



Minimum Energy Efficiency Standards (MEES) for BIFM South West Region Facilities Managers

The provision of consultancy services to BIFM Facilities Managers on the upcoming Minimum Energy Efficiency Standards.

Client Requirements

The BIFM is the professional body for facilities management, they support professionals across the world in attaining, developing and maintaining essential skills in the discipline of facilities management. BIFM's mission is to promote excellence in facilities management for the benefit of practitioners.

BIFM required expert consultancy advice for their members on the forthcoming MEES legislation in terms of raising awareness to the legal requirements, technical approach and implementation guidance.

BIFM requested that BSSEC provide a knowledge transfer workshop to over 100 of their facilities managers in the South West Region.

MEES

From April 2018 legislative changes in the Energy Act 2011 bring MEES into effect. The changes to the Act will make it unlawful for commercial landlords to let/sublet properties in England & Wales with the two lowest Energy Performance Certificate (EPC) ratings of F and G, subject to certain exemptions.



energy efficiency consultants

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Methodology

BSSEC took a brief from the BIFM in terms of understanding the target audience, their roles, portfolio's and previous experience in energy compliance legislation. From the brief consultancy training and knowledge transfer material was planned in the form of:

- The requirements of the 2011 Energy Act
- The requirements of the 2015 Energy Efficiency Regulations (MEES) for England and Wales
- The key requirements and exemptions
- Key legal dates and phasing
- The UK property market size of 'F' & 'G' ratings that require improvement
- The cost impact of the legislation and M&E and fabric improvement costs in a range of building types including, industrial, retail and air conditioned offices and naturally ventilated offices
- Landlord and Tenant issues – potential conflict and options for resolution
- Tenant benefits and risks
- Landlord benefits and risks
- Next steps

The knowledge transfer material was then presented to BIFM members at a workshop at one of the regional training days. The session included question and answer session and the opportunity to take one-to-one consultancy sessions afterwards.

Outcomes

The outcome of the knowledge transfer session was focused upon implementation and provided each member with a 4 step implementation plan that included:

Step 1: masterplan – How to develop a masterplan approach included key information such as lease renewal dates, EPC ratings and M&E / fabric asset ratings and associated information.

Step 2: technology strategy – How to appraise technologies that are suitable for different building types, process for pilot trials and measurement, verification of actual impacts.

Step 3: project manage and implement – Including specifications, tender, implementation, commissioning and training.

Step 4: measure and monitor savings – Including measurement, metering, sub metering, verification protocols and effectiveness analysis.

- *"The BIFM South West region hold training days in Bristol and these days are themed around a specific FM topic. Having spoken with BSSEC on numerous occasions before the event, there was no better subject matter expert to join our day. BSSEC presented to over 100 delegates on Minimum Energy Efficiency Standards (MEES). Guiding our members through the scope, the key dates, the likely costs, benefits, risks and a suggested implementation plan, our members went away better informed on MEES, full of confidence to tackle this in their day jobs."* Nick Fox – Chairman, BIFM South West
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