

The background of the entire page is a photograph of a modern building's interior courtyard. The building has white walls and numerous windows. In the center, there is a large, dark green tree. In the foreground, there is a red circular bench with a black top. The floor is made of grey tiles. The overall atmosphere is bright and modern.

# BREEAM

## AWARDS 2020

delivered by bre

## Best of BREEAM 2020

Exceptional sustainable places and project teams

## Foreword

This special BREEAM Awards publication proudly presents the people, projects and organisations that are leading the way with significant achievements in sustainable building design, development and management. The projects shortlisted range from homes in vibrant mixed-use developments, to education sports buildings serving students and the wider communities in which they reside, to large scale commercial properties incorporating green roofs and living walls in the centre of cities.

At last year's awards we recognised the market's growing appetite for the BREEAM In-Use scheme. In response to this we are delighted to this year be launching BREEAM In-Use V6 with an updated and improved commercial scheme, and a new residential scheme. BREEAM In-Use V6 Residential will for the first time offer a robust assessment of operational residential assets extending BREEAM's ability to benchmark performance and provide assurance to a new area of the market.

As the real estate market looks to the future and plans for the global economic changes and environmental challenges ahead, investors are turning to green finance and ESG reporting solutions. As such the need for portfolio level sustainability management is increasing. The BREEAM family of schemes, including the new BREEAM In-Use V6 offerings, provide a ready-made framework for portfolio level assessment, delivering value to the market as we build and manage a sustainable, resilient and profitable built environment.

Since our launch in 1990, teamwork has always been at the heart of BREEAM. BREEAM assessments continue to provide a common framework for all project stakeholders to benefit from. Everyone – from the client, architect, engineer, assessor and contractor to a range of specialists – contribute to a fundamentally better outcome. Our assessor network is a core aspect of this framework, a formidable force for sustainable good, having grown over the last 30 years to over 2,000 individual assessors. As we reflect on the impact BREEAM and our assessor network has made to date, we will continue to work together as we look to shape our vision for BREEAM's future.

This year BREEAM will be celebrating its 30th Birthday. We have so much to celebrate from our work of the last 30 years. The numbers speak for themselves, with over 570,000 certificates issued and over 2,200,000 registered buildings across 85 countries. We recognise and are proud of our impact to date, and the achievements of those utilising BREEAM all over the world are something to be truly proud of. And now our focus is the future, ensuring that BREEAM can continue to be a driving force for change for the next 30 years and beyond. In looking ahead, we will continue to create a movement for sustainability within the built environment. We will continue to drive improvement of sustainable practices and projects across the global real estate, construction and facilities management sectors. As our network and reach grows with new ways of working, improved tools and an increased celebration of our successes, we will work towards a positive future for all that use BREEAM and benefit from its impact.

We will remain consistent in supporting the creation of a built environment that fosters wellbeing, value and sustainable quality. Our schemes will provide the insight, framework and tools for building assessment and portfolio level real estate management, resulting in a more resilient, sustainable and valuable built environment for all. The projects that join us in this movement will continue to be rewarded, recognised and celebrated, as we do here tonight. We thank you all for your support and advocacy for BREEAM over the last 30 years and congratulate you in your achievements. We invite you to continue to work with us on our movement as BREEAM drives further, faster, forward.

We also want to thank our awards judges for the time, commitment and energy that they have dedicated to selecting the winners in the BREEAM Awards 2020.



**Shamir Ghumra,**  
Director, BREEAM



Follow us on Twitter  
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# Thank you

## PLATINUM SPONSORS



The Hermes impact framework delivers key ESG strategies within the real estate portfolio, focussed on 3 main themes – meaningful placemaking, resource efficiency and health and wellbeing. BREEAM and building certification, as a recognised methodology, helps deliver against these themes. [www.hermes-investment.com](http://www.hermes-investment.com)



Leaders in the prime segment of the Parisian commercial real estate market, SFL has a portfolio of 20 properties totalling more than 390,000 sq.m. It was the first European property company to obtain BREEAM In-Use certification for its entire portfolio in 2012, with all assets now rated Very Good or higher. [www.fonciere-lyonnaise.com](http://www.fonciere-lyonnaise.com)



Global logistics provider Oldenburger|Fritom was founded in 1917 and is a subsidiary of the Fritom Group. Oldenburger|Fritom provides innovative logistic solutions for road transport, air and ocean freight, warehousing, smart logistics and supply chain management. [www.oldenburgerfritom.nl](http://www.oldenburgerfritom.nl)

## HEMSÖ

Hemsö is the leading owner of properties for public use in Sweden. The business is based on owning, managing and developing properties for nursing homes, education, care facilities and premises for the legal sector. [www.hemso.se](http://www.hemso.se)



In thirty years Bopro has emerged into a solid, renowned company specialised in Management & Consultancy services and sustainable developments with regard to real estate, construction and housing in Belgium and abroad. Realising BO-PROJECTS, "Built On Partnerships Respect and Objectives", and investing in real estate projects characterised by innovation, circularity and inclusion, makes us #strongertogether. [www.bopro.be](http://www.bopro.be)

## SUPPORTERS



GRESB is the international membership organisation that assesses the sustainability performance of real assets. It provides its members with data, scorecards, benchmark reports and portfolio analysis tools. [www.gresb.com](http://www.gresb.com)

## futurebuild

03-05 March 2020 / ExCeL, London

Futurebuild is THE built environment event where brands of all sizes can share innovations, from products, to processes and solutions, with over 27,000 industry influencers and shapers. 3-5 March, Excel London [www.futurebuild.co.uk](http://www.futurebuild.co.uk)

## About the judges

The BREEAM Awards are given to the projects and organisations that, in the view of the independent judging panel, provide the best balance between performance, replicability, and innovation as well as the degree to which the project team has gone beyond what would normally be expected for a similar project. The international nature of the Awards means that variations in context are considered by the judges to recognize the variations in opportunities that different sectors and local markets present.

The shortlists for building categories comprise the five highest scoring projects certified under BREEAM between 24th November 2018 and 15th November 2019.

In the Architect and M&E Champions categories, shortlists are based on the average BREEAM scores achieved by certified projects during the same period. Awards are given to the organisation that, in the judge's view, has demonstrated the strongest commitment through the use of BREEAM to promote higher performance across their work.

Judging such a wide range of award categories is never an easy task and this year was no exception. The judges were particularly impressed by the overall quality of the submissions this year. It indicates a developing level of maturity within individual markets and globally and is a clear demonstration of the ongoing effectiveness of BREEAM in promoting increasingly stretching sustainable outcomes.

The independent nature of the panel, comprising as it does of individuals with a wide range of skills and experience, helps to avoid the risk of bias in the results. In reaching

their decisions, the judges primarily focused on the story behind the project and the journey that the team has taken to achieve high performance levels across the full range of sustainability issues. Whilst some issues including energy/carbon and health/wellbeing are of paramount importance today, the full breadth of social and environmental issues covered in BREEAM are also vital if outcomes are to be sustainable in the true meaning of the term.

Our thanks go to all the judges for their commitment and enthusiasm.



**Alan Yates**

### TECHNICAL ADVISOR BREEAM

Alan is an architect with over 30 years' experience of the procurement, measurement and certification of sustainable buildings and communities. He has been central to the development and operation of BREEAM for over 26 years and has led the technical development of BREEAM since 1998 as its Technical Director. He has worked extensively with government, the European Commission, academia and a wide range of professional and industry bodies to promote sustainability in the built environment.

Alan left BRE in December 2019 but continues to provide support to BREEAM as a Technical Advisor and continues to work in the promotion of sustainable quality in the built environment.



**Alexander Drysdale**

### OPERATIONS DIRECTOR (BUILDING SERVICES) SWECO

Alexander leads a team of over 40 MEP Engineers as well as overseeing the strategic direction of the Sweco Environmental Department. He has been instrumental in developing and growing the department into an industry leading and award-winning team. His real passion is as a designer and seeks to embed sustainability principles in all of his projects.



**Lotta Werner Flyborg**

### CEO SWEDISH GREEN BUILDING COUNCIL

Lotta has a broad experience from the real estate industry. She has previously worked in an architectural office, in entrepreneurial and property development companies, and for a short time also municipal.



**Bill Gething**

**PROFESSOR OF ARCHITECTURE  
UWE**

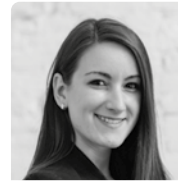
Bill has broad design experience including master planning, bespoke office buildings, Higher Education buildings, housing and the design of caring communities built up over almost 30 years as a partner at Feilden Clegg Bradley Studios, an architectural and urban design practice with offices in Bath.



**Richard Hodkinson**

**ASSESSOR, ENERGY/  
SUSTAINABILITY CONSULTANT  
HODKINSONS CONSULTING**

Richard is responsible for the strategic management of the company to ensure that excellent quality and relevant services are provided to our clients. As founder of Hodkinson Consultancy he has worked on a very wide range of development projects including complex planning applications for large scale regeneration projects.



**Roxana Isaiu**

**DIRECTOR REAL ESTATE, SUSTAINABILITY  
GRESB**

Roxana is Director, Real Estate for GRESB, the investor-driven organisation dedicated to transforming the way we assess the environmental, social and governance (ESG) performance of real assets on a global basis. She holds a Masters in Corporate Finance and Banking from Duisenberg School of Finance and Vrije Universiteit Amsterdam.



**Aleksandra Njagulj**

**GLOBAL HEAD OF ESG  
CBRE GLOBAL INVESTORS**

Aleksandra has overall responsibility for developing and communicating global ESG priorities and strategies across all business lines in EMEA, APAC and the U.S. She supports the global, regional and business line Responsible Investment Management Committees (RIMCos). Aleksandra is a qualified architect with over 20 years of practical experience in architectural design, design management and sustainable built environment.



**Rebecca Pearce**

**DIRECTOR SUSTAINABILITY  
TERRITORIO**

Rebecca is a leader in sustainability for the built environment. She has over 25 years international experience including Asia Pacific, the Middle East and Europe and has recently co-founded Territorio, a new, independent consultancy with a multidimensional way of looking at urban places and environments.



**Jane Wakiwaka**

**HEAD OF SUSTAINABILITY  
THE CROWN ESTATE**

Jane joined The Crown Estate in 2014 as Sustainability Manager for central London and regional portfolios. She is responsible for developing sustainability strategy across all business activities from development, asset management and tenant engagement.



**Mike Weeks**

**DEVELOPMENT PROGRAMME MANAGER  
SOUTHAMPTON AIRPORT**

Mike has successfully delivered projects across aviation, petrol retail, and commercial office and fit-out sectors both in the UK and abroad. In his previous role with Bloomberg LP, working on the award-winning Bloomberg London Building, Mike led the transition from construction through to operation.



**Agnieszka Wojcicka**

**SUSTAINABILITY MANAGER  
WHITE STAR REAL ESTATE**

Agnieszka works at White Star Real Estate, where she is coordinating the BREEAM certification process for new and existing projects in Poland and abroad. In her work she cooperates with designers, assessors and project managers to implement sustainable solutions in those projects.

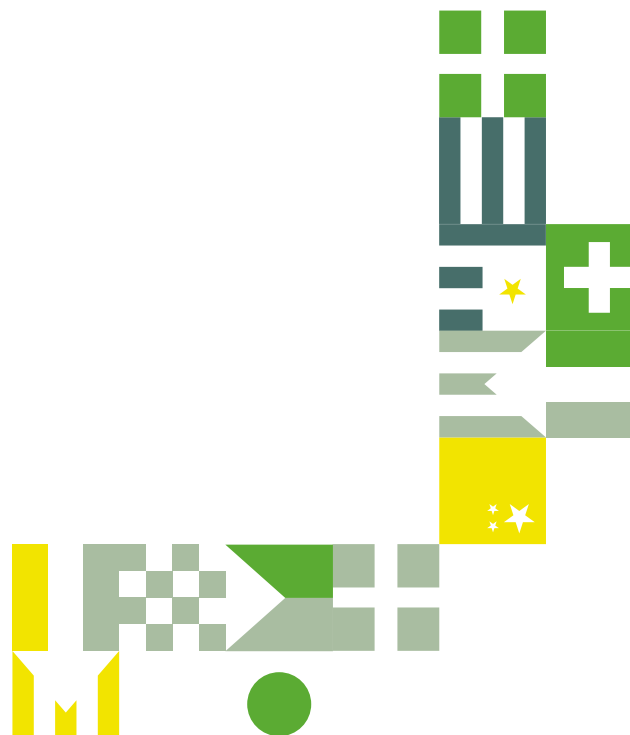
# This year's BREEAM Awards shortlist

| Development name   | Developer/Client                               | Rating      | Score | Assessor                            | Architect                          | Contractor                |
|--|--|-------------|-------|-------------------------------------|------------------------------------|---------------------------|
| <b>Commercial – Design</b>                                 |  |             |       |                                     |                                    |                           |
| 21 Moorfields  | Land Securities Developments                   | Outstanding | 93.40 | Cundall                             | Wilkinson Eyre                     | –                         |
| Project Mint (Triton Square)                               | British Land                                   | Outstanding | 92.50 | Ove Arup and Partners               | Arup Associates                    | Lendlease                 |
| Louwman Rotterdam Zuid                                     | Homel Onroerend Goed B.V.                      | Outstanding | 91.77 | C2N B.V.                            | Jacobs Architecten B.V.            | Giesbers Rotterdam        |
| Quatuor – Building C                                       | Befimmo SA                                     | Outstanding | 91.00 | Bopro NV                            | Jasper-Eyers Architects            | –                         |
| SKYSAWA budynek A  | Polski Holding Nieruchomosci S.A.              | Outstanding | 90.70 | Go4Energy                           | Projekt PBPA Sp. z o.o             | –                         |
| <b>Commercial – Post Construction</b>                      |  |             |       |                                     |                                    |                           |
| Lidl Bucuresti   | Lidl Romania                                   | Outstanding | 99.10 | Vest Klima Instal                   | Square BAU                         | Skanska Romania           |
| Oldenburger Fritom BV                                      | Oldenburger Fritom                             | Outstanding | 97.27 | Duurzaamheids Certificering.nl      | Remco Ruimtebouw                   | –                         |
| Podium Park budynek A                                      | Podium Investment Sp. z o.o Spółka Komandytowa | Outstanding | 96.20 | Bilfinger Tebodin Poland Sp. z o.o. | PRC Architekci Sp. z o.o. Warszawa | Fabet Konstrukcje, RE-Bau |
| International Quarter London – Building S9, 2 Redman Place | Lendlease Development                          | Outstanding | 94.00 | Buro Happold Limited                | Rogers Stirk Harbour + Partners    | Lendlease Construction    |
| Aurora Offices   | Cubex Land on behalf of PCDF III (Aurora) LLP  | Outstanding | 91.00 | Carbon Consult Limited              | The Bush Consultancy Limited       | Willmott Dixon            |
| <b>Commercial – In-Use</b>                                 |  |             |       |                                     |                                    |                           |
| Westfield Chodov   | Unibail-Rodamco-Westfield                      | Outstanding | 94.00 | Bopro NV                            | –                                  | –                         |
| BINARIUM   | Taco Developments                              | Outstanding | 93.00 | SC Ecovision Consulting SRL         | –                                  | –                         |
| Splau  | Unibail-Rodamco                                | Outstanding | 91.92 | Bopro NV                            | –                                  | –                         |
| M1 Krakow  | Metro Properties sp. z o.o.                    | Excellent   | 90.80 | Sweco Consulting sp. z o.o.         | –                                  | –                         |
| Schweigaards gate 16 AS                                    | Entra ASA                                      | Excellent   | 90.70 | Norconsult AS                       | –                                  | –                         |

| Development name  | Developer/Client                          | Rating      | Score | Assessor                   | Architect                                   | Contractor                    |
|---|---|-------------|-------|----------------------------|---|-------------------------------|
| <b>Public – Design</b>                                    |   |             |       |                            |   |                               |
| University of Portsmouth Sports Centre                    | University of Portsmouth                  | Outstanding | 89.00 | Max Fordham LLP            | FaulknerBrowns                              | Wates                         |
| Confetti CQ Campus  | Confetti Media Group                      | Outstanding | 85.60 | Focus Consultants 2010 LLP | Alan Joyce Architects                       | Nottingham Trent University   |
| Urbanest Vine Street – Student Accommodation              | Urbanest                                  | Outstanding | 85.20 | MTT/Sustain Ltd            | Robin Partington and Partners               | Balfour Beatty                |
| The College, Swansea University                           | St Modwen Developments                    | Excellent   | 80.20 | DRAC Consulting Limited    | Piper Whitlock Architecture Limited         | Vinci Construction UK Limited |
| <b>Public – Post Construction</b>                         |   |             |       |                            |   |                               |
| Gebouw Atlas, renovatie hoofdgebouw TU/e                  | Technische Universiteit Eindhoven         | Outstanding | 96.01 | MAT25                      | Team V Architecten                          | Van Wijnen                    |
| London School of Economics Centre Buildings Redevelopment | London School of Economics                | Outstanding | 88.90 | Max Fordham LLP            | Rogers Stirk Harbour + Partners             | Mace                          |
| The Student Centre, UCL                                   | University College London                 | Outstanding | 87.20 | Southfacing Services Ltd   | Nicholas Hare Architects                    | Mace                          |
| Nightingale Primary School                                | Hackney Local Education Partnership       | Outstanding | 85.90 | Max Fordham LLP            | Hawkins/Brown                               | McLaren Construction Ltd      |
| Nieuwbouw Hogeschool Utrecht                              | Hogeschool Utrecht                        | Outstanding | 85.36 | Adamasgroep Arnhem         | Schmidt/Hammer/Lassen Architects Denemarken | Strukton                      |
| <b>Public – In-Use</b>                                    |   |             |       |                            |   |                               |
| Hospital Universitario Infanta Sofía                      | Sociedad Concesionaria Hospital Del Norte | Excellent   | 70.89 | Raquel García Rodríguez    | PardoTapia Arquitectos                      | ACCIONA                       |
| Otto Sverdrups pluss 4                                    | Entra ASA                                 | Excellent   | 70.70 | Norconsult AS              | –   | –                             |
| Flundran 2  | Vacse AB (publ)                           | Very Good   | 66.20 | Hifab AB                   | –   | –                             |
| Salmisaarentalo   | Hemsö                                     | Very Good   | 63.20 | Green Building Partners Oy | –   | –                             |
| Lövhagen 32   | Hemsö Fastighets AB                       | Very Good   | 61.10 | WSP Sweden AB              | –   | –                             |
| <b>Homes – Design</b>                                     |   |             |       |                            |   |                               |
| Jonas   | Amvest                                    | Outstanding | 95.47 | Build2Live                 | Orange Architects                           | Sprangers                     |
| Colette Court (6 Dwellings)                               | Cadagon Estates Limited                   | Excellent   | 77.50 | MLM Consulting Engineers   | BLDA Architects                             | Quinn London Ltd              |
| Poly Oriental Mansion                                     | Taiyuan Poly Real Estate Development Ltd  | Excellent   | 72.90 | INNODEV                    | TIADR                                       | –                             |
| Urbanización Montecarlo BIG VILLA B1.4                    | Sabina Estates Tarida S.L.                | Outstanding | 71.23 | Everis Ingeniería, SLU     | Estudio Vila 13                             | SANJOSE Constructora          |

| Development name                                | Developer/Client                               | Rating      | Score | Assessor  | Architect                                   | Contractor                                |
|---|--|-------------|-------|---|---|---|
| <b>Homes – Post Construction</b>                |  |             |       |   |   |   |
| Floral Court                                    | Capital & Counties CG Limited                  | Excellent   | 77.30 | Hoare Lea LLP   | kpf   | SRM                                       |
| Old Queen Street                                | Oakdean Construction Ltd                       | Excellent   | 73.60 | Stroma Built Environment Ltd                              | Kalkwarf Architects                         | –   |
| Centre Point Tower Redevelopment (80 Dwellings) | Multiplex Construction Europe Ltd              | Excellent   | 73.30 | Sweco UK Ltd  | Conran & Partners                           | –   |
| <b>Regional – Central and Eastern Europe</b>    |  |             |       |   |   |   |
| Lidl Bucuresti                                  | Lidl Romania                                   | Outstanding | 99.10 | Vest Klima Instal   | Square BAU                                  | Skanska Romania                           |
| Podium Park budynek A                           | Podium Investment Sp. z o.o Spółka Komandytowa | Outstanding | 96.20 | Bilfinger Tebodin Poland Sp. z o.o.                       | PRC Architekci Sp. z o.o. Warszawa          | Fabet Konstrukcje, RE-Bau                 |
| Westfield Chodov                                | Unibail-Rodamco-Westfield                      | Outstanding | 94.00 | Bopro NV  | –   | –   |
| BINARIUM  | Taco Developments                              | Outstanding | 93.00 | SC Ecovision Consulting SRL                               | –   | –   |
| M1 Krakow                                       | Metro Properties sp. z o.o.                    | Excellent   | 90.80 | Sweco Consulting sp. z o.o.                               | –   | –   |
| <b>Regional – Greater China</b>                 |  |             |       |   |   |   |
| JIN MAO Office Tower                            | China JINMAO Group Co., Ltd                    | Outstanding | 87.10 | Shanghai Research Institute of Building Sciences          | –   | –   |
| Poly Oriental Mansion                           | Taiyuan Poly Real Estate Development Ltd       | Excellent   | 72.90 | INNODEV   | TIADR                                       | –   |
| Royal Seal City                                 | QD high-tech ind. Park SDT real estate         | Excellent   | 70.40 | Shenzhen Nottingham Sustainable Development Institute Ltd | Qingdao Zhihai Architecture Design Co., Ltd | Qingdao Bohai Construction Group Co., Ltd |
| COFCO Landmark                                  | Beijing Kunting Asset Management Co., Ltd      | Excellent   | 70.40 | Shenzhen Nottingham Sustainable Development Institute Ltd | SOM Shanghai                                | –   |
| IKEA Changsha Center                            | IKEA Centers Changsha Co., Ltd                 | Very good   | 64.40 | TERAO S.A.R.L   | iHabitat                                    | –   |
| <b>Regional – North America</b>                 |  |             |       |   |   |   |
| UC Davis Rifle Range                            | UC Davis                                       | Excellent   | 75.60 | Healthy Buildings Inc.                                    | –   | –   |
| Landmark @ One Market                           | American Assets Trust                          | Good        | 31.40 | Able Services   | –   | –   |
| 2840 Junction                                   | MCPP Montague Pointe, LLC                      | Good        | 54.40 | Healthy Buildings Inc.                                    | –   | –   |
| 3050 Zanker                                     | MCPP Montague Pointe, LLC                      | Good        | 52.90 | Healthy Buildings Inc.                                    | –   | –   |
| 2880 Junction                                   | MCPP Montague Pointe, LLC                      | Good        | 52.50 | Healthy Buildings Inc.                                    | –   | –   |

| Development name   | Developer/Client                           | Rating      | Score | Assessor   | Architect                       | Contractor             |
|--|--|-------------|-------|--|---------------------------------|------------------------|
| <b>Regional – Rest of the World</b>                        |  |             |       |  |                                 |                        |
| Shopping and entertainment center MEGA Silk Way            | Mega Plaza, LLP                            | Excellent   | 75.40 | EES Consult  | –                               | –                      |
| Parcel C3. “Astana” International Financial Centre         | Astana EXPO-2017 National Company          | Very good   | 62.60 | GEOENGINE (registered as Geoecology Engineering LLC) | IT Engineering SA               | –                      |
| Al Zahia Phase 4   | Sharjah Holding PJSC & Majid al Futtaim JV | Very good   | 61.10 | Alpin Limited  | DSA Architects International    | –                      |
| Yarze 1674 Residences                                      | Ghassan Hajjar                             | Very good   | 56.10 | EcoConsulting UK Ltd                                 | Samir Sarrouf                   | –                      |
| <b>Regional – Western Europe</b>                           |  |             |       |  |                                 |                        |
| Oldenburger Fritom BV                                      | Oldenburger Fritom                         | Outstanding | 97.27 | Duurzaamheids Certificering.nl                       | Remco Ruimtebouw                | –                      |
| Gebouw Atlas, renovatie hoofdgebouw TU/e                   | Technische Universiteit Eindhoven          | Outstanding | 96.01 | MAT25  | Team V Architecten              | Van Wijnen             |
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| 21 Moorfields  | Land Securities Developments               | Outstanding | 93.40 | Cundall  | Wilkinson Eyre                  | –                      |



# Assessor Awards

The presentation of Assessor Awards is based on the highest average BREEAM assessment scores over the previous calendar year, subject to a minimum number of assessments. There is one award for Assessor Company of the Year, and three for individuals as Assessors of the Year. The organisation and individuals listed below have each achieved constantly high scores under BREEAM.

## ASSESSOR ORGANISATION

TURKECO Consulting is a sustainability consulting, research and training firm that helps clients design and build energy efficiency/green projects, smart buildings and green cities and advises on leading environmental assessment methods.

One of the first firms in Turkey to provide BREEAM consultancy and assessments, TURKECO offers rigorous and objective scheme assessments for developers to achieve and demonstrate sustainable design. Communities assessments help planners and developers improve, measure and independently certify the sustainability of project proposals at the planning stage of the development process. Apart from green building certifications, the firm's BREEAM APs advise several corporations and institutions to help incorporate sustainable design and green specifications into campuses and neighbourhoods. The firm also consults on many projects that are not seeking certification so they are designed and built sustainably.

TURKECO recently opened an office in Los Angeles to perform BREEAM In-Use assessments, is currently working on projects in London, Baghdad, Istanbul, Izmir, Kahramanmaraş, Adana and Kayseri and has completed BREEAM projects in many other cities such as Gaziantep, Astana and Manisa.

It is the first company from Turkey to be elected a member of USGBC (U.S. Green Building Council) Board.

**INFO:** [info@turkeco.com](mailto:info@turkeco.com)



## ASSESSORS OF THE YEAR



**Daniël van der Flier**

A BREEAM assessor since 2014, Daniel joined forces with Pim Klinkenberg to start DuurzaamheidsCertificering.nl, one of the leading sustainability companies in the Netherlands.

"We are building on our firm belief we must keep it simple. Raising or renewing a building is complex work and all levels are touched by BREEAM. From investors to construction site staff, we convert all required actions into language everyone involved can understand. We enjoy being part of the team, which helps overcome resistance and delivers a more sustainable environment. This is an important, complex challenge to which we are highly committed."



**Dr. Duygu Erten**

Dr. Duygu Erten is the founding director of TURKECO, a sustainability consulting practice that prioritises balancing the triple bottom line of "economy, environment and social" values in the context of a project's performance. A BREEAM Accredited Professional and International Assessor for many years and licensed in BREEAM New Construction and In-Use schemes, Dr. Erten has led numerous projects from brief and inception through to operation, seeking best value and practice at every stage.

TURKECO acquired RONESANS Holding's portfolio in 2019 and helped the client reach its goals, including securing BREEAM certification for the Gaziantep Municipality government and Saryyer Municipality buildings.



**Neil Cogan**

Throughout 12 years as a BREEAM Assessor, Neil has developed strong relationships with project teams who recognise the value BREEAM can have in delivering exemplar sustainable development, including the three "Outstanding" projects shortlisted for this year's awards.

Working at Max Fordham has allowed Neil to take a proactive approach that uses the flexibility BREEAM provides to tailor assessments to a project's unique circumstances.

"All projects have sustainable aspirations but struggle to develop these into balanced and feasible solutions. BREEAM provides a toolkit to turn these aspirations into a reality, adding real value in areas of critical importance to all stakeholders."

# BREEAM Champions Awards

The BREEAM Champions Awards reward organisations that put strong sustainable performance at the heart of their work philosophy and practices – using BREEAM to facilitate this and to drive continual improvement. The shortlists for each category comprise both small and larger organisations with the highest overall BREEAM assessment performances from last year.

## ARCHITECTS: AWARD WINNER

**Wilkinson Eyre**



In this category, judges were looking for the organisation that best demonstrated their use of BREEAM as a supportive tool to direct and drive sustainability at the heart of their business and its projects and guide their clients and design teams. It proved difficult to reach a conclusion in this category but, after a lengthy discussion, the Award goes to Wilkinson Eyre. This is in recognition of their widespread promotion of BREEAM across their activities, the consistently high performance of their projects against the schemes and the significant integration of BREEAM processes and requirements into their broader design processes and practices.

## M&E CONSULTANTS: AWARD WINNER

**Norman Disney Young**



This category also stimulated detailed debate among the judges. Following much deliberation, they decided the Award should go to Norman Disney Young (NDY) thanks to convincing integration of BREEAM at the heart of their drive for sustainable outcomes. The judges were particularly impressed by the importance NDY placed on education, both internally and externally, to clients and other design team members, their early involvement of a Sustainability Champion and the clear follow through across projects.

## GRESB Awards

For the fourth year, GRESB and BREEAM are partnering to recognise responsible real estate investment, as part of the annual BREEAM Awards. In 2019, a record 1,005 property companies, real estate investment trusts (REITs), funds and developers jointly representing more than USD 4.1 trillion in gross asset value, participated in the GRESB Real Estate Assessment.

The shortlists in the large and small portfolio categories are drawn from GRESB members who have the highest number of assets with sustainable building certification, based on percentage coverage and total number of assets. This is subject to a minimum of at least 75% of the portfolio holding sustainable building certification. The final decision on the winner in each category is made by the GRESB management team and members of GRESB's Real Estate Advisory Board. Judging was carried out by GRESB Management Team and members of the Real Estate Advisory Board and the decisions were based on size of portfolio, certification improvements made year on year.



### Large Portfolio

#### FUND/PORTFOLIO NAME: CBRE Dutch Office Fund

Fund Manager name: CBRE Global Investors  
Country: The Netherlands  
Property Type: Office

The CBRE Dutch Office Fund's ambition is to pioneer creating a sustainable society with stakeholders, providing healthy and vibrant environments for tenants, occupiers and communities and delivering stable, long-term investments to clients.

Its overall target is to achieve science-based net zero carbon emissions by 2035. This represents an accelerated, more ambitious target compared with the United Nations Sustainable Development Goals enshrined in the Paris Agreement on climate change and the Dutch government's own objectives.



## Small Portfolio

### FUND/PORTFOLIO NAME: Altera Vastgoed – Retail

Fund Manager name: Altera Vastgoed  
Country: The Netherlands  
Property Type: Retail, Food & Convenience

Altera applies an integrated approach to strategy and operation on sustainable and responsible investments. It has included BREEAM certification for its entire retail investment portfolio to provide an objective assessment that boosts sustainability and captures the sustainability potential associated with a multi-year 'green' budget. The firm sets a range of Environmental, Social, and Governance (ESG) KPIs to monitor progress. This contributes to a healthy and liveable environment and creates value for tenants, investors and society as a whole.

## Individual Leadership



**Derk Welling,**  
APG Asset Management

Senior Responsible Investment & Governance Specialist at APG Asset Management, Derk Welling has done an outstanding job advocating BREEAM certification across the globe. From an investor perspective, Derk understands the value of BREEAM In-Use and has verified the sustainable performance of the underlying assets of APG investments. He consistently engages with those involved in the certification process and sets an example for the investor approach to building certifications.



**Katherine Sherwin,**  
BlackRock

As the Sustainable Investing Manager for BlackRock Real Assets, Katherine has led the promotion of BREEAM certification across BlackRock's global real estate strategies and helped pioneer BREEAM in the US and APAC markets. Katherine champions the targeting and achievement of green building certifications across BlackRock's global portfolios and has implemented processes to ensure their consideration within formal due diligence for all new investments.



**Aleksandra Njagulj,**  
CBRE Global Investors

As Global Head of ESG, Aleksandra and CBRE Global Investors worked with BREEAM to deliver In-Use certifications across CBRE's entire EMEA portfolio over a five-year period. Aleksandra further exemplifies leadership by consistently increasing BREEAM certification across all EMEA CBRE Global Investors portfolios, with several of them having 85% certified floor area or higher.



**Etienne Dupuy,**  
Invesco Real Estate

Etienne joined Invesco Real Estate (IRE) in February 2014 as Senior Director, Asset Management – Europe, overseeing a team of 30 dedicated real estate asset managers across eight locations in Europe. He is responsible for overseeing the activities of the asset management function and sustainability across IRE's European business to maximise investment performance, efficiency and client service.

## Commercial Projects – Design

The Commercial Awards are given to projects that are owned and operated by commercial enterprises and used for commercial benefit – both new build and refurbishment/fit-outs. The impressive projects shortlisted in this category will help to move the debate on sustainable buildings significantly forward.

### DESIGN STAGE: AWARD WINNER Project Mint (Triton Square, London)

The scope of this re-development was to double the floor area of the original building and create an exemplary sustainable and healthy workplace. This meant retaining and reusing as much of the existing frame and façade as possible. The original building was designed for trading, with one of the largest enclosed atriums in London. The project streamlined this and cores of the existing structure, adding more floor space to each level, and used lightweight materials to achieve three extra floors of office space.

Judges were particularly impressed by this project, which clearly demonstrated ability to take an existing building and remodel and repurpose it to form a leading-edge and innovative building to rival new-build projects. The decision to work to the higher BREEAM New Construction requirements and performance benchmarks was noted. This has driven an impressive set of solutions that show how much can be done within an existing building with adequate foresight and creativity. The project clearly shows how existing fabric can be worked with to maximise the value of the built environment using a more 'circular economy' approach.

Used the New Construction version of the scheme, despite retaining/reusing much of the existing frame and façade



## Commercial Projects – Post Construction

Represented by a wide range of commercial buildings across four countries, this category has a number of impressive shortlisted projects in which performance and impact have been successfully delivered in practice.

### POST CONSTRUCTION STAGE: AWARD WINNER Lidl Bucuresti

Lidl Romania aimed to achieve the highest BREEAM rating in the country and in its own worldwide portfolio, so the store was designed to become a landmark of sustainability from the outset. The supermarket benefits from natural light as well as LED lighting controlled by an energy-efficient system that incorporates presence and light level sensors.

A number of projects in this category impressed, so this proved a difficult category to judge. However, the Lidl's commitment to build on its earlier experience in more developed markets and roll this out into Romania – with all the difficulties this entailed – was highly impressive. The project deployed locally innovative technical solutions, including hybrid heat pump rainwater harvesting and PVs and the use of a timber structure. It involved careful support for local designers and constructors as well as close working with local suppliers. While not the most innovative in terms of overall performance, this project included an impressive set of technical solutions in a less well-developed market and has the potential to bring huge benefits in the wider market for this type of building.

/// All credits were addressed with  
100% involvement ///



## Commercial Projects – In-Use

This award is for commercial projects that demonstrate ongoing improvements resulting from sound management and monitoring, and the use of assessment and certification to enhance performance. The shortlisted submissions shared an impressive set of corporate policies and procedures focused on achieving meaningful and incremental improvement over time.

### IN-USE STAGE: AWARD WINNER

#### M1 Krakow

The M1 Krakow building is a unique retail facility inspired by the culture and architecture of old Krakow and designed to meet the needs of shoppers in the eastern, northern and central parts of the city. Located at the intersection of two thoroughfares and near high-frequency public transport services, it boasts excellent access. The entire facility is surrounded by grass, natural meadows, bushes and trees that cover nearly 30% of the total plot.

The journey being followed by this project through design, construction and now into ongoing operation impressed the judges. Actions taken to enhance management and monitor performance are yielding improvements in an already impressive building. The commitment of the owners and operators was clearly demonstrated in the submission reviewed by the judging panel and this is to be commended.



/// This unique retail facility is inspired by the culture and architecture of old Krakow ///



# Public Projects – Design

The public awards are for projects supporting community and societal services, such as government, health, education and justice, including closely related commercially driven projects.

## DESIGN STAGE: AWARD WINNER

### University of Portsmouth Sports Centre

The new indoor sports facility at the University of Portsmouth is the first step of a wider masterplan that aims to reshape the city's University Quarter. It includes a variety of sport and leisure facilities, including an eight-lane, 25-metre swimming pool with a moveable floor depth and spectator seating, a minimum 175-station fitness suite, multi-purpose studios, squash courts, grab-and-go catering facilities, a ski simulator and treadmill, a climbing wall and a multi-purpose eight-court sports hall.

Holistic consideration of a wide range of social and environmental issues and the level of engagement were particularly noted by judges, as was the high quality of the final design. The project presents a credible and solid approach to holistic performance and this was well set out in the submission. The use of a 'soft landings' approach and the central focus on functional and space adaptability were also noted.



/// A target rating of 'Outstanding' was written into their design brief ///



## Public Projects – Post Construction

A very impressive set of education buildings contested this category. The consistently high quality of the shortlisted projects delighted the judges, but gave them a difficult task when choosing a winner.

### POST CONSTRUCTION STAGE: AWARD WINNER

#### London School of Economics Centre Buildings Redevelopment

The Centre Building (CBG) is the tallest on LSE's campus and has been designed to provide outstanding facilities that will attract academics and students from across the globe. It adopts the core principles of a passive and natural ventilation to create an environmentally friendly, adaptive and flexible development. More than 60% of the total area is fully naturally ventilated, impressive in such a dense urban location, while the spaces have been tested against current and future climate scenarios.

**// A high-performance building that supports LSE's strategy and values //**

This project provides a well-rounded and high-performing outcome that was well followed through to completion. The focus on maximizing passive solutions in a major city centre location was particularly noted, as was extensive use of scenario modelling throughout the design process. The design stage score had been significantly boosted at the post-construction certification stage thanks to the positive contribution and support of the constructor in identifying further opportunities and proactively seeking ways of improving their input. This included finding a way to re-site temporary living walls after completion to ensure habitat provision continued.



### COMMENDATION

#### Gebouw Atlas, renovatie hoofdgebouw TU/e

The Hoofdgebouw, renamed Atlas after the renovation, features lecture halls, food courts and a central reception and exhibition area. The renovation aimed to create the healthiest and most comfortable indoor environment possible, while keeping the environmental impact of both the building and its use as low as possible. Various innovative solutions were applied, including a high-tech façade, energy saving lighting and a central ATES system.

The judges found this to be an impressive project, which took a typical and difficult building type and, through innovative and well-considered analysis, created a highly innovative and attractive outcome. The parallel opening window design was particularly noted as a means of getting better control of natural ventilation in a building that would normally resort to mechanical solutions. While some aspects of the high performance were dependent on pre-existing local context, such as the aquifer-based thermal energy storage solution, the overall outcome impressed the judges with its careful, considered approach in a refurbishment and change of use project.



## Public Projects – In-Use

Projects from Finland, Norway, Spain and from Sweden made the shortlist this year, but the judges eventually decided that a Spanish hospital was the stand out project in the Public – In-Use category this year.

### IN-USE STAGE: AWARD WINNER

#### Hospital Universitario Infanta Sofia

The hospital, which boasts 258 beds, 14 operating rooms and 135 consultation rooms, opened in 2008 to serve a population of 325,800 people in northern Madrid. Since then, activity has increased year on year, but the hospital has reduced its use of electricity by 23%, natural gas by 52% and water by 12%, all without any detrimental effects on care quality or comfort.

The Judges were particularly impressed by the commitment to drive sustainability in a highly complex and operational hospital. This is demonstrably resulting in major improvements in performance and widescale engagement that should lead to major, long-lasting benefits. The project sets an excellent example for complex public sector buildings that are often felt to be too difficult to tackle, resulting in business-as-usual, mediocre performance at best.



/// BREEAM differentiates and marks us as a reference to be imitated within hospital sectors ///



## Homes Projects – Design

This shortlist comprises highly complex projects in urban contexts, all aiming to deliver homes with a focus on comfort and sustainable living.



/// No refrigerants – other than water ///

### DESIGN STAGE: AWARD WINNER

#### Jonas

Jonas is a new concept for a mixed-use residential building that aims to facilitate social interaction by creating a sustainable, inviting heart for the neighbourhood. Set to become one of the Netherlands' most sustainable residential projects, the building hosts a variety of amenities including a rooftop terrace for inhabitants, two guestrooms for visitors, six rentable office units, a small auditorium and a public 'living room', which will serve as a community centre for residents of IJburg. In front of the building is a public square with playground, giving the area the space to host outdoor events in a prime location.

The judges were unanimous in their enthusiasm for this project. Its mix of sound but innovative technical solutions, widespread engagement and broader community benefit meant it stood out from the crowd in this category. It sets a new direction for residential developments, producing a new form for collective living that creates positive and engaging home and community links. Careful systems and materials specification shows what can be done in the Dutch context and acts as a powerful example for others to consider internationally. An energy neutral project in operation combined with careful consideration of impacts when specifying materials and the use of BREEAM as a guiding tool in the design process all stand out. While not typical of the wider homes market, it shows what can be done to provide an affordable and quality solution. There are interesting lessons to be learned here for more typical homes, which were not well represented in the submissions.



# Homes Projects – Post Construction

This category's shortlist features impressive projects of different scales and complexities. The judges focused on the replicability of the solutions and scalability of the benefits that they illustrated, in reaching their decisions.

## POST CONSTRUCTION STAGE: AWARD WINNER

### Centre Point Tower Redevelopment (80 Dwellings)

The project comprises a 34-storey tower, a nine-storey block to the east including retail units and maisonettes and a linking bridge between the two at first-floor level. Following five years of design, work began in 2015 on the change of use from office to high-end residential apartments. Working within the tight constraints of a Grade II-listed building, the project entailed completely replacing the services infrastructure and providing high thermal insulation levels and a new high-performance glazing system. This adaptive conversion of an iconic London tower is significant for its positive impact on cultural and environmental sustainability.

The innovation shown by the project team on this major repurposing of a protected landmark building in central London impressed the judges. The listed status, which created difficulties for the team, has helped drive an impressive solution. While it was recognised these high-end residences are not typical, many lessons can be learned from it on dealing with protected elements in an innovative and credible way. A way that brings new life to well-loved structures and that helps show the value of the existing built environment is greater than is typically understood and has the potential to influence more accessible and affordable projects.



## COMMENDATION

### Floral Court

Floral Court is a mixed-use development in the heart of Covent Garden in London's West End. This vibrant new precinct adds a new layer of contemporary design to the historic urban fabric. This has been achieved by reintroducing residential use to the upper stories of landmark historic buildings, increasing retail frontage, converting and repurposing multiple historic buildings and interiors, opening high-quality restaurants and creating an entirely new courtyard.

Although the Award went elsewhere in this category, the judges were impressed by this project, which took a more typical set of issues relating to historic buildings and created a dramatic and well thought through set of outcomes. It provides a pragmatic but effective approach to working in a listed context, which will be transferable to lower-budget projects elsewhere.



## Regional Award – China

The regional awards aim to recognise the achievements of projects within significantly differing economic, social and cultural regions. They allow for local recognition of excellence in relation to the regional context where market changers might not be recognised at a global level.

### CHINA: AWARD WINNER

#### COFCO Landmark

COFCO Landmark is a flagship project comprising three office buildings of different heights. With an aim of acquiring BREEAM NC Excellent certification for both the design and post-construction stages, the developer followed China's green building policy and the BREEAM requirements, incorporating BREEAM philosophy and up-to-date technologies into the development.

This project won an award last year at the design stage, but the judges were impressed with the follow-through achieved as this project was realised and agreed it should be recognised again this year. Overall, the project score has dropped slightly, but it remains an impressive flagship project for the Chinese market



### COMMENDATION

#### JIN MAO Office Tower

JIN MAO Tower is a multi-functional skyscraper that integrates modern offices, five-star hotels, convention centres, entertainment, shopping malls and other facilities. JINMAO Group Co., Ltd achieved the highest level of BREEAM In-use Part 2 certification and incorporated measures that provide tenants with a comfortable, people-oriented environment.

Although not felt to be a winner in this category, this project's ongoing commitment to robust management of a wide range of sustainability issues in a set of buildings now over 20 years old impressed the judges. The actions taken mean this development continues to present impressive lessons for others on optimising performance over time.



## Regional Award – Rest of the World

The rest of the world category compares a range of projects which have achieved high levels of quality in markets where sustainability practices are far less developed. These projects are pushing the sustainability agenda in regions where it is far more difficult to do so.



### REST OF THE WORLD: AWARD WINNER Yarze 1674 Residences

Yarze 1674 residential buildings is one of the first projects in Lebanon to achieve a BREEAM certification and the first beneficiary of the Central Bank of Lebanon's green financing mechanisms. The project consists of four residential buildings of four floors each. It aimed to deliver a better end product with higher quality apartments and lower utility bills.

Judges were universal in their praise for this project in a relatively under-developed market. There are no highly innovative solutions in use here, but the project stood out because of the way in which BREEAM was used as a framework to guide the design, specification and construction, transferring international experience and practices to a local context. This resulted in a project that has successfully raised performance above the norm in a robust and credible way. The project, while relatively small, successfully demonstrates solutions and outcomes that have widespread relevance in Lebanon, other in less-developed markets and more affordable contexts.

### COMMENDATION

#### Shopping and Entertainment Centre, MEGA Silk Way, Nur Sultan, Kazakhstan

MEGA Silk Way is a new chapter for the MEGA shopping malls network. British studio Chapman Taylor designed the large-scale mall in a new, up-and-coming district of the Kazakhstan capital Nur-Sultan. BREEAM implementation was a strategic decision by the client that provided more performance indicators and demonstrated a progressive social and economic development outlook.

Judges were impressed by the ongoing commitment to using BREEAM to measure and improve performance shown by the owners and operators of this landmark retail development in Kazakhstan. This building, which opened in 2017, was a pathfinder for the local market when it was assessed at the design stage in 2014. Deployment of BREEAM In-Use as a tool to ensure performance meets design expectations and is enhanced wherever possible is strongly encouraged.



## Regional Award – Western Europe

The Western Europe shortlist features a variety of projects, ranging from boundary pushing residential developments to standout office buildings and university spaces.

### WESTERN EUROPE: AWARD WINNER

#### Jonas

Jonas is situated at the central part of the IJburg neighbourhood – a residential area on the outskirts of Amsterdam comprised of a series of artificial islands developed over the last two decades to address the growing need for housing and lack of available land near the city centre. It's designed to be the new centrepiece and aims to facilitate social interaction by providing a sustainable, inviting heart for the neighbourhood. It is set to become one of the Netherlands' most sustainable residential projects.

The judges viewed Jonas as one of the standout projects from this year's BREEAM Awards, having already awarded it the Homes – Design award too. Jonas' commitment to finding innovative ways to produce high-quality homes at relatively affordable prices is a testament to the project teams' commitment to sustainability and the community in which Jonas is based. Jonas features a range of environmental characteristics which have been implemented, with the judges particularly liking the commitment to responsibly-sourced materials. The community have clearly been central to the design process of Jonas, resulting in a sustainable and highly comfortable range of homes from which other housing projects can learn from.



## Regional Award – Central & Eastern Europe

The shortlisted projects in this category impressed the judges with some projects demonstrating a high level of building management whilst others adopted sustainable construction principles into more challenging markets.

### CENTRAL & EASTERN EUROPE: AWARD WINNER

#### Lidl Bucuresti

The Lidl Bucuresti project in Romania particularly stood out this year. Lidl have a long history of delivering high-quality buildings across Europe, but achieving BREEAM Outstanding in Romania for the first time is a huge achievement. The project teams addressed every BREEAM credit available, targeting 100%. Lidl Bucuresti performed well across all categories but particularly Management, Water and Materials where it achieved 100%.

The judging panel decided that Lidl Bucuresti was deserving of the Regional – Central & Eastern Europe award because of the way that project teams incorporated BREEAM from inception, and how Lidl managed to transfer knowledge from other sites in more developed markets into Romania. This project showed how lessons learnt from other projects can be transferred to in completely different environments and markets. Lidl Bucuresti also achieved seven innovation credits, demonstrating how projects teams were committed to pushing the sustainability agenda forward, setting an example for future projects.



## Pioneering in North America

This year, BREEAM wanted to recognise the strong commitment by the UC Davis team in pioneering the use of BREEAM in North America. BREEAM's presence in the US market is growing thanks to an uptake of the In-Use scheme, offering forward thinking teams the chance to further demonstrate their commitment to integrating sustainability principles into their building practices.



### NORTH AMERICAN PIONEER UC Davis Rifle Range

Built in 1984 in Davis, California, the Rifle Range, which is also referred to as the Energy Conservation Office, once served as an indoor rifle range. The building was then remodelled into an office space which is now home to UC Davis' Energy and Engineering team. The team's mission is to improve building performance and eliminate energy waste across the UC Davis campus, helping to deliver carbon-neutrality goals and practicing sustainable stewardship on campus.

The UC Davis Rifle Range acts as a testbed for building technology and is an office space for students and staff who are dedicated to collaborating with campus partners to make buildings operate more efficiently. BREEAM was pursued to demonstrate an innovative mindset, as well as serving as a valuable learning opportunity for the Green Buildings Team to further green building certification on campus. This was demonstrated by the fact that the UC Davis Rifle Range was the first U.S. building to complete all three parts of the BREEAM In-Use assessment, showing UC Davis' understanding of the value the scheme brings. With further BREEAM projects in the pipeline, it's clear that the UC Davis Rifle Range will act as a reference point for future projects both on UC Davis' campus and across the U.S.

# Director's Award

This year sees the introduction of a new award category, the Director's Award. Unlike the other awards which focus on technical achievements, we have created the Director's Award category to recognise the scale of impact and advocacy that an individual has contributed to BREEAM.

// This award is given by me personally to someone who I feel needs to be recognised for their achievements and leadership for BREEAM over the past 12 months. //

Dr Shamir Ghumra, BREEAM Director, BRE Global

## DERK WELLING

### Senior Responsible Investment & Governance Specialist

**Organisation:** APG Asset Management

**Country:** The Netherlands

In his current role, Derk encourages real estate companies, REITs and funds to use BREEAM In Use as an asset management tool. For Derk, BREEAM In-Use facilitates continuous improvement, ensures assets stay ahead of legislation and helps asset managers allocate budgets and set long-term targets.

He also challenges GRESB to rely more on certified asset level data, as this contributes to improved data quality, and promotes automated data exchange between certification bodies and GRESB, engaging with many of the former to encourage harmonisation.

In 2007, Derk selected BREEAM as the preferred certification scheme when he joined Redevco, a pan-European real estate investment manager where he was responsible for the sustainability of assets under management. As a member of the ICSC Sustainability Committee, he developed a pan-European BREEAM Retail Scheme in 2008. He was also co-founder of the Dutch Green Building Council (DGBC), which introduced BREEAM in The Netherlands, where it has since become the leading certification scheme.

At Redevco, Derk was responsible for developing and executing the sustainability strategy, which included certifying more than 400 assets in 11 countries with BREEAM In Use, making the company the top retail certification holder in Europe. To maintain this level of certification, Derk developed a new approach for large portfolios, which reduced costs without jeopardising the robustness of the process.



# BREEAM is now used in more than 85 countries worldwide



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