

BREEAM In-Use for logistics assets



BREEAM certifying logistics assets for AXA Investment Managers

CLIENT

AXA Investment Managers

STATUS

Complete

SERVICES

Sustainability and ESG

Our role

- The BREEAM In-Use (BiU) standard provides a framework to enable property investors, owners, managers and occupiers to make sustainable improvements to their assets.
- To support their Annual GRESB Reporting and Benchmarking, AXA Investment Managers commissioned us to certify eight of their logistics assets under the BREEAM In Standard.
- We developed insights into the performance of the assets through site visits, interviews with the local facilities management teams and a review of in-use performance data.
- Recommendations for performance improvements to enhance year-on-year scoring were provided to support AXA IM's market leading commitment to ESG.

Results

- The application of the standard helped to improve the performance of buildings that are already in use, with support for benchmarking, assurance and validation of operational asset data.
- A baseline (BiU) performance across AXA IM's selected logistics assets, enhancing the Fund's performance under GRESB.
- Recommendations for future steps to achieve the minimum targeted rating of 'Very Good'. These ranged from enhancement of planted areas, increased water efficiency, greater granularity of energy metering arrangements and installation of sensors for better health and wellbeing monitoring.

Turley