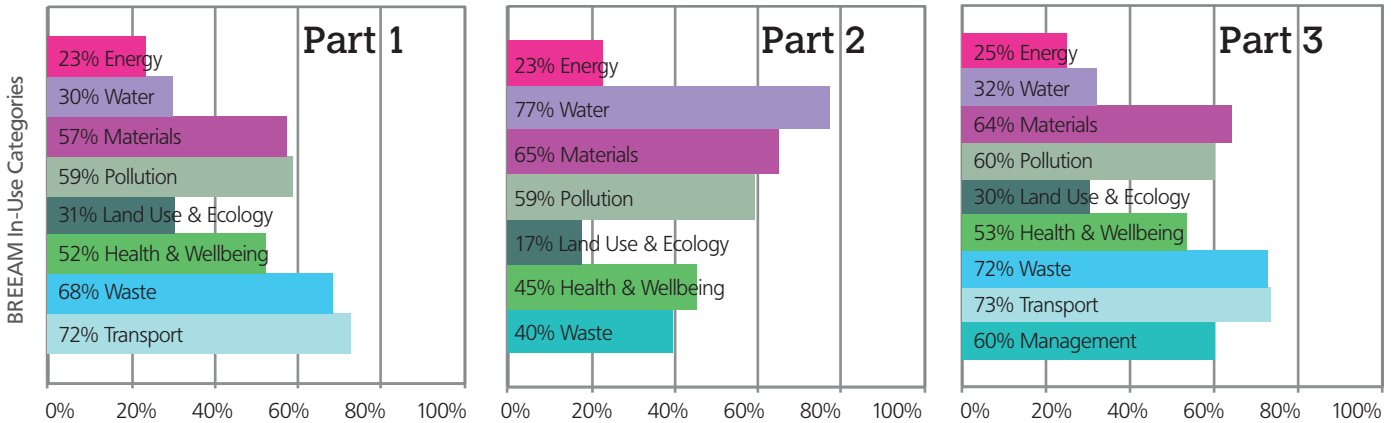


**Part 3 only
applicable to
office building
type**

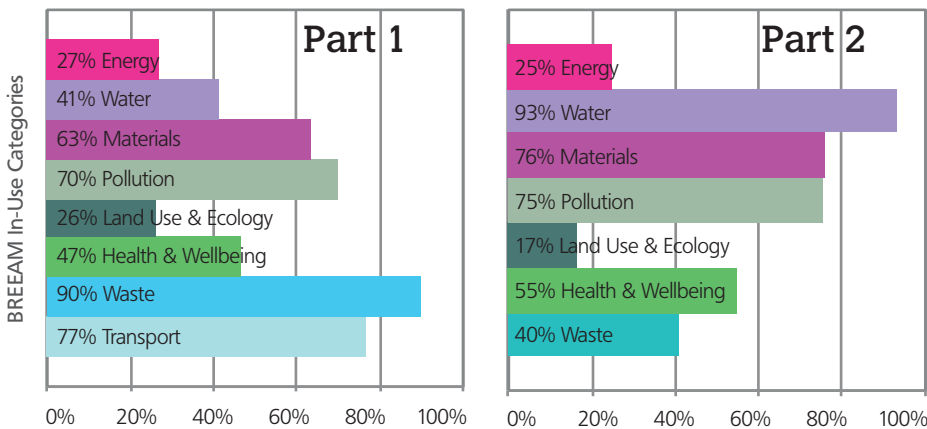
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Office

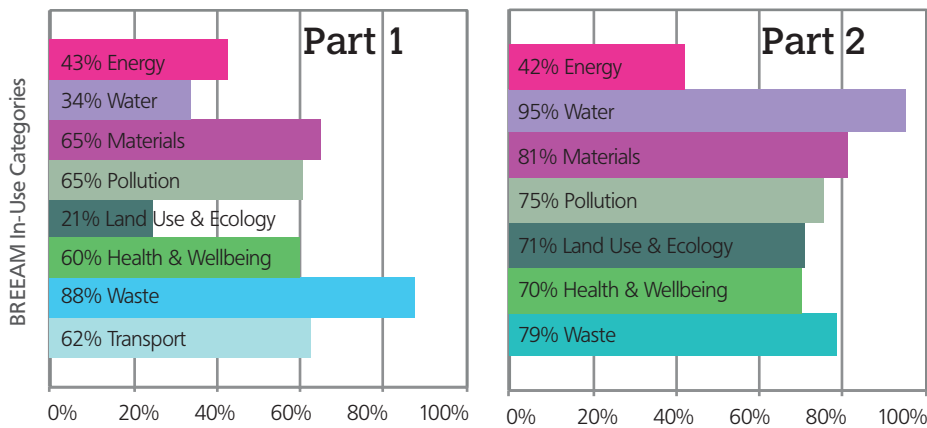


Mixed Use



**Part 3 only
applicable to
office building
type**

Industrial

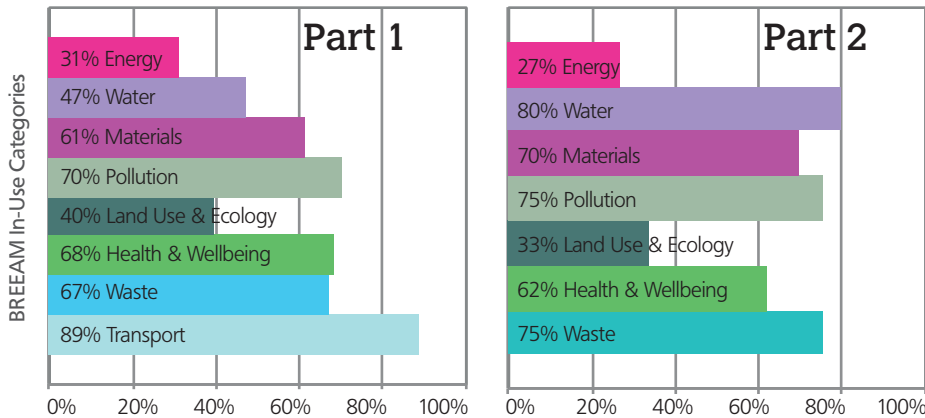


**Part 3 only
applicable to
office building
type**

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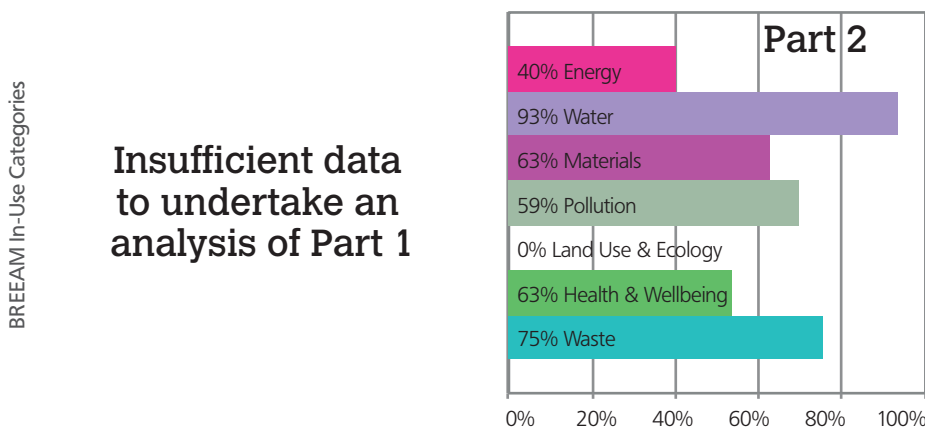
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Hotel



Part 3 only applicable to office building type

Government



Part 3 only applicable to office building type

For Further Information on BREEAM In-Use:

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