



The PES

“Be Seen” Energy Monitoring Guide

18th July 2023

**West London Film Studios
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Hayes**

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1.0 The Site & Proposal

This energy monitoring plan has been prepared for the West London Film Studio development at RIBA Stage 4, to cover the post occupancy energy monitoring in line with the guidance published by the GLA

West London Film Studio is located in Hayes adjacent to Minet Country Park and Southall. The proposal provides a development with a total GIA of 8,222 m² (based on information provided by BHM Architects).

The scheme consists of two new buildings. The first building accommodates 4No. stages, open plan offices, workrooms, dimmer rooms, a reception and WC areas. The second building is ancillary to the first one and accommodates a workshop and WC areas.

1.1 Planning Context

The project has planning consent, subject to the following condition:-

Condition 23 (ref. 46378/APP/2019/2970) states:

'Prior to occupation of the development a plan for monitoring and annual reporting of energy demand and carbon emissions post-construction for five years after the practical completion and occupation of the buildings shall be completed in line with the GLA 'Be seen' energy monitoring guidance document. The plan is to be submitted to the local planning authority for approval in consultation with the GLA prior to the occupation of the development.'

The energy monitoring plan has been prepared in accordance with the above noted condition.

2.0 Policy Requirements

The London Plan Guidance Document 'Be Seen' energy monitoring guidance was adopted in September 2021

This guidance explains the process that needs to be followed to comply with the 'be seen' post-construction monitoring requirement of Policy SI 2 of the London Plan.

It sets out what each responsible party needs to do to comply with the policy from the inception stage of a development to full occupancy.

It also provides information on the 'be seen' monitoring portal, which will house all data submissions, and breaks up the process into three reporting stages during which information needs to be submitted (that is – planning stage, as-built stage and in-use stage).

2.1 What is 'be seen' energy monitoring?

To truly achieve net zero-carbon buildings we need to have a better understanding of their actual operational energy performance. Although Part L calculations and Energy Performance Certificates (EPCs) give an indication of the theoretical performance of buildings, it is well established that there is a 'performance gap' between design theory and measured reality.

To address this gap the London Plan Policy SI 2 'Minimising greenhouse gas emissions' introduces a fourth stage to the energy hierarchy; the 'be seen' stage, which requires monitoring and reporting of the actual operational energy performance of major developments for at least five years via the Mayor's 'be seen' monitoring portal.

The 'be seen' policy establishes post-construction monitoring as good practice, enabling developers and building owners to better understand their buildings and identify methods for improving energy performance from the project inception stage and throughout the building's lifetime.

Ensuring that the actual energy and carbon performance of buildings is aligned with the estimated energy and carbon performance will also be a key factor in achieving a zero-carbon London.

2.2 Process and responsibilities

The 'Be seen' energy monitoring guidance requires the reporting of energy performance data as a scheme is planned, built out and in use. The responsibility for providing the data at each reporting stage lies with the legal owner of the development at that particular reporting stage. Figure 1 outlines the 'be seen' process through the reporting stages of a development, including who specifically is responsible for reporting at each stage.

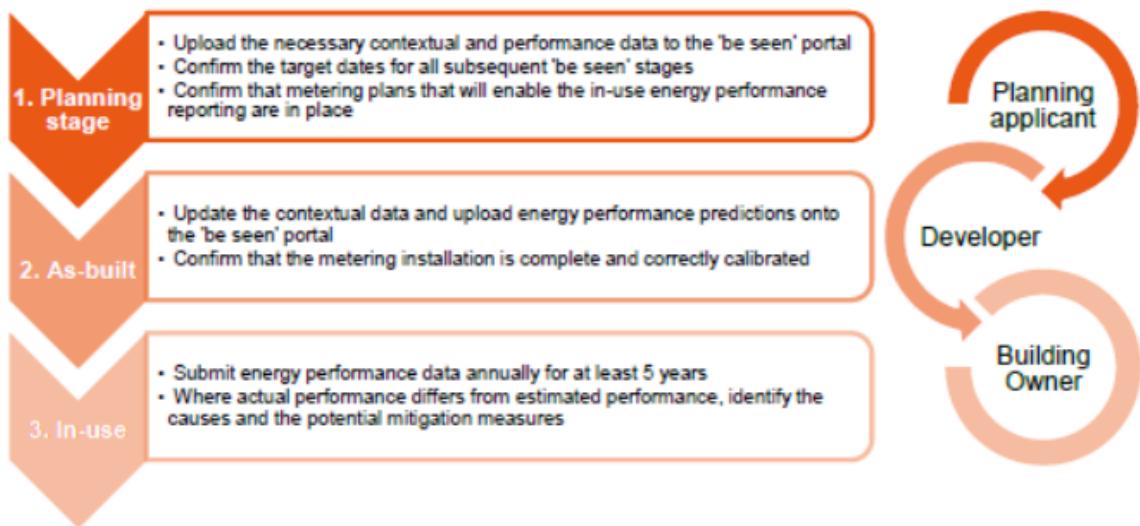


Figure 1

In the case of the West London Film Studio, the "in use" energy performance data will be submitted by the responsible party, identified as Elbrook Studios Ltd (ESL)

ESL will take overall responsibility for the delivery of the energy monitoring strategy as set out within this Guide.

Should ESL be no longer involved with the building during the five-year reporting period, they will pass the reporting responsibilities to the new building owner.

3.0 Reporting Mechanisms

3.1 Reportable Units

The first step under the GLA guidance is to identify the reportable units (RUs relating to the development, as set out in the schematic at Figure 2

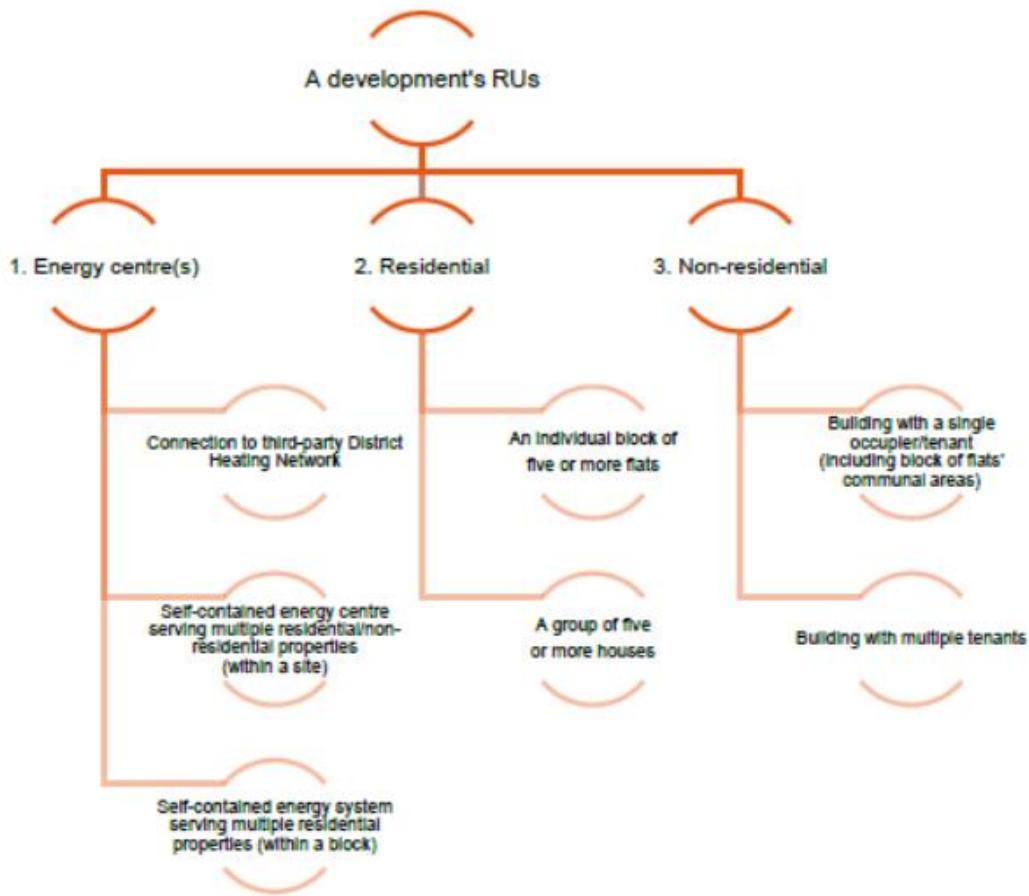


Figure 2

In the case of the West London Film Studio, the proposed development consists of two buildings. The first one accommodates 4No. stages, offices, workrooms, dimmer rooms, a reception and WC areas. The total floor area of the first building is modelled as 8,602 m².

The second building, which is ancillary to the first building, accommodates a workshop and WC areas. Its modelled total floor area is 937 m².

There is no central energy centre serving both buildings.

Accordingly, the West London Film Studio has 2 RUs:-

1. Main Stages Building
2. Workshop

Each RU will report its energy use and CO₂ emissions separately

3.2 In-use stage: process and requirements

During the in-use stage, responsibility for monitoring and reporting actual performance rests with the legal owner.

Where a building is handed over by the developer to the owner prior to occupation, the developer has the obligation to transfer information about the 'be seen' responsibilities. This includes how the development is broken down into RUs, the steps followed to date to achieve compliance with the policy and a link to this guidance document so that they understand which indicators must be reported in the upcoming years.

These obligations should be reflected in the handover (or sales) contract between the various parties.

The building owner should monitor and report annual energy performance data for each qualifying RU via the in-use webform for at least five years once the defects liability period (DLP) is complete. A DLP is usually estimated to be between 6 and 12 months and rarely lasts longer than 15 months. The 'be seen' portal will allow for up to ten years of in-use data submissions to improve reporting accuracy.

For non-residential RUs, reporting applies from the point at which a DEC can be provided during the in-use stage. DECs cover a year during which the whole building is considered occupied for at least 11 months

For the West London Film Studio, the DLP is expected to complete in August 2024 with over 11 months of occupancy – at which point the formal "be seen" energy monitoring will commence.

3.3 Performance Indicators

The in-use performance indicators are presented in Table 1 and should be reported separately for each RU at West London Film Studio, namely:-

- 1. Main Stages Building**
- 2. Workshop**

The typology/use for each RUs is set out below

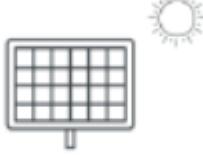
- 1. Main Stage Building** accommodates 4No. stages, open plan offices, workrooms, dimmer rooms, a reception and WC areas.
- 2. Workshop** accommodates a workshop and WC areas.

It will be necessary to have smart metering infrastructure in place to enable the collection of the indicators outlined in Table 1.

Information should be submitted on the third-party quality assurance mechanisms that have been adopted for the data and metering arrangements.

Carbon and cost related figures will be automatically calculated by the 'be seen' portal, once the information for the in-use stage has been submitted, and will be presented as part of the development's performance summary.

Table 1

| Performance indicator group | Description |
|------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  Contextual data | <ul style="list-style-type: none"> • Confirm GIA (m²) for each RU • Confirm typology/use for each RU • Confirm quality assurance mechanisms |
|  Building energy use | <ul style="list-style-type: none"> • Grid electricity consumption (kWh) • Other fuels consumption (kWh) • Measured DEC grade and rating for the whole building |
|  Renewable energy | <ul style="list-style-type: none"> • Renewable electricity generation (gross) (kWh) • Renewable electricity exported (kWh) • Renewable electricity used on-site (kWh) |
|  Energy storage equipment | <ul style="list-style-type: none"> • Battery storage capacity (kWh) • Net electricity flow to EVs (kWh) |

4.0 Display Energy Certificates

Display Energy Certificates (DECs) are records of the actual energy usage of public buildings, introduced by a number of European governments in response to the EU Energy Performance of Buildings Directive.

DECs are designed to increase transparency about the energy efficiency of public buildings.

In submitting in-use data, developers/building owners for non-residential RUs are required to commission an official DEC.

The information that will be made available from the DEC xml file and that which should be collected by the developer/contractor is presented in Table 2:

In addition, the owners should determine renewable electricity exported and used on-site, capacity of battery storage, net electricity flow to EVs.

Table 2

| Performance indicator group | Individual Indicator | Unit | Information Source | |
|-----------------------------|--------------------------------------------|------|--------------------|-----------|
| | | | DEC xml | Ownership |
| Contextual Data | Floor area (GIA) | Sqm | ✓ | |
| Building Energy Use | Grid electricity Consumption | kWh | ✓ | |
| | Other Fuel Consumption | kWh | ✓ | |
| | Predicted DEC grade and rating | kWh | ✓ | |
| Renewable Energy | Renewable Energy Generation (gross) | kWh | ✓ | |
| | Renewable Energy Generation (export) | kWh | ✓ | |
| | Renewable Energy Generation (Used on site) | kWh | ✓ | |
| Energy Storage Equipment | Battery Storage Capacity | kWh | | ✓ |
| | Net Electricity Flow to EVs | kWh | | ✓ |

For the West London Film Studio, ESL have appointed as DEC assessors:-

5.0 Quality Assurance

The responsibility for quality assurance of the data submitted and the metering arrangements lies with each responsible party at each reporting stage

The West London Film Studio will adopt third-party quality assurance mechanisms to ensure accuracy in their submissions of measured performance.

5.1 Metering Arrangements

The metering and sub-metering arrangements have been installed, compliant with the BREEAM Ene 02 requirements.

As the sub-metring under Ene 02 is a minimum standard for any BREEAM level, it confirms that the appropriate quality assured metering systems are in place.

A summary of the metering arrangements, and the associated schematic layouts are attached at **Appendix A**.

5.2 Data Collection

At the in-use stage, Display Energy Certificate (DEC) assessments are undertaken by accredited assessors operating under the oversight of third-party external audit schemes. Minimum standards are set on the data quality required in order to produce a rating.

Accordingly, the appointment of the accredited DEC assessor for the RUs at West London Studio as noted under section 4 delivers the required quality assurance for the submitted data.

6.0 Summary

To summarise the requirements of the GLA "Be Seen" guidance and the mechanisms for delivery at the West London Film Studio

- The legally responsible party for the delivery of the Be seen Monitoring data is Elbrook Studios Ltd
- The site is in the form of 2 buildings – the Main Stages building and the Workshop – so there are 2 Reportable Units (RUs)
- A quality assured metering strategy is in place and detailed at **Appendix B**
- The formal monitoring period will commence in.....at the end of the predicted defects liability period (DLP).
- A qualified and accredited DEC assessor is to be appointed to undertake the initial assessment at the end of the DLP as noted above.
- The DEC xml file will be used to provide the data as required to be reported as set out in Table 2
- In addition, the owners should determine renewable electricity exported and used on-site, capacity of battery storage and net electricity flow to EVs.
- All of the above data will be uploaded to the GLA reporting portal – which can be found at:-

<https://www.london.gov.uk/programmes-strategies/planning/implementing-london-plan/london-plan-guidance/be-seen-energy-monitoring-guidance>

- The legally responsible party will be responsible for reporting 5 years of energy consumption data

Appendix A

Metering Strategy and Schematic Drawings