

# OPERATIONAL SUSTAINABILITY UPDATE

March 2019

Ramboll is committed to creating a more sustainable society and is entrusted by well-known corporate clients to manage their environmental and social risks, and realise related opportunities.

Our fourth update of the year provides an introduction to BREEAM-In Use and explains how you can use the scheme to make your business more sustainable.

## IN TOUCH

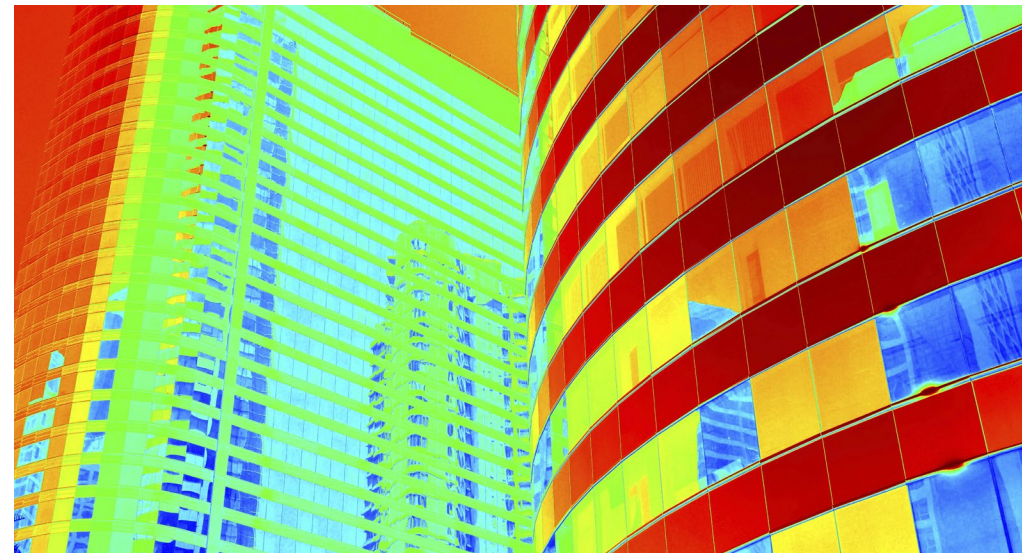
For further information or to discuss your organisation's corporate sustainability requirements, contact

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## USING BREEAM IN-USE TO MAKE YOUR BUILDINGS MORE SUSTAINABLE

### OFFERING BEST VALUE FOR MONEY

Developed by the Building Research Establishment (BRE), the BRE Environmental Assessment Method (BREEAM) In-Use (BIU) is the world's leading environmental assessment method for existing buildings. It was introduced to help those responsible for managing buildings to reduce running costs and improve their environmental performance. It provides value for money by providing a robust assessment and a formal certification that is identifiable with all stakeholders to drive sustainability.



## OFFERING TAILORED SOLUTIONS

The BIU process is not just a tick box exercise. A site visit is arranged for all clients, which provides an opportunity to review how sustainability is operating in practice at the site. It also enables the BIU assessor to provide constructive feedback and use their wide experience of other sites to provide the client with new ideas and examples of sustainability methodology.

BIU is a cost effective scheme that is used to formally certify the environmental performance level of existing buildings. This allows landlords to identify gaps and improvement measures that can be implemented in a suitable timeframe.

The scheme's flexibility is key, as clients appreciate that data for existing buildings may not be promptly available.



## A MULTI-FACETED ASSESSMENT

The scheme has two separate parts: one for asset performance and one for building management. This allows the assessment of properties issued on a full repair and insurance (FRI) lease as well as directly managed assets.

**Part 1** of BIU looks at the performance of an asset's physical characteristics (built form, construction, fixtures, fittings and installed services). These are important aspects to consider, but may require long-term investment decisions.

Interestingly, **part 2** looks at the management of the asset. This gives occupants the opportunity to identify quick wins for implementing better management practice, often with lower cost and a quicker return on investment. This provides an opportunity to add clarity in the often difficult relationship between landlords and tenants. Landlords can prove that they assess the quality of the workplace on behalf of the tenants and tenants can actively contribute to improve the building's BIU certificate.

## FIND OUT MORE

BRE is set to review the current scheme, with an updated version expected in Q3 2019. In light of these proposed changes, Ramboll is hosting an event at our London office to provide our clients and contacts in the real estate sector with an introduction to BIU and the value of operational sustainability certification. There are three key reasons why we think this will be one of our most popular sustainability events for 2019:

BIU is creating a buzz among real estate companies and funds due to its application, not just for building certification, but as an asset management tool to facilitate continuous improvement in building sustainability performance and inform investment planning.

Many leading Global Real Estate Sustainability Benchmark (GRESB) participants are exploring BIU and operational sustainability certification as a way to improve their results in one of the most notoriously difficult aspects of the real estate assessment: building certification.

The market is becoming aware of Ramboll's experience and technical knowledge of the standard, having delivered certifications internationally across multiple funds and property types.

**The event will take place on 1st May at 4pm in our London office at 240 Blackfriars Road. Please RSVP to Emma Errington by Monday 15th April to join. We look forward to seeing you there.**



## A GLOBAL SOLUTION

Many of Ramboll's clients often have facilities and operations in several countries. Therefore, finding a tool that provides continuity across multiple countries is important to be able to directly compare their assets regardless of location.