

Strutt & Parker, Positive Energy

Energy Costs Report: The Point, Maidenhead



1.0 Introduction

The Point is an energy efficient office development. It has achieved an Energy Performance Certificate (EPC) rating of a high “B”. The EPC score is “45”, this is 53% better than the actual national average for Non-Domestic buildings as defined by the Landmark Non-Domestic EPC Register. Additionally the Point has achieved a BREEAM rating of “excellent” placing this building within the 10% of UK non-domestic buildings.

2.0 Building Performance Comparison with Existing Offices

The figures in this report are based on the actual EPC. They are compared with the ‘Typical’ Office Building as defined in the CIBSE Energy Efficiency in Buildings (ECG019) – Energy Use in Offices. The document provides ‘Typical’ / ‘Good Practice’ energy use, cost and carbon emission benchmarks for office buildings in the UK. Figure 1 compares energy use on a per square feet basis at the 123,860 sq.ft. Point to a ‘Typical’ and ‘Good Practice’ Office Building.

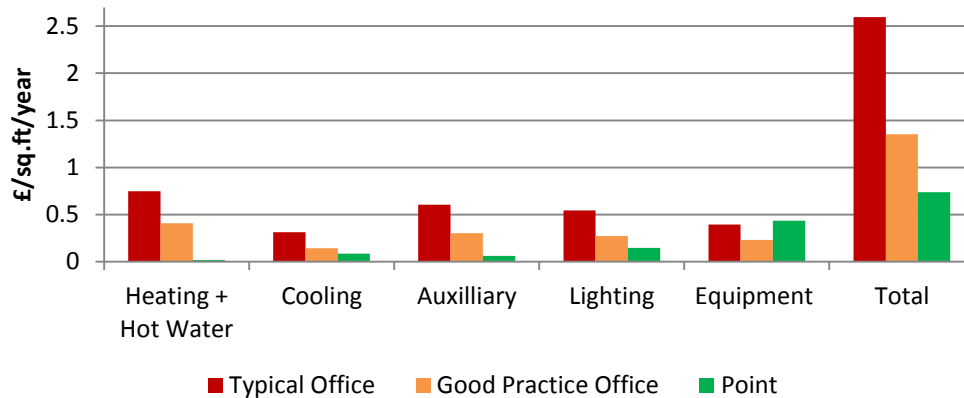


Figure 1. Energy Cost Comparison

Example “Typical Practise”
Energy Cost p.a
£321,465/p.a.

Example “Good Practise”
Energy Cost p.a
£167,374/p.a.

Example “Point”
Energy Cost p.a
£91,468/p.a.

3.0 Commentary

Compared to the CIBSE ‘Good Practice’ benchmark, the Point performs 65% better when considering total energy use per annum.

Rising energy prices predicted for the coming decade and beyond coupled with increasing demands for environmental responsibility, the benefits of leasing an energy efficient building will only increase over time.

Energy policy is now focused on energy efficiency (Minimum Energy Efficiency Standards (MEES) and the Energy Savings Opportunity Scheme (ESOS)) and occupants will experience more regulation in respect of their individual energy use. The Government are in consultation to ‘Reform the business energy efficiency tax landscape’ with the aim to further mandate energy reduction targets and/or carbon tax penalties. Occupying an energy efficient building like the Point limits the risks imposed by these regulations.

“B” Rated EPC

BREEAM Rated
“Excellent”

Top 10% of UK
Non-Domestic
buildings

81% lower energy
costs than
“Typical Practice”
UK office stock

65% lower energy
costs than “Good
Practice” office
stock

53% better EPC
rating than offices
in the SL
postcode area