

DESIGN FOR PERFORMANCE



Using NABERS UK to design and deliver buildings that perform

WHAT IS NABERS UK?

NABERS UK is a simple, reliable and comparable system for rating the energy efficiency of office buildings across England, Wales, Scotland and Northern Ireland.

Like the efficiency star ratings that you get on your fridge or washing machine, NABERS provides a rating from one to six stars for offices.

This helps building owners to understand their building's performance versus other similar buildings, providing a benchmark for progress.

NABERS UK offers two products: NABERS Energy ratings and Design for Performance.

Unlike design-based ratings, NABERS Energy ratings measure and verify the actual energy use of offices, helping building owners to accurately track and communicate the energy performance of their buildings.

Design for Performance is a framework for developers to help ensure projects deliver against their design expectations. A Design for Performance Agreement helps you to embed energy performance targets within your delivery supply chain and provides the checks and assurance measures to help you achieve your target rating in operation. It helps ensure the design meets the needs of the building's future occupants and minimises lifetime energy use and emissions.

WHAT IS DESIGN FOR PERFORMANCE?

The UK has a design-for-compliance culture which has led to the well-known 'performance gap' that exists between original design intent and how a building truly performs in-use.

Design for Performance is a process that overcomes this, where a developer or owner commits to design, build and commission a building to achieve a targeted NABERS Energy rating.

If you are a developer or owner, you can register any new office development or major refurbishment by signing a Design for Performance Agreement. Your target NABERS Energy rating must be 4.0 stars or above.

The Agreement spans a number of years and remains in effect until the building has received its NABERS Energy Rating, after 12 months of operation.

After signing up to Design for Performance, you can promote your target rating to investors, occupiers and wider stakeholders.

SUPPORT YOUR SUSTAINABILITY STRATEGY

DEMONSTRATE YOUR COMMITMENT TO EXCELLENCE

Design for Performance forms the basis of a rigorous project energy strategy by acting as a shared, tangible target for all parties involved from planning and design through to construction and operation to deliver an energy efficient, high-performance office building.

IMPROVE ACCOUNTABILITY

Through the implantation of the Design for Performance process, you'll maintain control of your building's energy credentials throughout the construction process, helping ensure you'll meet your target rating.

MARKET LEADERSHIP RECOGNITION

Gain a head start to stand out as a market leader: start your sustainability communication activities early using the trusted NABERS brand, helping you attract investment and blue-chip tenants.

WHY USE 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

STEPS TO DESIGN FOR PERFORMANCE



1. SIGN UP YOUR PROJECT

Gain internal buy-in and sign a Design for Performance Agreement.

Commit to a minimum NABERS Energy rating of 4 Stars for office base buildings.

2. PROMOTE TARGET RATING

Promote your project's target rating across marketing and media publications.

Communicate to investors and occupiers the aspirations of the project.

3. MODEL THE BUILDING AS IT WILL OPERATE

Communicate your target to the project team.

Design the building to operate at the target rating.

Advanced simulation is used to test the design against a range of expected operational conditions.

4. INDEPENDENT DESIGN REVIEW

Approach independent design reviewers to obtain 2-3 quotes.

The panelist you select will review the model to check whether the design will meet the target rating.

5. VERIFY YOUR RATING

Once the building has been occupied for 12 months, approach an accredited assessor to verify you've achieved your target rating.

DESIGN FOR PERFORMANCE IS RECOGNISED BY AND COMPLEMENTS OTHER LEADING INDUSTRY INITIATIVES

- BCO Guide to Specification
- BSRIA Soft Landings
- GLA Be Seen Energy Monitoring Guidance
- GRESB
- London Energy Transformation Initiative
- RIBA Climate Challenge
- UK Green Building Council Net Zero Carbon Definition



SIGN YOUR PROJECT UP

Visit our website
www.bregroup.com/nabers-uk

Contact the BRE team for more information
nabersuk@bregroup.com