

Presenter's name: **Robert Cohen**  
Presented to: **UCL/CIBSE NABERS workshop**  
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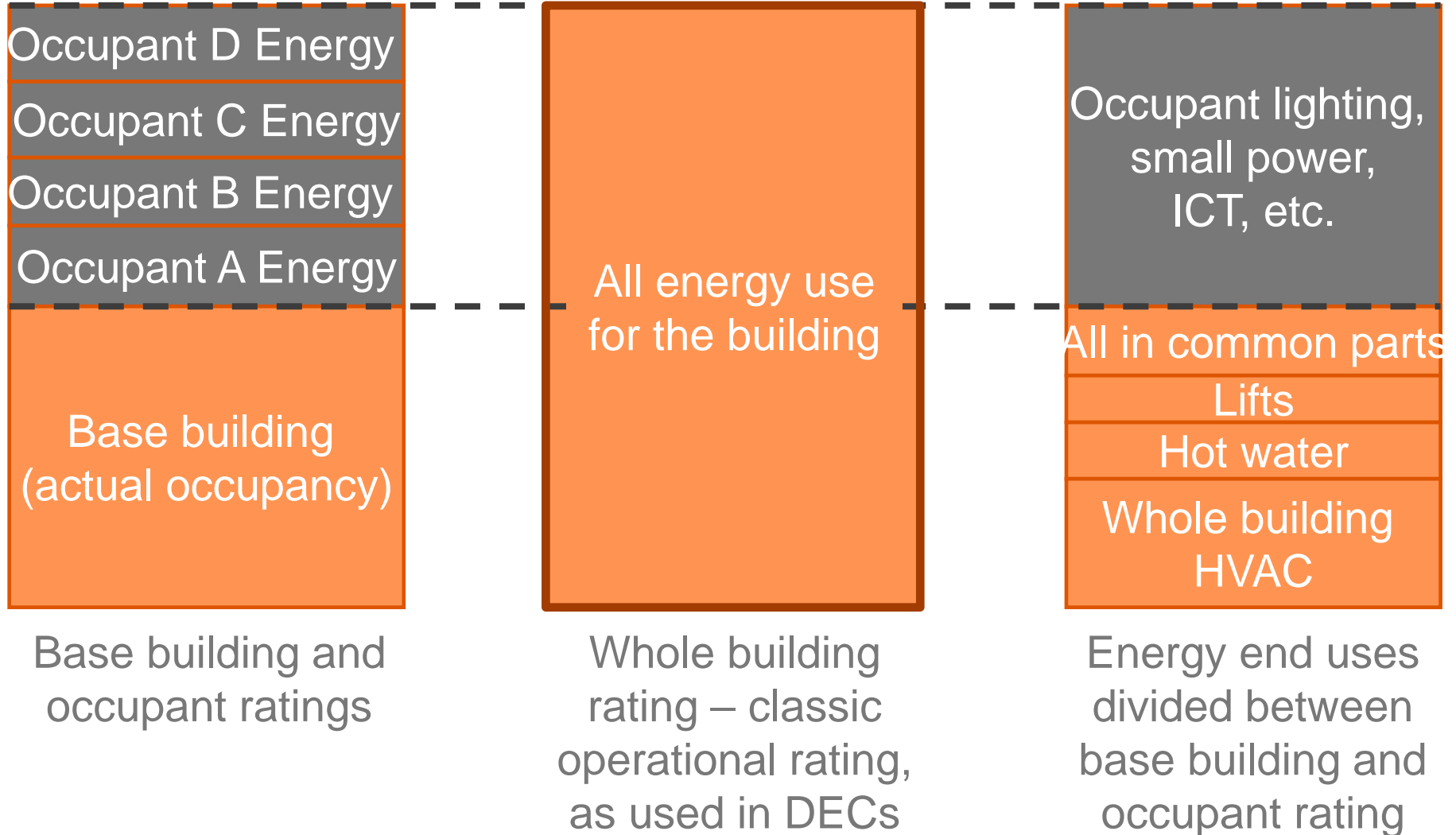
## **Insanity, opportunity, convergence**



# Separating energy for base building services and tenant activities



For a rating scheme, this enables comparability between different buildings. And it gives building operators and occupants the data they need to take responsibility for the energy uses they are able to control directly



# Contrast in approach to base building energy performance



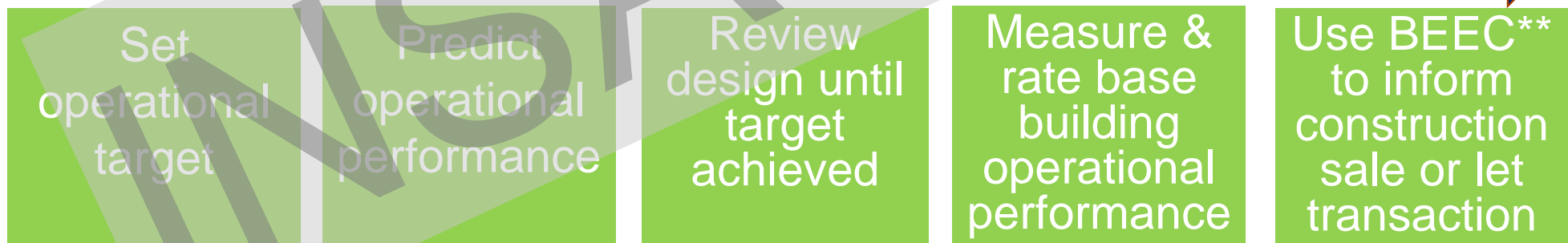
## UK approach



\*A DEC (whole building operational rating) is produced for public buildings

## Building in operation

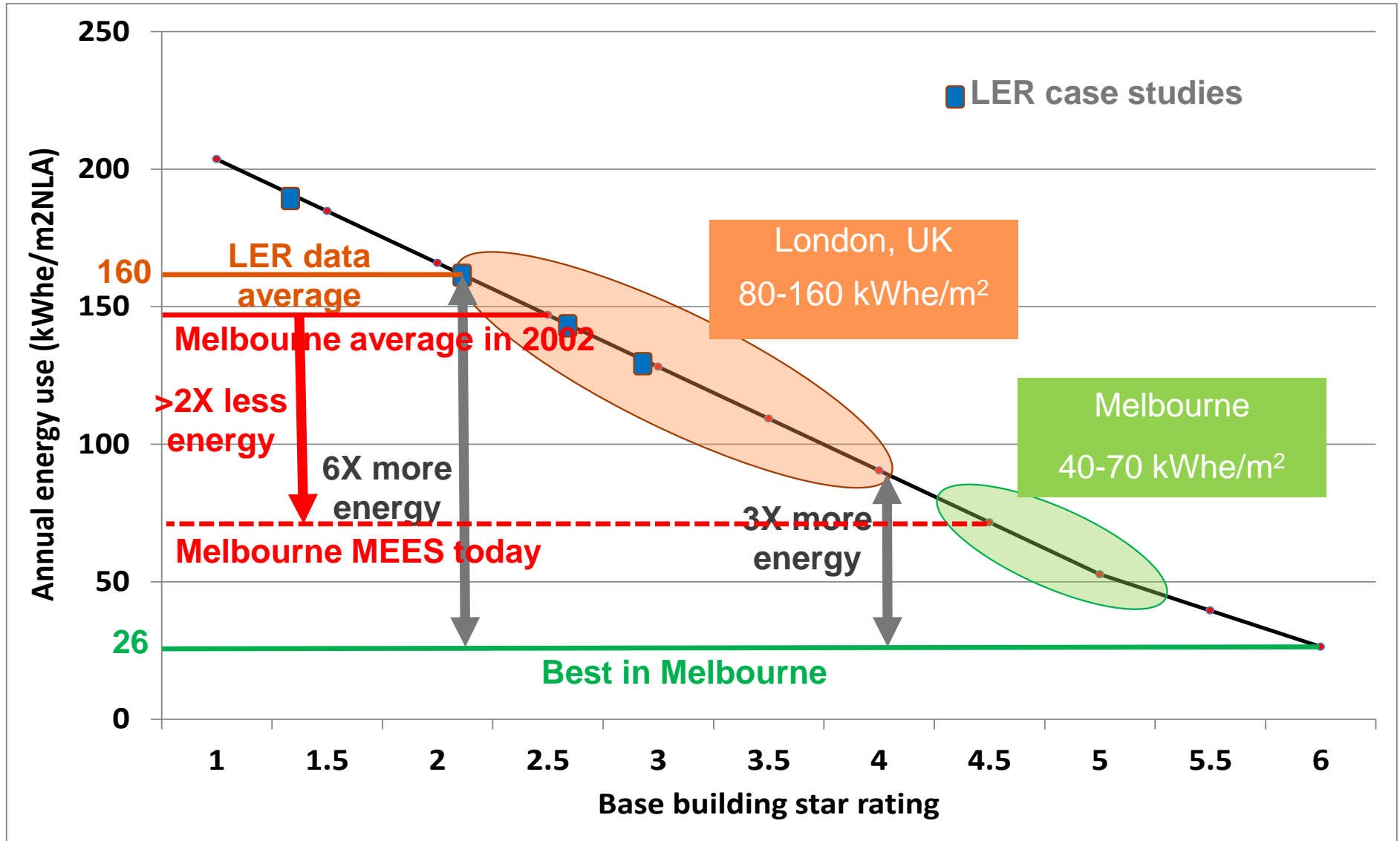
## Australian approach



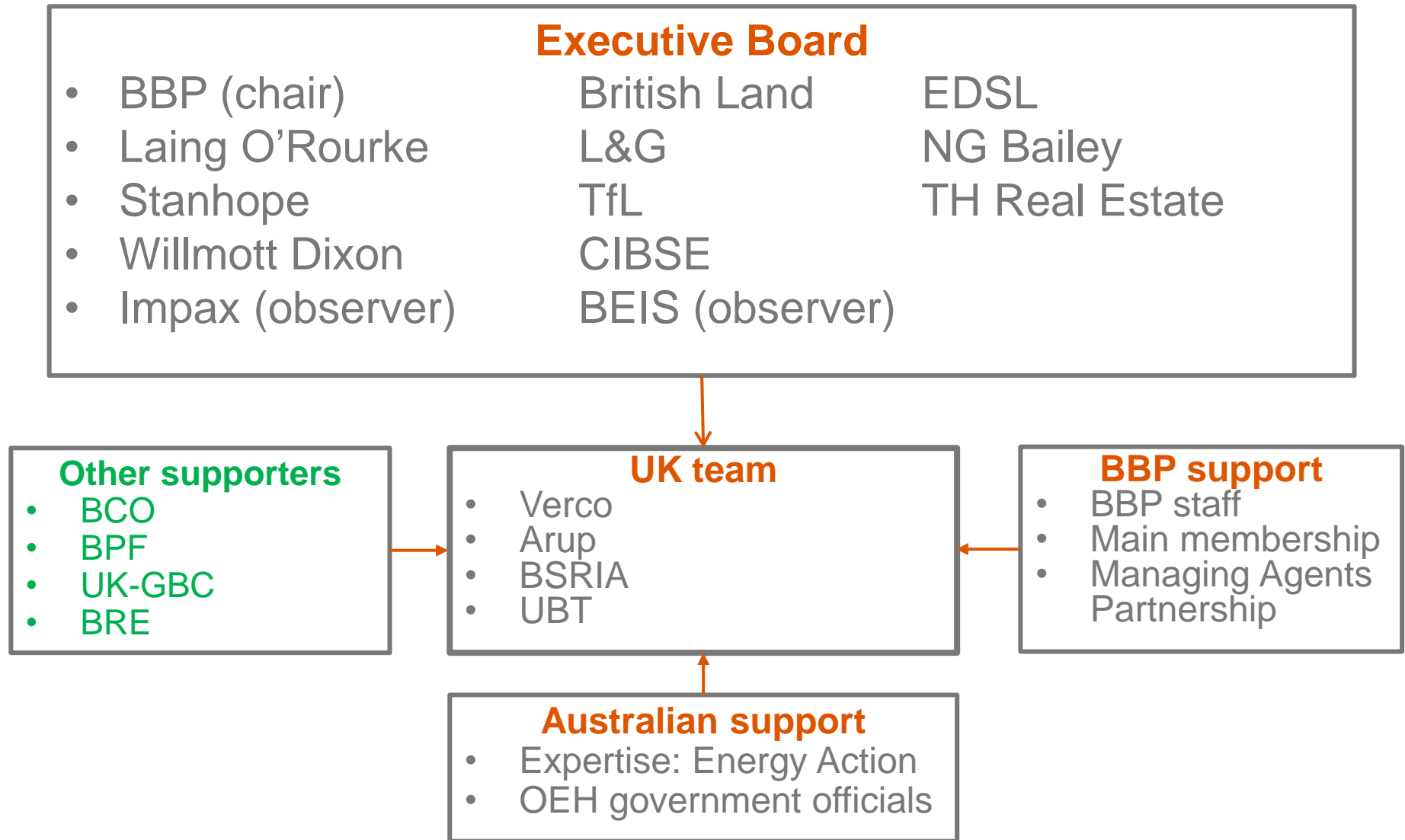
\*\*A Building Energy Efficiency Certificate (BEEC) comprises a NABERS base building operational rating and Tenancy Lighting Assessment



# New building energy use in Australia has been halved in 15 years



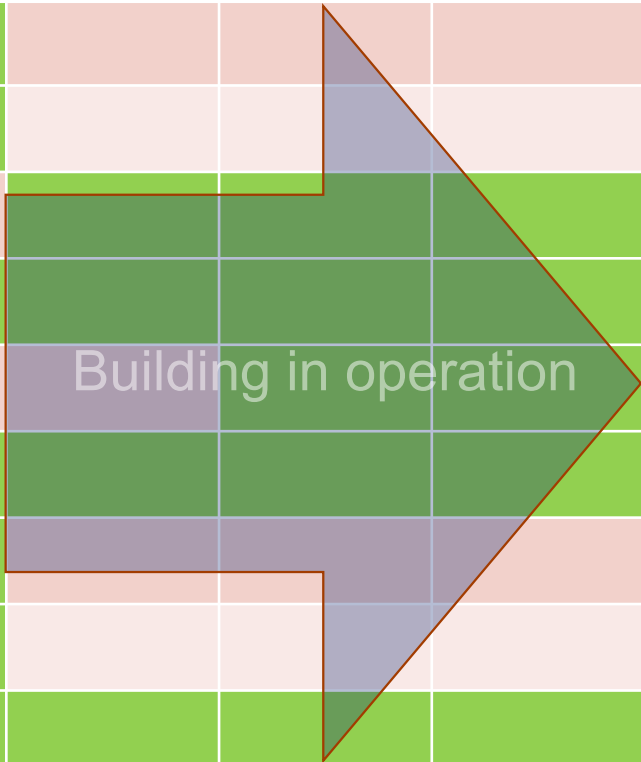
# Who is involved





# DfP pilot studies are testing the key processes

	Set base building target*	Design review	Metering plan	Advanced HVAC model	Set targets per meter	Predict rating	BMS & controls review**	M&V**	Measure rating
A									
B									
C									
D									
E									
F									
G									
H									
I									

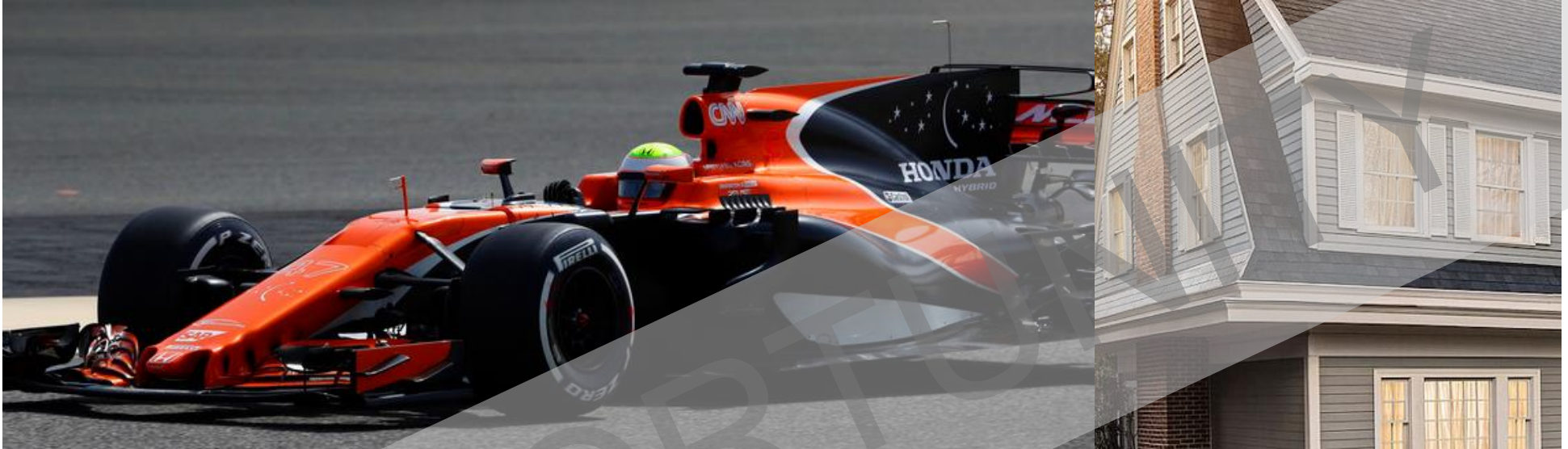


\***Initial workshop** explains performance requirements and potential risks to design and building team.  
 Performance target process covered in **contractual documentation** between developer and lead contractor.

\*\*Contractor retains enough control in first year of occupation to ensure FM team can deliver target performance



# The UK can replicate Australia's success



- Exciting
- Refreshing
- Innovative
- Affirmatory
- Rewarding







## DfP seeks to build on existing platforms

- BREEAM New Construction 2018
- Climate Bonds Initiative (CBI)
- BCO Spec
- GLA planning requirements (London Energy Plan 2017)
- BSRIA Soft Landings
- CIBSE Guidance (TM39, TM54, guide for modelling)
- Nearly Zero Energy Buildings from 2021

