

Connect.

Learn.

Grow.

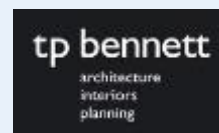
Belong.

Breakfast Briefing

The changing shape of the 'Landlord v Tenant' relationship

Thursday 24rd October 2013

The UK Chapter is grateful to its Annual Sponsors:



Upcoming Events

2013

12th November M&I Event Redundant Assets - There is more than one way out!

13th November Mentoring Fasterclass Young Leaders

3rd December Annual Awards Breakfast

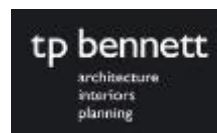
2014

9th January 2014 Predictions and Resolutions Breakfast Briefing

10th February M&I Post Office Visit

26th February 1 Big Day Annual Summit

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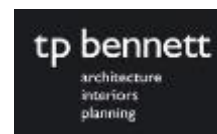
Programme



8.30	Welcome
8.35	Chairperson
8.40	Panel Discussions
9.45	Questions and Answers
10.00	Close

CBRE

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Programme



Sam Pickering – Sustainability Stream Lead



- Head of Energy & Sustainability



Richard Griffiths – Senior policy and campaigns



Paul Paul Ruyssevelt – Professor of Energy and Building Performance UCL Energy Institute.

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24TH OCTOBER 2013



A Platform for Success

Improving Operational Energy Performance in the UK's commercial buildings

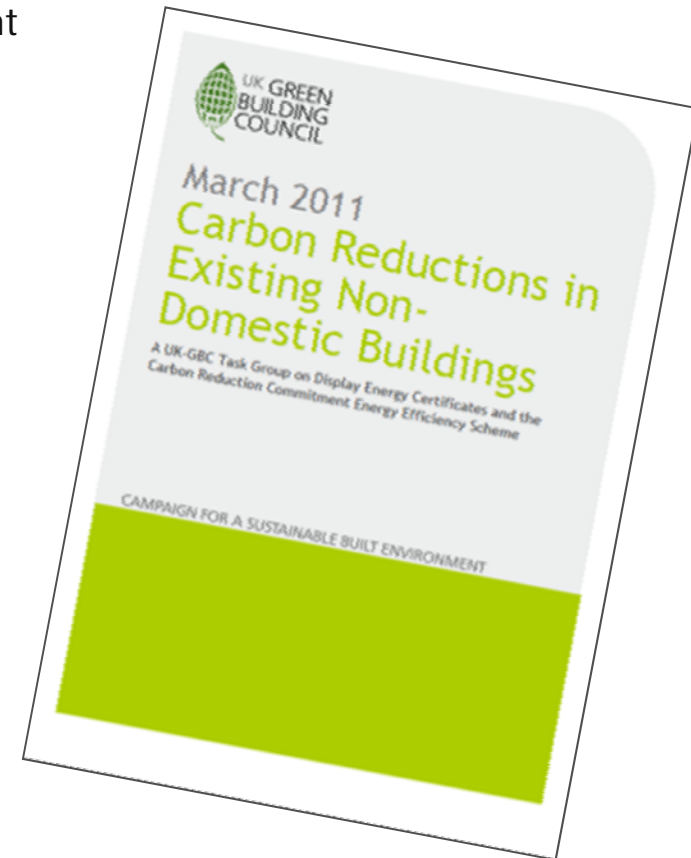
- Richard Griffiths, Senior Policy Consultant, UK-GBC

CAMPAIGN FOR A SUSTAINABLE BUILT ENVIRONMENT

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THE EVOLUTION OF THE IDEA

- Long-term supporters of operational energy measurement and rating for non-domestic buildings.
- Historically focused on more wide-spread use of Display Energy Certificates
- This year, we have taken a step back
- Key objectives:
 - More widespread measurement and reporting of operational energy use data
 - Improvement of existing tools, greater consistency and openness
 - Member commitment: encouraging UK-GBC members to “walk the talk”
- Whatever we do, needs to be in collaboration with the whole industry!



A PLATFORM FOR SUCCESS



- Better, “bigger” data
- Consistent measurement and reporting
- Benchmarks that are fit for purpose
- Improved ability for organisations to make improvements
- Rationalisation of reporting requirement across policies and schemes
- Well-informed policy-making
- Clear route for “umbrella” organisations to drive/support change
- A vibrant market for efficient buildings

ALL CENTRED AROUND THE DEVELOPMENT OF A COMMON, OPEN-SOURCE DATA PLATFORM

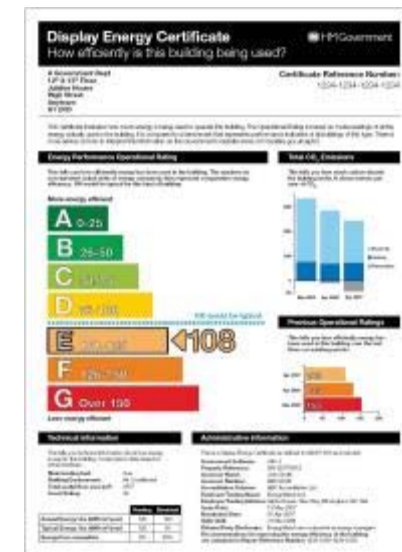


CAMPAIGN FOR A SUSTAINABLE BUILT ENVIRONMENT

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KEY QUESTIONS

- We think this is a desirable outcome. Do others agree?!
- What are organisations already doing to measure, report and reduce operational energy use?
- What policies, schemes are they involved in?
- What platforms are already in use?
- Are they fit for purpose?
- If not, can then be improved or do we need something new?
- What data should we be collecting?
- What outputs would we need to generate?



CAMPAIGN FOR A SUSTAINABLE BUILT ENVIRONMENT

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EXPECTED PROJECT TIMELINE

Nov 5th - consultation event
Nov-Dec - scoping project
Jan - platform specification and tender
Jan-June - platform development
March (Ecobuild) - “campaign” launch
July - platform ready to receive data
July onwards - benchmarking work (TBC)

To find out more, contact richard.griffiths@ukgbc.org



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Operational Energy Use: Platform Concept

Prof Paul Ruyssevelt
UCL Energy Institute

- Why is operational energy use important
- Value of sharing
- Platform concept and data requirements
- Example: CabonBuzz

Why is Operational Energy Use Important?

“you can’t manage
what you don’t
measure”

Kelvin?

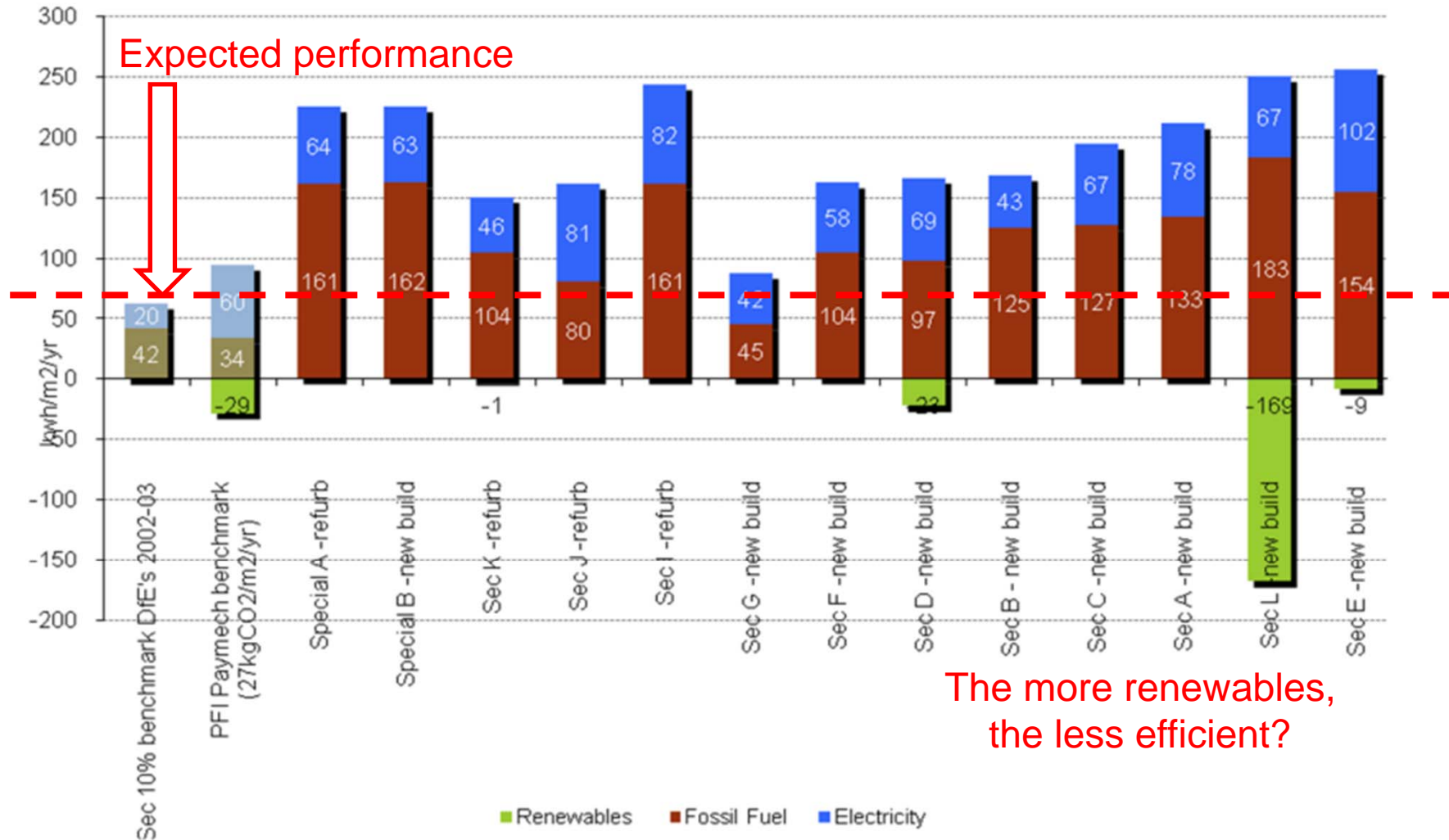
“In theory,
theory and practice
are the same ...

in practice they
aren’t.”

Santa Fe Institute

Why is Operational Energy Use Important?

New Secondary Schools – Expectations not being met



The more renewables, the less efficient?

Why is Operational Energy Use Important?

You can't tell if you have a good building
... *unless you find out how it is working*

Elizabeth Fry building has the last laugh

The story of the Elizabeth Fry building (AJ 23.4.98) contains a number of ironies. My favourite is that it didn't even make the shortlist of the Green Building of the Year Award in 1996.

DR ROBERT LOWE
Leeds Metropolitan University

When natural ventilation was all the rage, a novel form of mechanical ventilation was quietly slipping into Britain: the Swedish Termodeck system. One of the first buildings to use Termodeck and other Swedish detailing was an academic facility at the University of East Anglia. How has it fared?

BY THE PROBE TEAM

PROBE



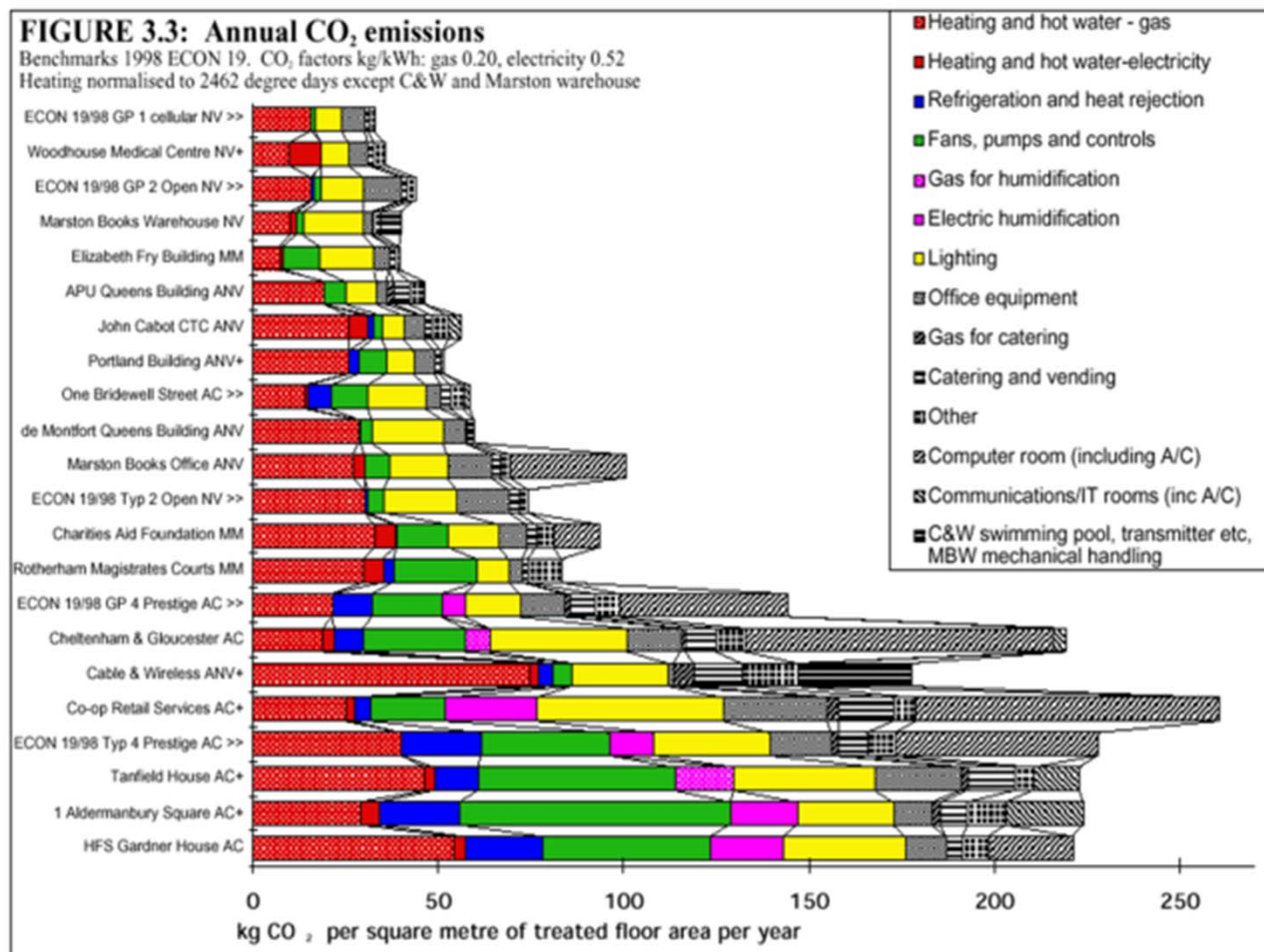
14: Elizabeth Fry Building

LETTER TO ARCHITECTS' JOURNAL

The good performers don't necessarily impress the judges

Value of sharing

Illustrated by the Probe project back in the mid 90's: Peer comparisons, feedback to designers, influence new benchmarks, understand trends, identify opportunities.....



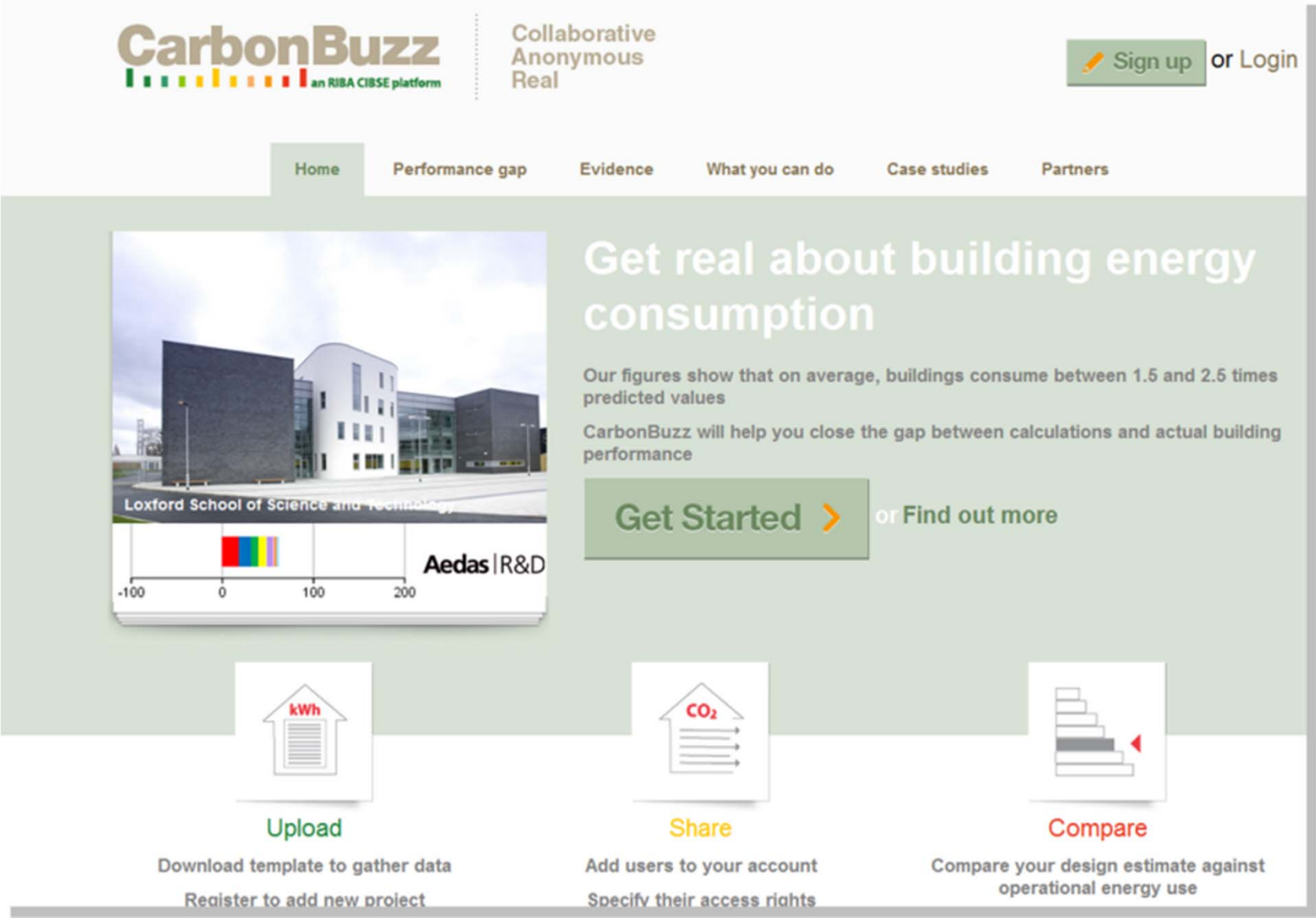
- Web-based
- Focused on users' needs
- Easy, clear and consistent.
- Secure and verified
- Anonymous or named
- Managed to deliver industry benefits
- Allow comparisons with commonly used benchmarks, and others in their region or sector
- Data made available to meet the requirements of a wide range of schemes and policies

Data entry requirements (minimum)

- Annual energy use by fuel type (kWh) with start and end dates
- GIA (m²) measured to GIA RICS convention
- Building classification (TM46, VOA or other?)
- Hours of use
- Specials / separables (server rooms etc.)

Data for Building or Premise as appropriate

Example: CarbonBuzz



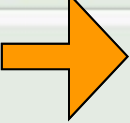
The screenshot shows the CarbonBuzz website interface. At the top left is the CarbonBuzz logo with the tagline 'an RIBA CIBSE platform'. To its right is the slogan 'Collaborative Anonymous Real'. On the top right, there are 'Sign up' and 'Login' buttons. A navigation menu below the header includes 'Home', 'Performance gap', 'Evidence', 'What you can do', 'Case studies', and 'Partners'. The main content area features a large image of the Loxford School of Science and Technology with an Aedas R&D logo and a performance gap chart. To the right of the image is a headline 'Get real about building energy consumption' and a sub-headline 'Our figures show that on average, buildings consume between 1.5 and 2.5 times predicted values'. Below this is a 'Get Started' button and a link 'or Find out more'. At the bottom, there are three action cards: 'Upload' (Download template to gather data, Register to add new project), 'Share' (Add users to your account, Specify their access rights), and 'Compare' (Compare your design estimate against operational energy use).

CarbonBuzz Functionality

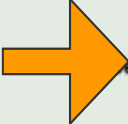


CarbonBuzz Minimum Entry Requirements

Add project details

1  **Project name:** * CarbonBuzz Launch Demo ⓘ
Building name: ⓘ
Building / Project type: Select ... ⓘ
Completion date: dd/mm/yyyy ⓘ
UPRN: ⓘ
Location setting: * Urban ⓘ
Location address: * Launch Demo ⓘ

Location postcode: * CB D3m0 ⓘ
Location country: United Kingdom ⓘ
Gross Internal Area: * 10000 m² ⓘ
Net Internal Area 0.0 m² ⓘ
Total cost in M £s: 0.0 ⓘ
Building value in M £s: 0.0 ⓘ
DECRRN: ⓘ
EPCRRN: ⓘ

2  **Building use:** * Single Use ⓘ
Sector (Inc): Education ⓘ **Category (Inc):** Schools and seasonal public buildings ⓘ
Sub category: Select ... ⓘ











3 **Tenancy:** Select ... ⓘ

CarbonBuzz Manage Portfolios

Portfolio Summary

TSB BPE Projects Summary

kWh per m2 Sort by Project name (A-Z)

		Design Data kWh /m ² /yr	Actual kWh /m ² /yr	
Academy 360 (Aedas)		-	239.2	
Brine Leas Sixth Form (Aedas)		-	119.1	
Loxford Secondary School (Aedas)		-	159.9	
Petchey Academy (Aedas)		-	237.6	
Stockport Academy (Aedas)		-	150.0	

CarbonBuzz Comparisons

Analysis **Saved filters**

Quick More Compare

Data to search

- My data
- Projects shared with me
- Published projects
- All

Completion date

min (dd/mm/yyyy) max (dd/mm/yyyy)

Floor area

Min Max

m²

Data quality

All

Building use

Single Use

Sector (inc):

Education

Type of data available

Design or actual energy data

Internal Environment

All > %
of floor area

Data to show

Measured By fuel

kWh/m² Performance

Display results >

Number of results = 62

0 100 200 300

kWh/m²/yr

Save as portfolio Save this filter

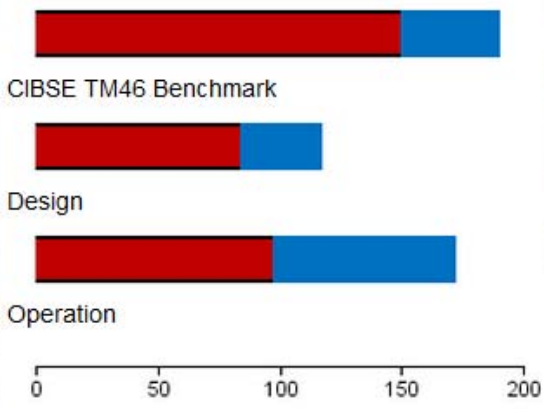
CarbonBuzz Comparisons - focused



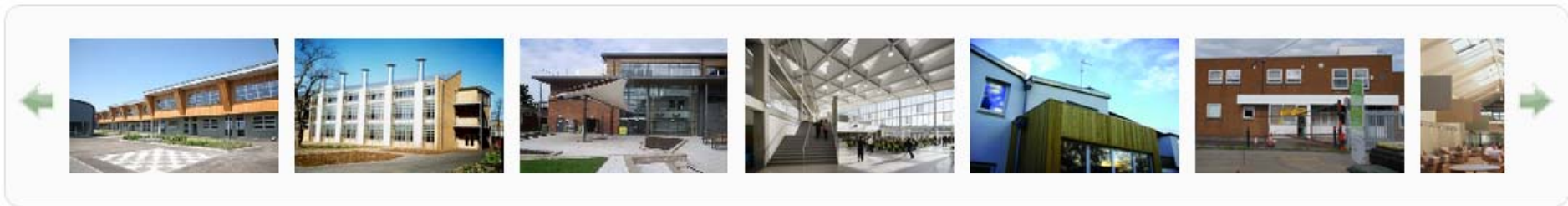
CarbonBuzz Case Studies (disclosure)

Case Studies

Published case studies demonstrate an organisation's engagement with research into achieving low carbon performance in operation. Attributable projects help improve public awareness of the performance gap - publish your project to showcase your expertise.



Project: Loxford School of Science and Technology
Design Team: Aedas
Sector: Education
Benchmark Category: Schools and seasonal public buildings
Area m²: 16063.0 m²
[Click here for more »](#)



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Panel Discussion Question and Answers

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