

CASE STUDY

PROJECT BACKGROUND - Mixed use development CO₂ emissions compliance certification

Church Street, Little Lever, Bolton

“Co₂ Emission Compliance Certification is key to successful new building work and refurbishment projects and now requires specialist knowledge and government accredited assessors to complete the compliance certification required”

HSR were contracted to provide detailed recommendations on building compliance. Such is the complexity of the regulations surrounding Co₂

Emissions, correct calculations require specialist technical knowledge and a broad range of Legislation - which has increased significantly since 2008 during which time the property market had been at its lowest.

This is an example of a mixed use dwelling/retail refurbishment and new build scheme which required Part L as designed Co₂ Emissions clarification, further changes to the design of heating, lighting and hot water provision during the build without prior adjustments and confirmation

by your assessor can lead to costly complications in meeting compliance at sign off stages. This development required 4 of the six government accredited energy assessor qualifications to provide the mix of compliance documentation to finish the project.

As developers now start to resurrect projects or come back to the market, the Co₂ Emission calculations should be carried out as early as possible within the planning process.

“We benefited from using a single company with the skills to communicate with the architect, builders and building control to achieve all the necessary certifications for a complex mixed use development. HSR saved us time, a lot of confusion and a great deal of cost”

“Developer”



PROJECT SPECIFICATION

Our recommendations were confirmed and accepted as follows:

1. Confirmation documentation to confirm that the refurbished elements met the increased U-Values required in Part L1 & 2b.
2. New Build CO₂ thermal calculations to provide Target Emission Rates using SBEM and SAP calculations
3. Minimum associated Air Tightness Tests proving the integrity of the build and to provide results into the final as built certification
4. Once the above has been achieved we can then issue associated Energy Performance Certification which are required at only one of three key stages – namely Construction, Sale or Let.

Our business model has been designed to offer compliance services covering all of the government accreditations, and relevant recommendations, as follows:

- On Construction Energy Performance Certificates (OCDEA-SAP)
- Domestic Energy Performance Certificates (RdSAP)
- Non Domestic Energy Performance Certificates (NDEA Levels 3,4 & 5)
- Display Energy Certificates (DEC's) which looks at the actual operational costs of the buildings
- We also provide support & advice in specifying Low & Zero Carbon (LZC) neutral technologies within the design.



“HSR are a one stop shop for building compliance services on commercial, domestic and mixed use properties.”

THE RESULTS

On the above project which was a mixed refurbishment/new build development of domestic and retail units, we provided expert knowledge of Part L and the Energy Performance in Building Directive (EPBD), four EPC accreditations together with providing Air Tightness Tests with our associate providers. Without this certification and supplementary information the developer would have struggled to obtain sign off from building control which causes further delay to project completion and will have a significant impact on project costs.

The benefit to the client which was to use a single company to communicate with the developer, the architect, building control and the builder to carry out the consultancy and certification services, thus reducing time, confusion and cost.

We are providing a trusted, confidential and value for money service with our clients interests at heart.



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