

Design for Performance: NABERS UK Launch

1. **Welcome** - Louise Ellison, Chair, Better Buildings Partnership
2. **Opening Speech** - Minister Kwasi Kwarteng, BEIS
3. **Design for Performance Initiative & Launch of NABERS UK**
 - Sarah Ratcliffe, CEO Better Buildings Partnership
 - Chris Botten, Programme Manager, Better Buildings Partnership
4. **NABERS Market Transformation** - Carlos Flores, Director, NABERS
5. **BREEAM and NABERS UK** - Shamir Ghumra, Head of Building Performance Services, BRE
6. **Panel Discussion**
 - Abigail Dean, Head of Sustainability, Nuveen
 - Nils Rage, Sustainable Design and Innovation Manager, Landsec
 - Peter Williams, Technical Advisor, Stanhope
 - Simon Leckie, Portfolio Director, Lendlease
 - Carlos Flores, NABERS
 - Shamir Ghumra, BRE
7. **Closing Comments** - Sarah Ratcliffe, CEO, Better Buildings Partnership

LOUISE ELLISON

HEAD OF SUSTAINABILITY, HAMMERSON & CHAIR,
BETTER BUILDINGS PARTNERSHIP



KWASI KWARTENG MP

MINISTER OF STATE, DEPARTMENT OF BUSINESS, ENERGY AND
INDUSTRIAL STRATEGY



DESIGN FOR PERFORMANCE & LAUNCH OF NABERS UK

SARAH RATCLIFFE

CEO, BETTER BUILDINGS PARTNERSHIP



The race to “Net Zero”



BBP CLIMATE CHANGE COMMITMENT

25

SIGNATORIES

£300 BN

AUM

11,000

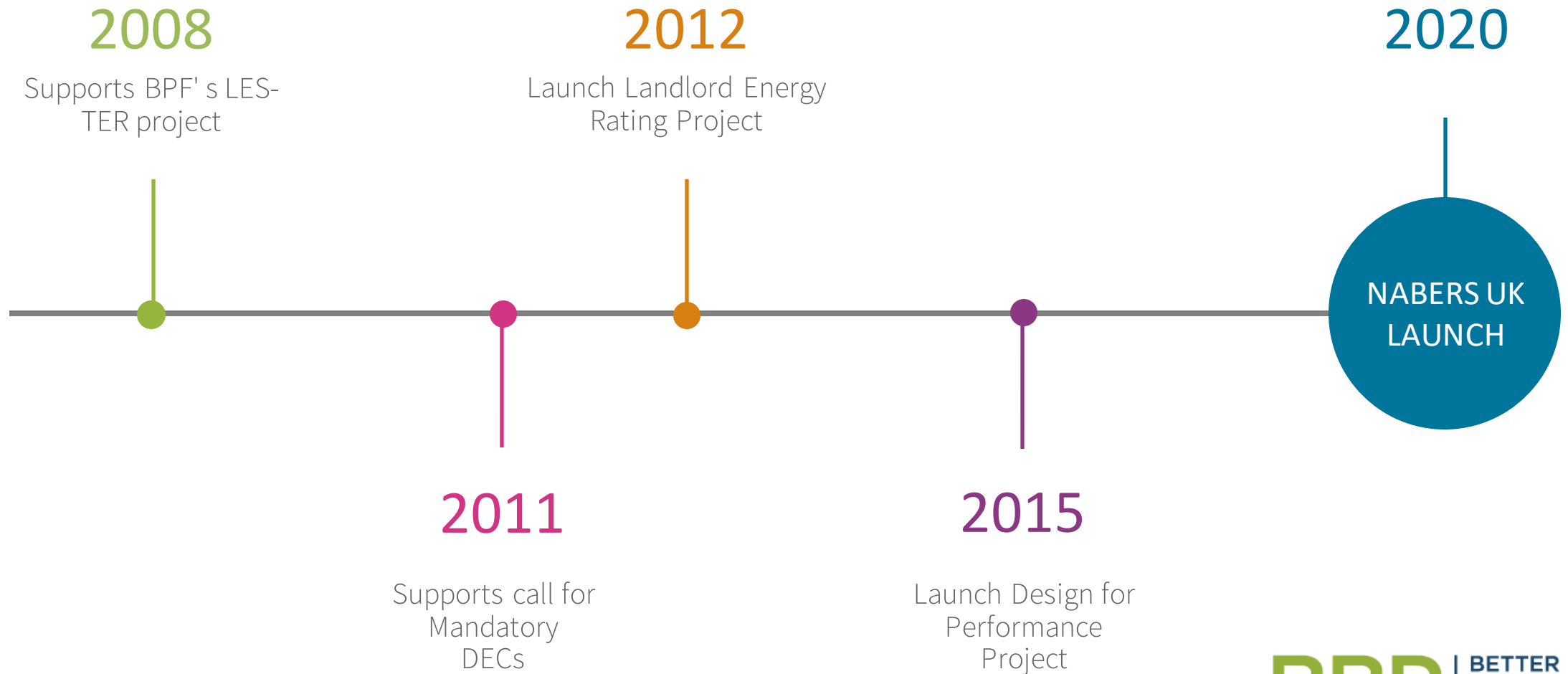
PROPERTIES

2020

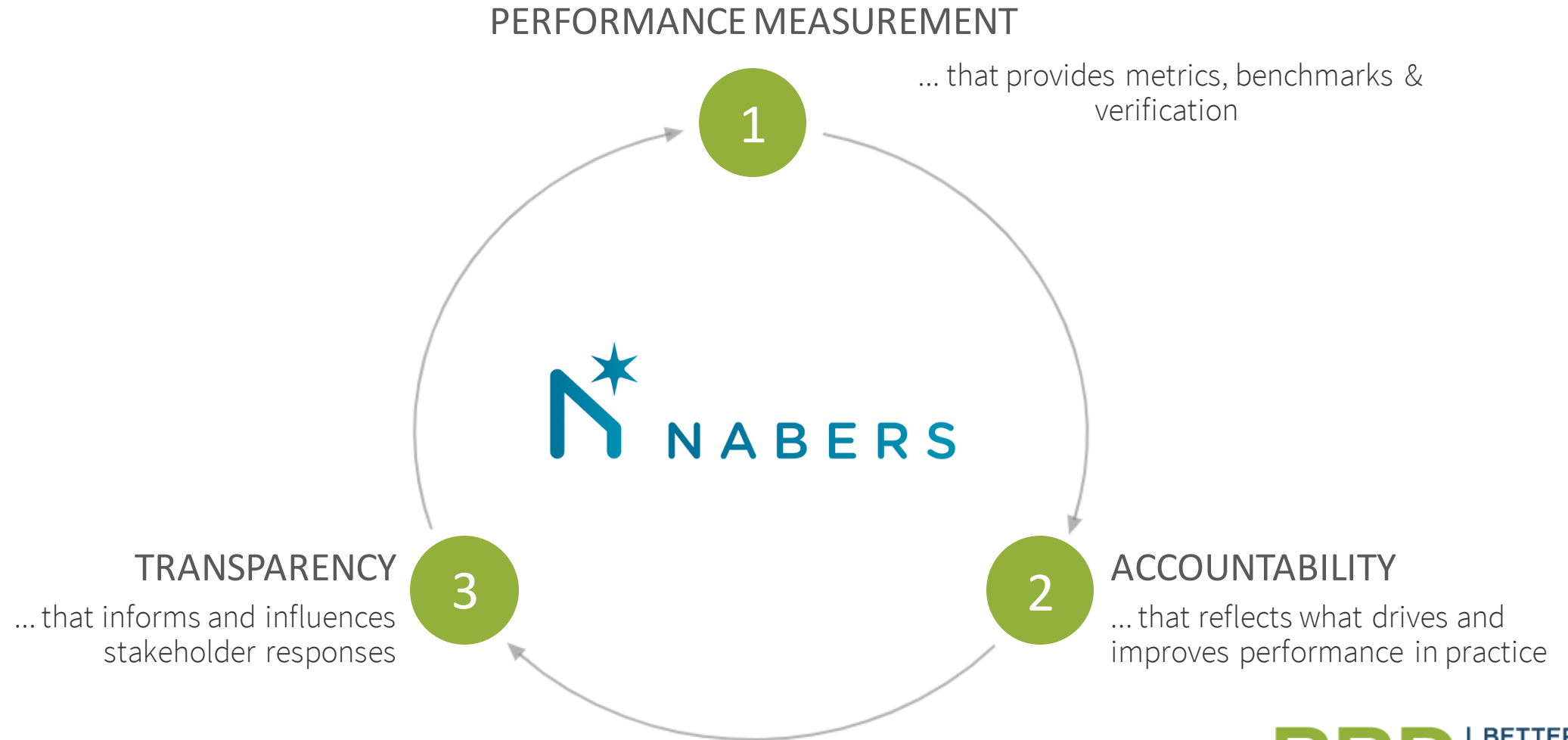
PUBLICATION OF NET ZERO
CARBON PATHWAYS



The journey so far



What does the market need?

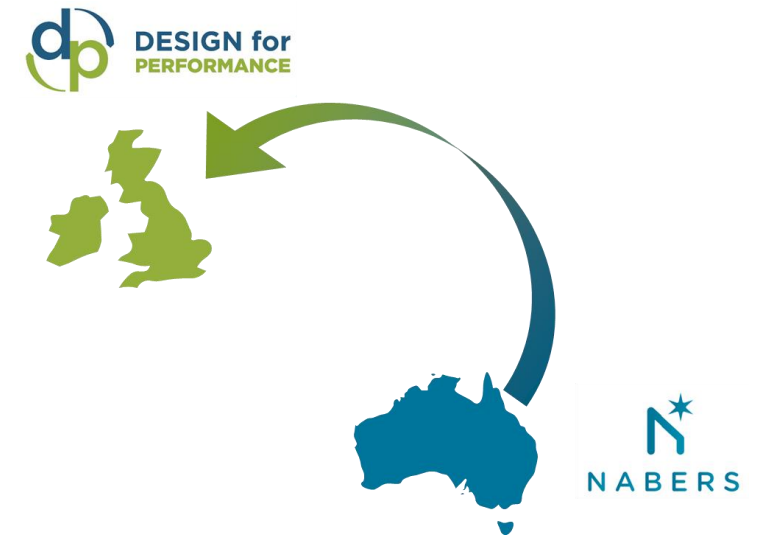


The Design for Performance Project

2015 – 16
FEASIBILITY STUDY

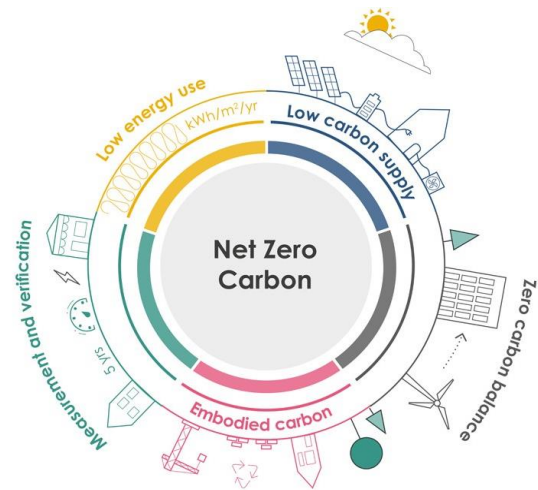
2016 - 2019
PILOT PROGRAMME

2019 -2020
SCHEME DEVELOPMENT



BBP BETTER BUILDINGS PARTNERSHIP

Collaborative & Aligned

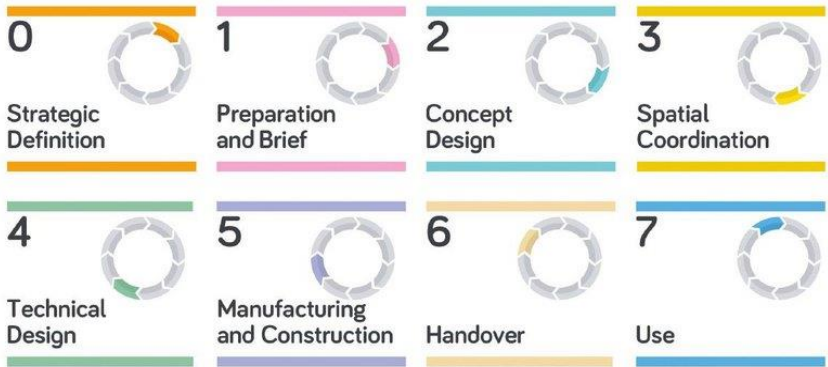


MAYOR OF LONDON

'Be seen' energy monitoring guidance

Guidance on the implementation of the London Plan post-construction energy monitoring policy

PRE-CONSULTATION DRAFT



Market led, market backed

PIONEERS



DERWENT
LONDON



nuveen
REAL ESTATE



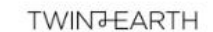
STANHOPE



INDUSTRY SUPPORTERS



DELIVERY PARTNERS





NABERS

UNITED KINGDOM

[Home](#) > [About](#) > [NABERS International](#) > NABERS UK

NABERS UK



[About NABERS UK](#)

Find out the background and governance structure of the new UK scheme.



[Products](#)

NABERS has two products available for UK office buildings, NABERS Design for Performance and NABERS Energy for Offices.



[Accredited Assessors](#)

Find out about the role of a NABERS Assessor and sign up to receive news on training.



[News](#)

Find the latest news and announcements from NABERS UK.



[Publications \(UK\)](#)

Find the latest rules and regulations for NABERS UK.



[Contact us](#)

Please get in touch with any questions.



bre



SCHEME
AMBASSADOR



SCHEME
OWNER



SCHEME
ADMINISTRATOR



STEERING COMMITTEE

INDUSTRY STAKEHOLDERS



CHRISTOPHER BOTTEN

PROGRAMME MANAGER, BETTER BUILDINGS
PARTNERSHIP



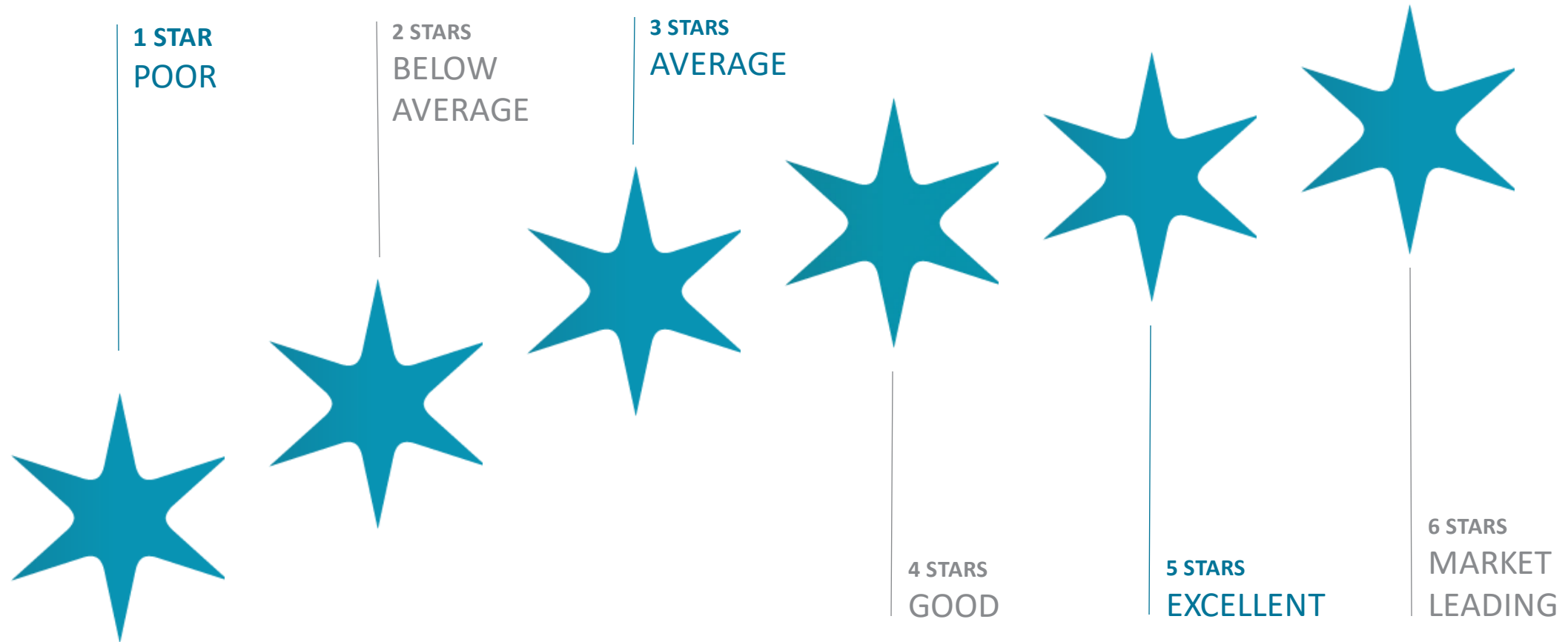


Energy



Offices

A simple language





Operational energy efficiency
rating for existing offices



Process to target an
operational rating for new build
& refurbishments

NABERS Energy ratings



Metered performance



Fair comparison

NABERS Energy ratings

Base Building Rating

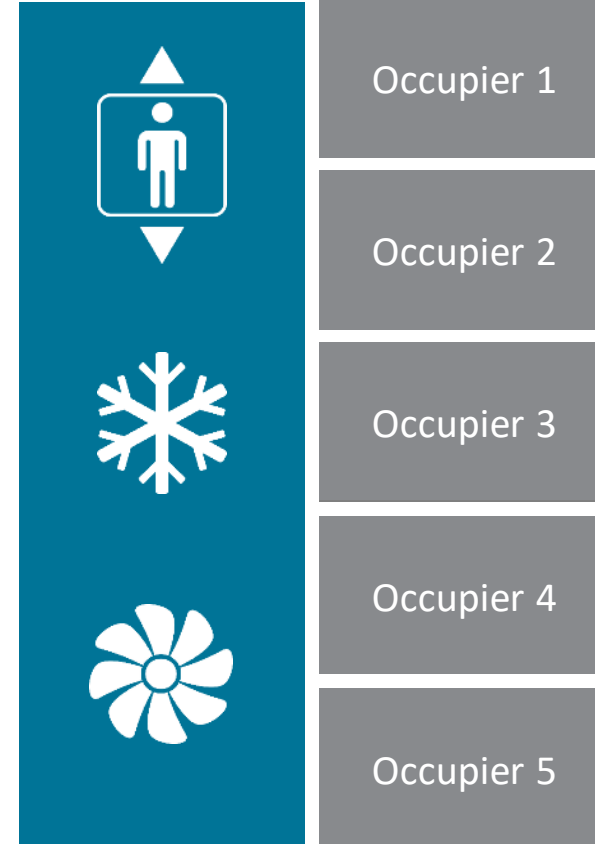


Whole building
HVAC

Lifts

Common Area
lighting &
power

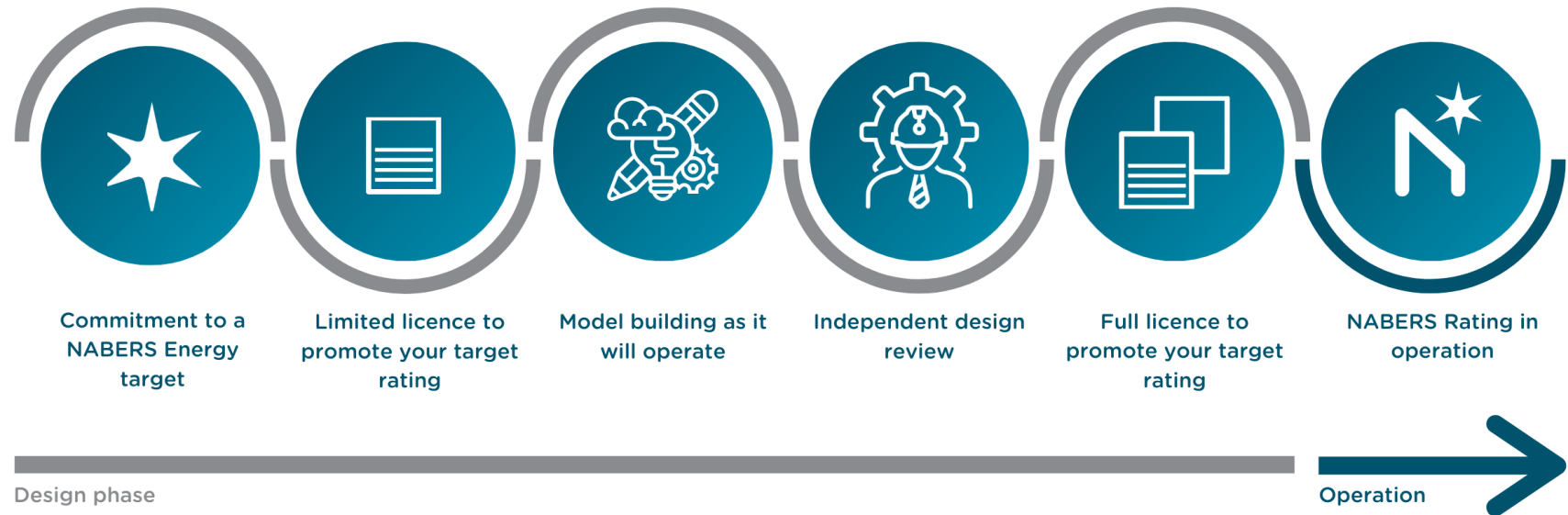
Hot water



Lighting

Small power

ICT



Commitment to a
NABERS Energy
target

Limited licence to
promote your target
rating

Model building as it
will operate

Independent design
review

Full licence to
promote your target
rating

NABERS Rating in
operation

Design phase

Operation

Why Design for Performance?



REDUCE
ENVIRONMENTAL
IMPACT



DELIVER DESIGN
INTENT



ATTRACT SUSTAINABLE
FINANCE



LOWER
OPERATIONAL COSTS



SUPPORT
NET ZERO
PATHWAY



ENHANCE CORPORATE
REPUTATION



ATTRACT PREMIUM
TENANTS



INDEPENDENT
ASSURANCE



MEET MARKET
EXPECTATIONS



BECOME A
LEADER

Pioneering projects



1 Broadgate



2 Ruskin Square



4 Angel Square



7 Holbein Place



11/12 Wellington Place



19-35 Baker Street



The Turing Building



Lavington Street



New City Court



Portland House



Ralli Quays



South Molton Triangle



St James Market Phase 2



Statesman House

Adapting NABERS to the UK



New benchmarks and rating tool
based on UK data



Updated rules to reflect the UK
market



Tailored Design for Performance
process



UK Independent Design Review
Panel of UK practitioners

verco

 **DELTA Q**



NABERS UK

Guide to Design for Performance

Version 1.0 – November 2020



NABERS UK is owned and overseen by the New South Wales Government, Australia and managed by the UK Scheme Administrator.
Published November 2020.



NABERS UK – The Rules

Metering and Consumption

Version 1.0 – November 2020



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Published November 2020.



NABERS UK – The Rules

Energy for Offices

Version 1.0 – November 2020



NABERS UK is owned and overseen by the New South Wales Government, Australia and managed by the UK Scheme Administrator.
Published November 2020.



What's next

1. Administration transition

2. Industry Upskilling

- Assessor training
- UK IDR Panel launch
- Advanced simulation training

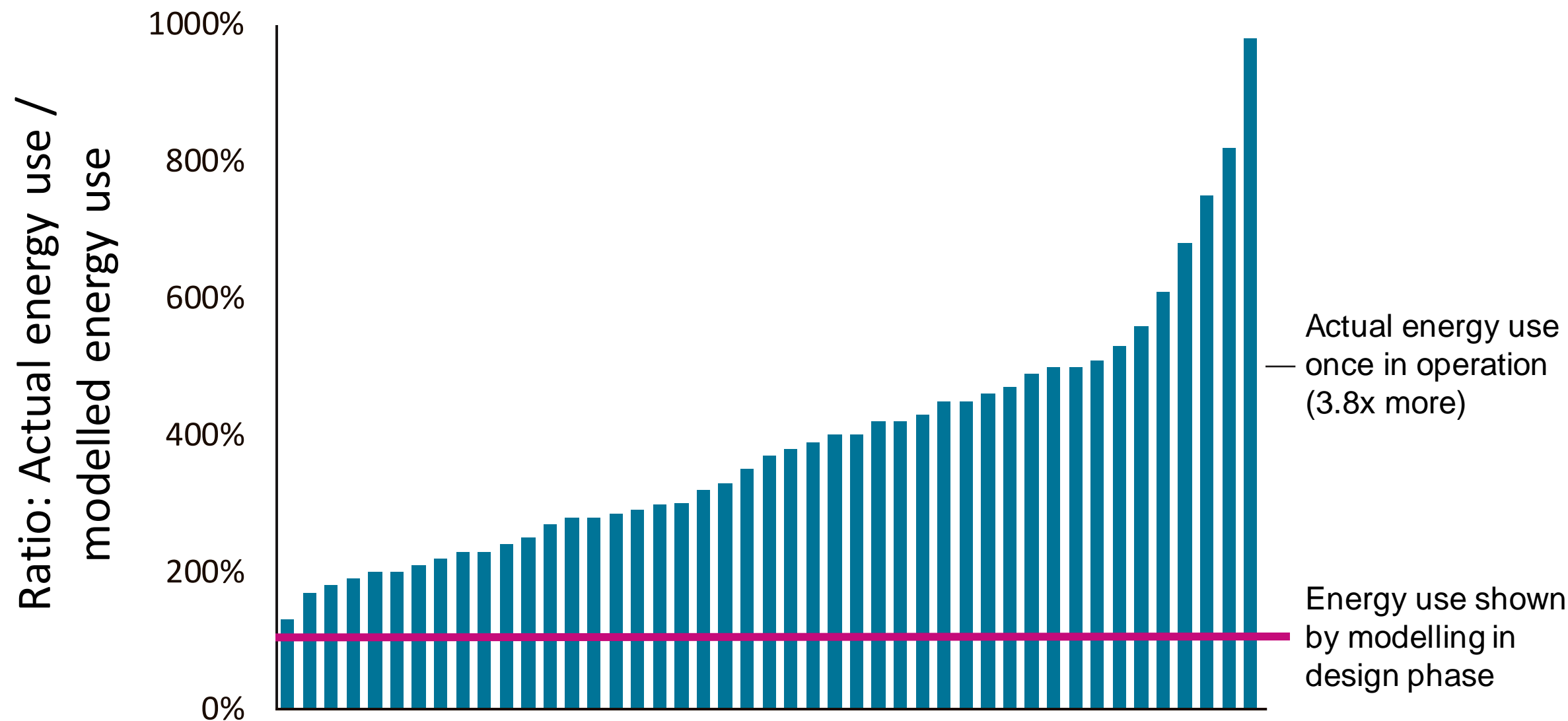


How NABERS ratings and Design for Performance transformed Australia

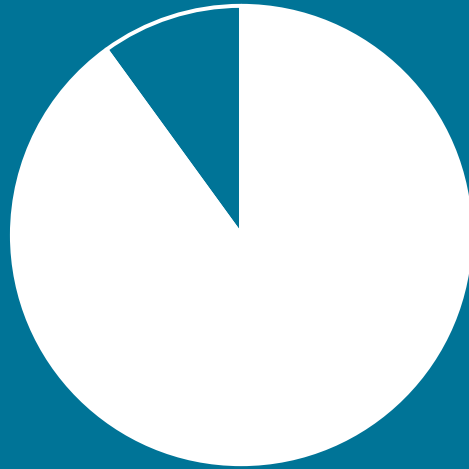
Carlos Flores | Director, NABERS



How big the gap between design and performance can be



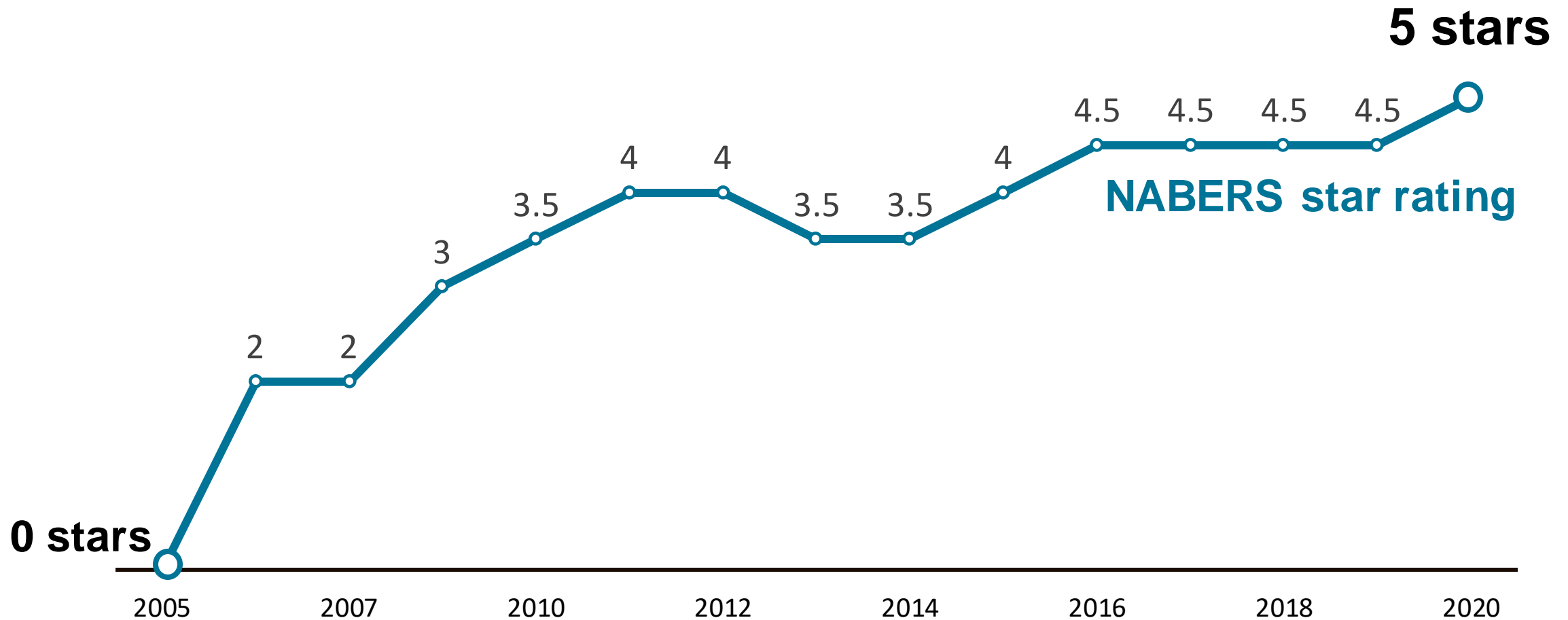
*Source: UK Innovate, Building Performance Evaluation Programme (2016)



90%

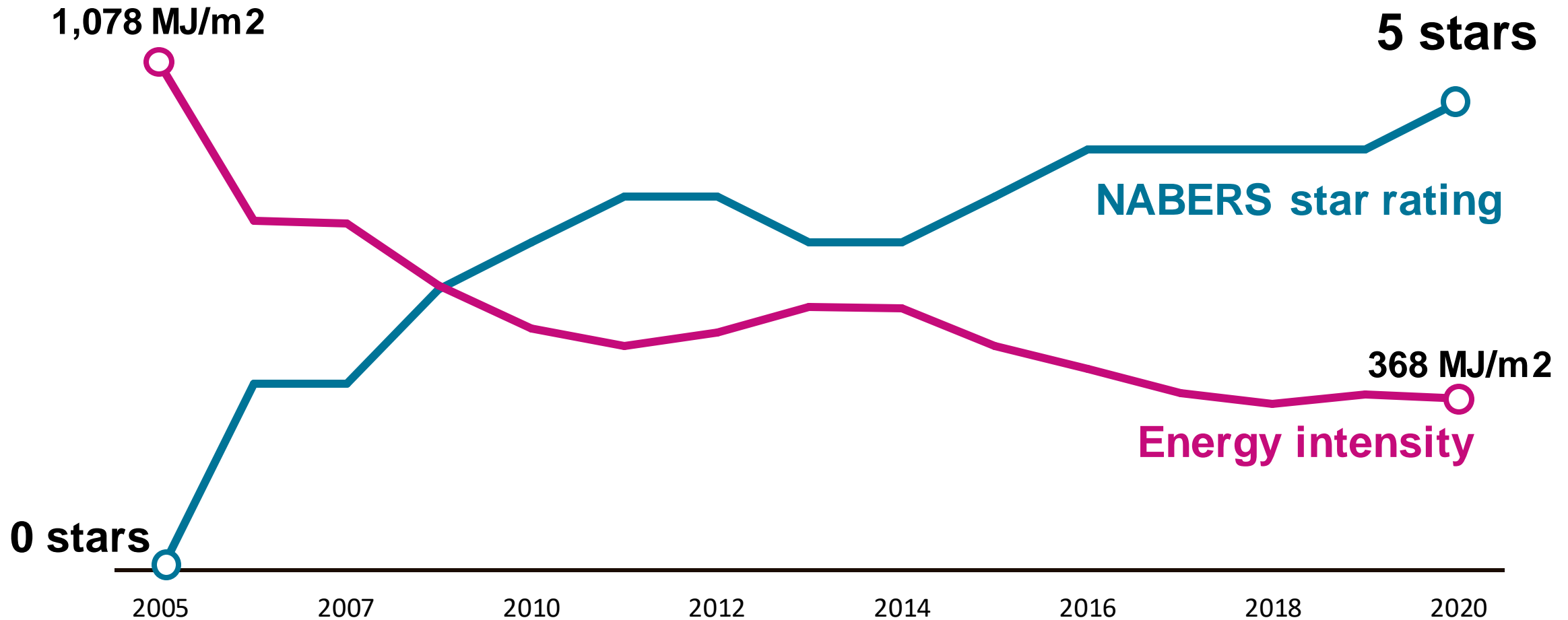
**of new buildings with a NABERS Commitment
Agreement meet their energy target in operations**

Australia Square: a journey from zero to hero



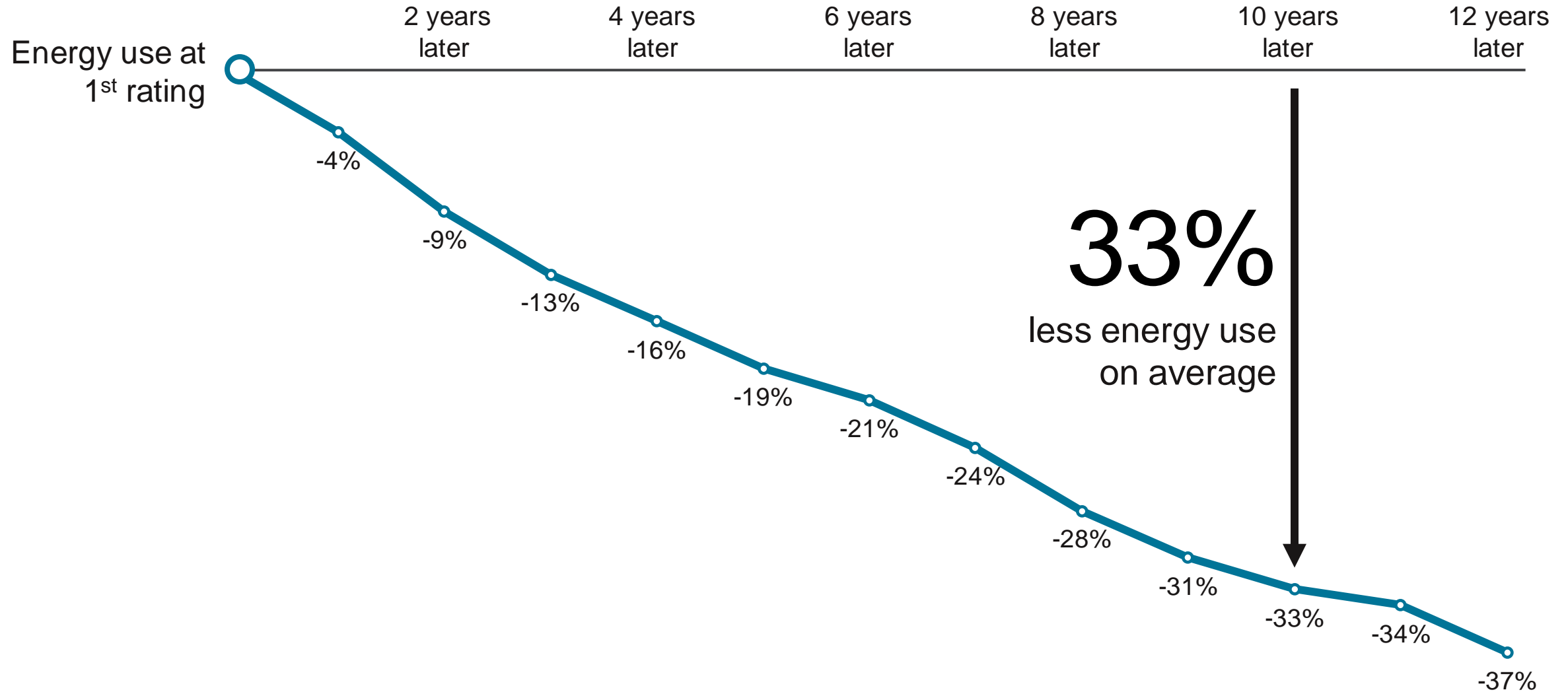
*Australia Square | 264-268 George St, Sydney. Co-owned by DEXUS and GPT.

Australia Square Building: a journey from zero to hero

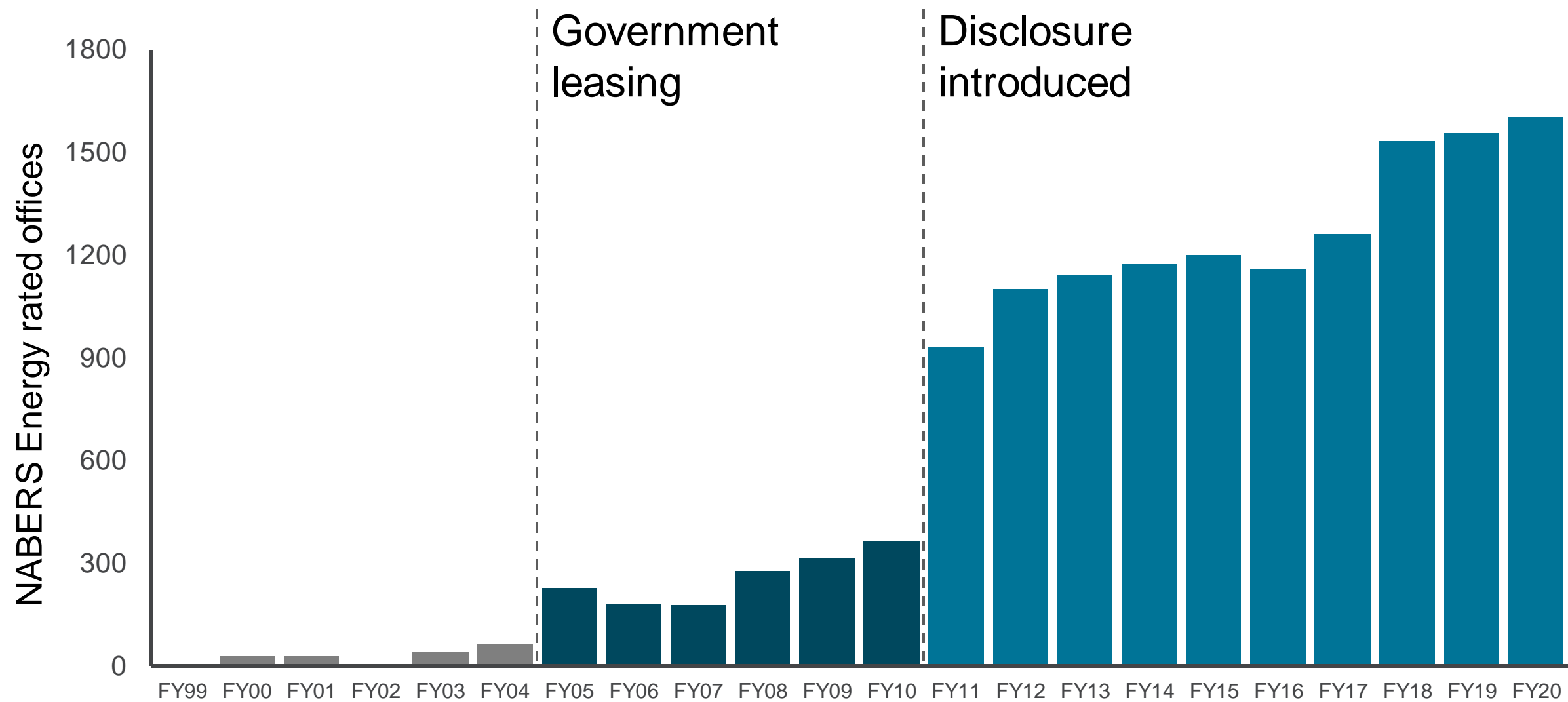


*Australia Square | 264-268 George St, Sydney. Owned by DEXUS and GPT.

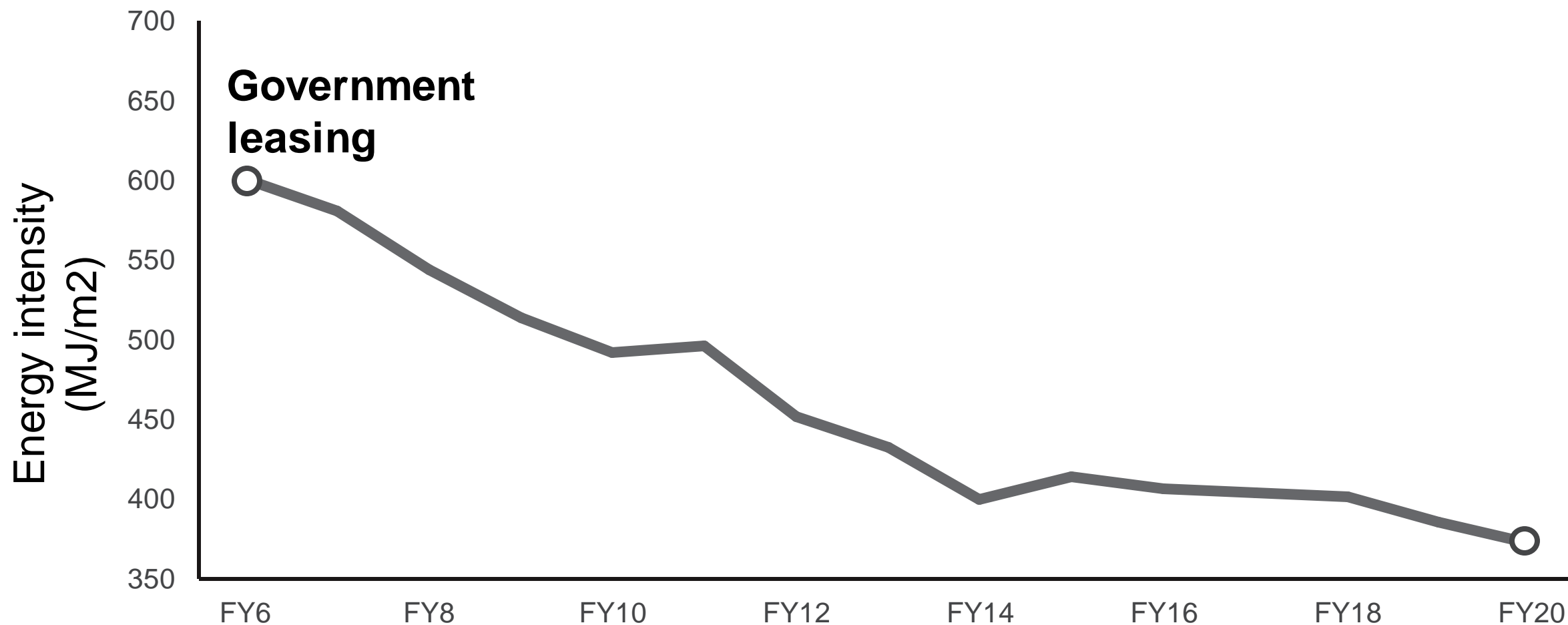
NABERS-certified buildings reduce energy use at one of the fastest rates in the world



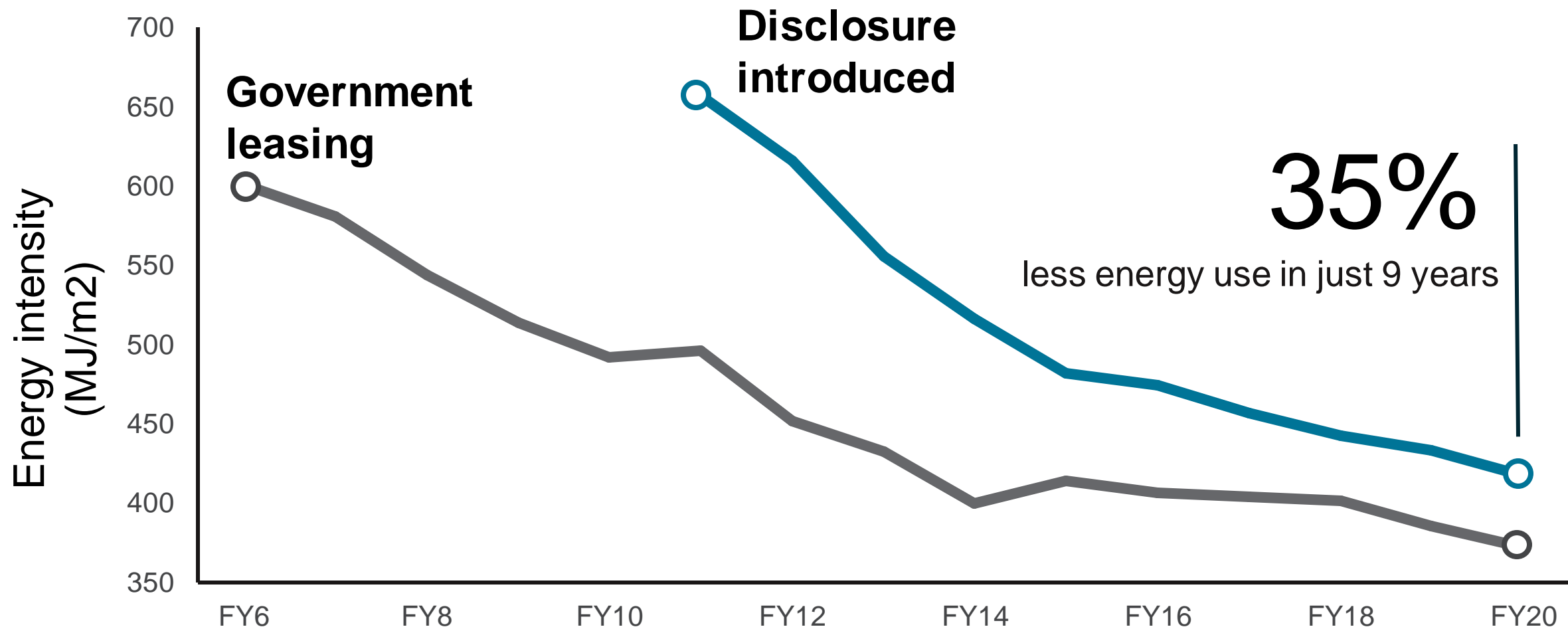
Government policies made building energy efficiency visible



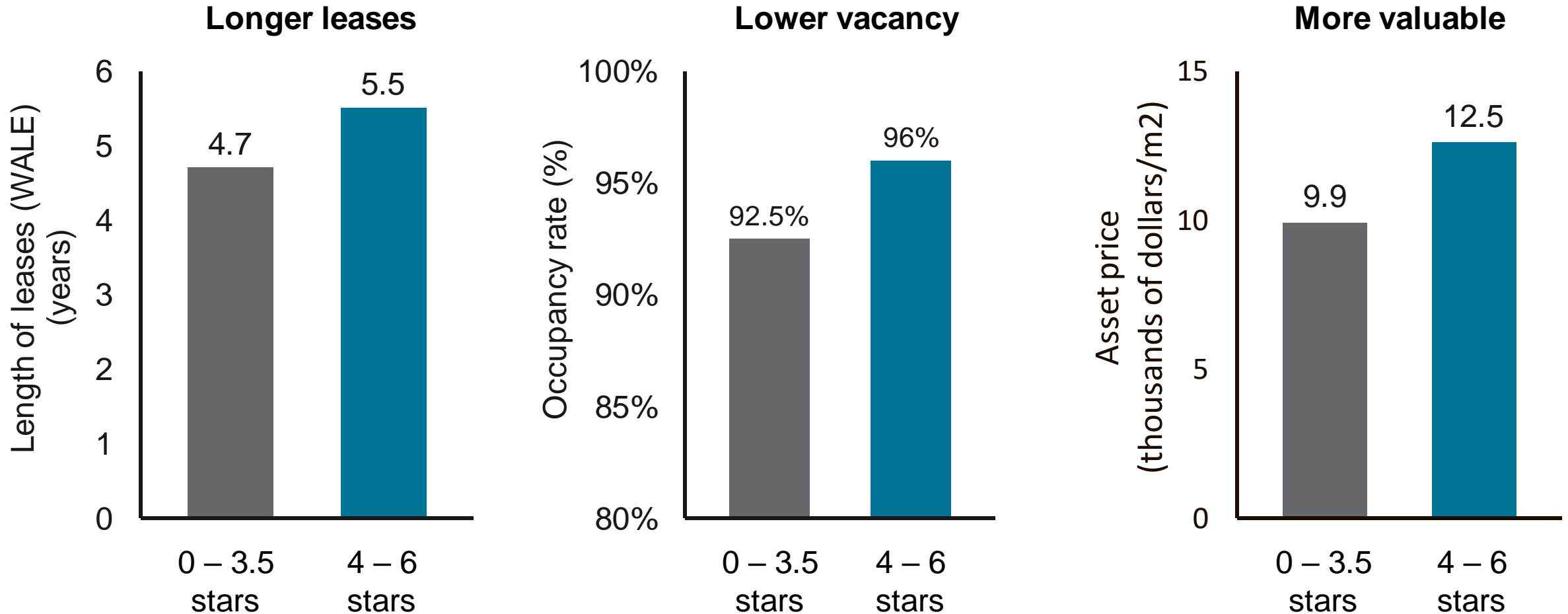
Energy savings following mandatory disclosure



Energy savings following mandatory disclosure



Good for business, good for the planet (Source: RIA)



*Source: Real Investment Analytics, Australian Green Office Property indicators 2020 Q2. Figures represent the 5-year average.

Australia's Sustainable Portfolio Index 2020

Property Portfolio	NABERS Energy rating (stars)	Buildings certified	Portion of portfolio certified
Cbus Property	5.5	8	100%
Local Government Property Fund	5.2	4	100%
Charter Hall (CLW)	5.1	8	100%
Brookfield (Premier Real Estate Partners)	5.0	4	100%
LendLease (Barangaroo)	5.0	4	100%
GPT (Group Office)	4.9	26	100%
GPT (Office)	4.9	14	100%
GPT (Wholesale Office Fund)	4.9	17	100%
LendLease (APPF)	4.8	15	100%
Investa (ICPF)	4.8	12	100%

BREEAM and NABERS UK

Shamir Ghumra

Head of Building Performance Services, BRE





- World leading and first of its kind; over 590,000 certified assets across 88 countries in over 30 years
- Locally adaptation by life cycle stage and asset type; residential, commercial, hospitality, infrastructure, data centres and bespoke

- 3x brands, 13x schemes, 65x cert. services
- Comprehensive sustainability/ESG scope
- SDG aligned





Global comparison



Increased efficiency



Well-being & satisfaction



Portfolio management



Increased resilience



Reduced operating costs



Alignment to best practice



Enhanced dialogue



Investor scrutiny



Stakeholder transparency



Green Bond compliance



Green premiums



PR & marketing tool



Non-financial reporting



Process alignment



Accelerated recovery

NABERS UK is complementary to BREEAM



Panel Discussion



Sarah Ratcliffe
Better Building
Partnership



Carlos Flores
NABERS



Shamir Ghumra
BRE



Abigail Dean
Nuveen



Nils Rage
Landsec



Peter Williams
Stanhope



Simon Leckie
Lendlease

@bbpuk

#DesignForPerformance

#NABERS_UK

AN INDUSTRY EFFORT

SARAH RATCLIFFE

CEO, BETTER BUILDINGS PARTNERSHIP



AberdeenStandard
Investments

AECOM Imagine it.
Delivered.

ARUP

atelier ten

ATKINS
Member of the SNC-Lavalin Group

BCO

BPF
BRITISH
PROPERTY
FEDERATION

British
Land

Bryden Wood

BSRIA

b
p

BURO HAPPOLD

Carbon
Intelligence

CIBSE

chapmanbdsp

CREFC Europe

CUNDALL

DERWENT
LONDON

EDSL Tas

ELEMENTA

EP&T
GLOBAL

EVORA

EVORA
EDGE

Federated
Hermes

GREAT
PORTLAND
ESTATES

GROSVENOR

H | M

HOARE LEA (H.)

INKLING

KJ TAIT ENGINEERS

Landsec

LAING OROURKE

Legal &
General
INVESTMENT MANAGEMENT

lendlease

M&G
REAL ESTATE

MAPP

MECSERVE

MEPC

NG Bailey

Norman
Disney &
Young
A TETRA TECH COMPANY

nuveen
REAL ESTATE

PICK
EVERARD

RAMBOLL

RIBA
Architecture.com

RICS

ROYAL
LONDON
ASSET MANAGEMENT

STANHOPE

SWECO

TFT

THE CROWN
ESTATE

thornton | reynolds

Transport
for London

TWIN EARTH

UBT
Usable Buildings Trust

UK
GBC

USS

watkins payne
designed • engineered • focused

WILLMOTT DIXON
SINCE 1852

WORKSPACE

wsp

Thank you!

verco

 **DELTA Q**

BBP | BETTER
BUILDINGS
PARTNERSHIP

Thank you!



Over to you...





NABERS

UNITED KINGDOM