



Energy Efficiency in
Buildings Conference

BREEAM Certification



An introduction to BREEAM



BREEAM is a globally-recognised standard used to specify and measure the sustainability performance of buildings, ensuring that projects meet sustainability goals and continue to perform optimally over time.

The BREEAM suite of schemes enables consistent and comparable assessment and verification across the entire built environment lifecycle.

- BREEAM New Construction
- BREEAM Refurbishment and Fit Out
- BREEAM In-Use
- BREEAM Communities
- BREEAM Infrastructure

BREEAM provides consistent and comparable sustainability assessment and verification across all asset types:

- Houses & apartments
- Education
- Transportation hub
- Hospitality & residential institutions
- Community
- Sports & leisure facilities
- Government services
- Healthcare
- Offices
- Retail
- Industrial
- Data centres

Question 1: Key Advantages of BREEAM Certifications

The key advantages of BREEAM certifications, include amongst others the following:-

- Environmental Performance
- Improved Energy Efficiency of the Building
- Enhanced marketability and value of the Building
- Cost Savings
- Health and Well-being
- Regulatory Compliance
- Stakeholder Engagement
- Risk Mitigation

Question 2: BREEAM in Greece (Statistics from BRE)

BREEAM Schemes implemented in Greece	Number of Projects
BREEAM International Refurbishment & Fit-out 2015	2
International 2009 Europe Commercial: Offices	1
International 2009 Europe Commercial: Retail	1
International 2016 New Construction: Residential	1
International V6 New Construction: Residential	1
In-Use International Commercial V6 Part 1 - Asset Performance	14
In-Use International Commercial V6 Part 2 - Management	1

Rating of implemented BREEAM Certifications in Greece	Number of Projects	Location of implemented BREEAM Certifications in Greece	Number of Projects
Outstanding (Score \geq 85%)	-	Athens / Attica Prefecture	17
Excellent (Score \geq 70%)	2	Corfu Island	2
Very Good (Score \geq 55%)	9	Corinthos	2
Good (Score \geq 45%)	10		
Pass (Score \geq 30)	-		

**Client**

Alodia PC

Location

Pallini, Attica, Greece

Size

4,000 square metres

BREEAM Scheme

International Refurbishment and Fit-Out 2015

Completion

September 2021

Rating

Good (47%)

Office Building in Pallini

The building underwent a major refurbishment and fit-out to provide a modern, open-plan office space. The renovation works entailed the configuration of a new facade, the development of a new core of staircases and lifts and various internal re-arrangements. Externally, the building now benefits from a new imposing entrance and cour anglaise around the perimeter which allows natural light and ventilation to enter the basement of the building.

We were appointed to assess the refurbishment and fit-out of the building under the BREEAM International Non-Domestic Refurbishment 2015 Scheme which is developed by BRE. The building was awarded a BREEAM 'Good' rating under the BREEAM International Refurbishment & Fit-Out 2015 Scheme in September 2021.



Client
OTE ESTATE SA

Location
Marousi, Attica, Greece

Size
4,900 square metres

BREEAM Scheme
International In-Use (Asset Performance)

Completion
June 2023

Rating
Good (52%)

OTE ESTATE Office Building

The building underwent an aesthetic and functional upgrade to provide an office space, based on modern building requirements, environmental behaviors and optimal energy efficiency.

Following the Group's Environmental Strategy, the renovation was implemented in accordance with the international standards of environmental and energy approach and the building was awarded a BREEAM 'Good' rating under the BREEAM International In-Use V6 Scheme (Asset Performance) in June 2023.

Question 3: Benefits from the adaptation of Green Certifications

- **Drive commercial success:**
 - Better performing assets
 - Increased asset value
 - Mitigated asset and reputation risk
- **Build trust**
 - Internationally recognized certification
 - Third-party assurance
 - Efficient data management and reliable data validation
 - Asset, portfolio and market level benchmarking
- **Deliver positive impact**
 - Assessment and solutions for various sustainability goals
 - A credible scientific framework to inform decisions
 - Disclosures and reporting on international commitments and regulations

Question 4: Future of BREEAM Certification in Greece and abroad

The key potential directions for the future of BREEAM certification, as summarized below:-

1. Enhanced Focus on Net Zero and Carbon Neutrality
2. Integration of Circular Economy Principles in Assessment Criteria
3. Health and Well-being Considerations
4. Digitalization and Data-driven Assessments
5. Adaptation to Climate Change
6. Social Equity and Community Engagement
7. Global Alignment and Standardization
8. Continuous Improvement and Stakeholder Engagement
9. Streamlined Certification Process

Thank you

Gina Xyrafa

gxyrafa@mcbains.co.uk

 McBains

