

BREEAM-NL

What It Is & Why It Matters

The label you've heard of
but probably can't explain.

Sustainix



BREEAM-NL 'In-Use Asset' Sustainability Certification for Existing Buildings

What is BREEAM-NL In-Use?

Part of the broader BREEAM system (Building Research Establishment Environmental Assessment Method), BREEAM-NL In-Use is a sustainability assessment method developed for existing non-residential buildings such as offices, hotels and schools.

It helps owners and managers improve and optimise the sustainability performance of their buildings during daily operations.



Who is it for?



Property owners



Operators



Asset managers who want future-proof buildings



Facility Managers with energy efficiency goals

Assessment Categories

Contains 8 categories:
Health, Energy,
Transportation, Water,
Material Flows, Durability,
Land Use & Ecology and
Pollution.

Hotels can choose credits flexibly, meeting minimum standards in key areas.

Certification Process

1. Form a project team and find an expert
2. Build your asset file in the assessment tool
3. On-site audit by a certified auditor
4. Receive a certificate valid for 3 years

BREEAM-NL Qualification	Score %	Stars
Outstanding	≥ 85	★★★★★
Excellent	≥ 70 to < 85	★★★★
Very Good	≥ 55 to < 70	★★★
Good	≥ 40 to < 55	★★
Pass	≥ 15 to < 40	★
Unclassified	< 15	0 stars

BREEAM-NL In-Use isn't just a certificate; it's a playbook for building improvement. It boosts asset value, reduces operating costs, and keeps your hotel future-ready. This module scores only the building itself; the other two rate management and data.

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In 3 seconds

- Measures how sustainable a building is
- Covers energy, materials, water, transport, and more
- Results in a score: Pass → Outstanding

The Origins of BREEAM-NL

BREEAM was created in 1990 in the UK — by the Building Research Establishment (BRE).

NL? In 2009, the Dutch Green Building Council (DGBC) launched BREEAM-NL, adapting it to the local market. Spain is the only other country with a national scheme.

Where It's Used:

3 Main Schemes

New Construction & Renovation -

For buildings under design, construction, or major upgrade.

In-Use - For existing, operational buildings; owner or tenant occupied.

Area - For sustainable urban planning & neighbourhood-scale projects.

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Ratings Explained

For In-Use:

Rating	Score %	Stars
Outstanding	$\geq 85\%$	★★★★★
Excellent	$\geq 70\%$ to $< 85\%$	★★★★
Very Good	$\geq 55\%$ to $< 70\%$	★★★
Good	$\geq 40\%$ to $< 55\%$	★★
Pass	$\geq 15\%$ to $< 40\%$	★
Unclassified	$< 15\%$	0 stars

! The categories, credits, and weighting are different per scheme.

What It Measures

9 Key Categories

- Management
- Health
- Energy
- Transport
- Water
- Material flows
- Durability
- Land Use and Ecology
- Pollution

Why It Matters

- Lower operating costs
- Stronger tenant appeal
- Access to green finance
- Aligned with CSRD, EU Taxonomy

Why It Works in The Netherlands

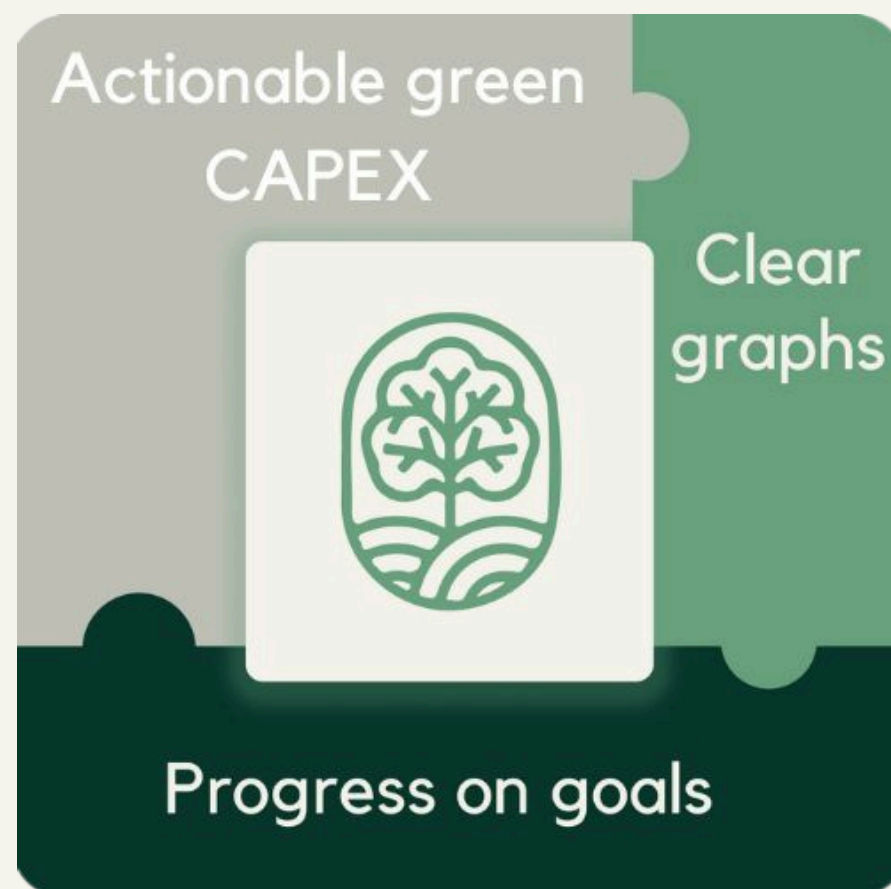
- Ambitious climate policy
- Mature asset management market
- Investor & lender pressure
- Builders that care about performance

Where It's Going

- Circularity tools
- Digital reporting integrations
- AI and automation (finally coming)

Sustainix Focus For BREEAM-NL

Directly linking sustainability revisions to clear CAPEX planning, making initiatives board-ready from the outset.



Thinking of certifying with **BREEAM-NL?**

Already in the process and
stuck?

Let's talk.

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