

BUILDING PERFORMANCE POLICY

New Build Non Domestic Projects

Energy:-
Sustainability:-
Connectivity:-

EPC rating A
BREEAM Excellent
Connected to Fibre where it is available or Fibre Ready.
Connected to the District Heating Network or being network ready, where practicable.

Refurbishment Non Domestic Projects

Energy:-
Sustainability:-
Connectivity:-

EPC rating B
BREEAM Very Good
Connected to Fibre where it is available or Fibre Ready.
Connected to the District Heating Network or being network ready, where practicable.

New Build Domestic Projects

Energy:-
Sustainability:-
Connectivity:-

EPC rating B, with an aspiration for A
BREEAM Home Quality Mark 1 Star
Connected to Fibre where available.
Connected to the District Heating Network or being network ready, where practicable.

Complete refurbishment Domestic Projects (say allows a progression – continuous improvement, altering targets)

Energy:-
Sustainability:-
Connectivity:-

EPC rating B, where possible
BREEAM Domestic Refurbishment standard
Connected to Fibre where it is available or Fibre Ready.
Connected to the District Heating Network or being network ready, where practicable.



EPC & BREEAM

In the majority of cases the EPC will take president over the BREEAM rating. Where achieving the required EPC has a negative impact on the BREEAM rating this will be acceptable where:-

- The approach taken has been justified and;
- There is no alternative approach that would support both the BREEAM and the EPC. Where such an approach is possible this will be expected.



Heat Network

All projects which can connect to the heat network will be expected to do so. As with the EPC it is accepted that as the network is currently gas powered connecting to it may negatively impact on the BREEAM rating. For the long term sustainability of the city the expansion of the heat network takes precedence.



Digital Connectivity

All non domestic buildings will be required to have active energy monitoring installed and in the case of larger or more complex buildings a building management system (BMS). This requirement should be discussed at the inception of the project. All domestic buildings should have active energy monitors installed. All monitoring and management systems are to be connected to the fibre network where available.

VERSION CONTROL

Version
Two

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