

Appendix B: NZCB – Operational Energy Minimum Reporting Template

Overview

Dates of achievement	September 2020 – August 2021
Verified by	Hoare Lea
Building location	28-42 Banner street, Octavia House, London, EC1Y8QE
Building type	Office Class E
Building description	<p>Eric Parry occupy the 4th (Top) floor of the building (Octavia House), including the terrace, and the small “bungalow” located on the roof. The office space is leased from the building landlord.</p> <p>The building is a concrete frame with 4 storeys in total. there is a small “bungalow” built on the roof area. Structure unknown.</p>
Energy scope	<p>Whole building.</p> <p>Whole building selected as all the building loads are included. Gas meter readings for heating have been calculated based on the total building gas consumption and apportioning this to a relevant floor area of the assessed office.</p>
Assessed area	809.2m ² (NLA)
Percentage of total building area	<p>The total building area 5062m² NLA.</p> <p>Eric Parry occupy the 4th floor with NLA of 755m², and rooftop bungalow with NLA 54m² NLA. Giving a total NLA of 809.2m².</p>
Data sources	<p>Heating is provided from a communal heating system fed by gas boilers located in the basement. The rooftop bungalow is not served from this system. Data on the building consumption was provided by the Landlord.</p> <p>Electricity is metered per floor. Data was sourced from the electricity utility bills.</p> <p>The bungalow is not separately metered, rather it is metered as part of the communal systems. Eric Parry pay a standing service charge for this. Because it is a relatively small portion of the total 7%, consumption data for the 4th floor has been extrapolated over the total area (809m²).</p>

Energy – overall

Indicator	kWh	kWh/m ²
Total annual energy consumption	202,831	251
Total annual electricity consumption	85,648	106
Total annual fuel consumption (natural gas) per fuel/delivery type	117183	145
Total annual electricity exported by renewable energy sources minus storage losses (e.g. photovoltaic)	0	0

Renewable electricity procurement

Indicator	kWh	%
Total annual electricity consumption: a row per procurement route (Refer to Table 9-10 of the Renewable Energy Procurement & Carbon Offsetting guidance)	0	0
	Total	100%

Supplementary narratives required:

- Where interim EUI targets have not been met: an action plan setting out how the target will be met in subsequent years
- For existing buildings utilising fossil fuel based heating, hot water, and cooking: a trajectory plan setting out how fossil fuels will be phased out by its next system replacement cycle. The plan should also indicate how all other energy systems will be compatible with being powered from renewable energy sources by their next system replacement cycle.
- Supporting procurement information, e.g., supplier and green tariff name, REGO registry entry (Refer to Table 9-10 of [the Renewable Energy Procurement & Carbon Offsetting guidance](#))

Carbon

	Dual reporting			NZCB Framework Definition approach	
	Scope 1	Scope 2 (location-based)	Scope 2 (market-based)	Scope 1	Scope 2
Total annual direct CO ₂ e emissions from self-generation and consumption (tCO ₂ e)	0			0	
Total annual indirect CO ₂ e emissions from imported electricity (tCO ₂ e)		18.2 (0.21233 kgCO ₂ /kWh)	18.2 (0.21233 kgCO ₂ /kWh)		18.2 (0.21233 kgCO ₂ /kWh)
Total annual direct CO ₂ e emissions from combustion of fuel (e.g. onsite gas) per fuel type (tCO ₂ e)	0			0	
Total annual indirect CO ₂ e emissions from combustion of fuel (all other sources, e.g. heat network) per fuel type (tCO ₂ e)		21.5 (0.18316 kgCO ₂ /kWh)	21.5 (0.18316 kgCO ₂ /kWh)		21.5 (0.18316 kgCO ₂ /kWh)
Total annual CO ₂ e for Scope 1 + 2 emissions (tCO ₂ e)		40	40	40	

For net calculations:

Total annual displaced CO ₂ e emissions from electricity exported by on-site renewable energy sources minus storage losses (tCO ₂ e)	0
Total annual displaced CO ₂ e emissions from international carbon offsets (tCO ₂ e)	0
Total annual displaced CO ₂ e emissions from domestic carbon units (tCO ₂ e)	40
Total annual net CO ₂ e emissions (tCO ₂ e)	0 (only when verified)

Offsets

Carbon offset approach used	Minimum / Leadership: Transition Fund
International carbon offset standard used, amount and type of offset credit procured Registry link	UK tree planting through carbonfootprint.com Verified Carbon Standard (VCS) reduction project VCS 981 Pacajai REDD+ Project
Domestic carbon unit standard used, amount and type of offset unit procured Registry link	N/A
Weighted average cost per tonne of CO ₂ e for carbon credits/units bought	£16.80. But bought additional to make up to the equivalent of £70. 220 tonnes have been purchased. This is in accordance and slightly exceeds the Leadership Transition fund approach in accordance with UKBGC.
Transition Fund – carbon price, cost per tonne of CO ₂ e (if applicable)	The transition fund is as above based on the same scheme. carbonfootprint.com - UK Tree Planting

Supplementary narrative required:

- For Transition Fund approach – narrative on projects / schemes invested in, how it supports a transition to net zero, with evidence of projected or measured carbon savings. If there are any remaining funds, how these will be spent in the upcoming three years with a rolling fund figure update.