

COVID-19

**How to reduce
energy and water
waste, cost and
carbon - even
when your building
is closed**



These are unprecedented times - where working from home (for those who can) is the norm and buildings sit empty. As we have reacted to the Government guidelines for staying safe, many of our customer locations have been vacated and closed or have reduced occupancy levels.

Our operational teams have made allowances to reduce energy used across buildings with reduced occupancy and we have published SFG30 guidance for mothballing of locations. However, we have found that there is still scope for reducing the energy usage across our customer operations.

What can EMCOR UK's Energy Services do to help you?

Our team of energy experts are here to reduce your waste, cost and carbon emissions whilst ensuring your buildings remain fit for purpose for when you return to normal operations. We offer a four-stage methodology to maximise the opportunity when your buildings are closed or partially occupied.



Analyse



Improve



Change



Sustain



Analyse

energy data

We will analyse your energy consumption data to ensure your vacant buildings are using only the energy they need to protect systems, fabric and maintain compliance with statutory requirements.

We will notify you of any sites which have higher than expected 'closed' energy consumption and will provide you with a detailed action plan to reduce this waste, ensuring cost as well as carbon savings.





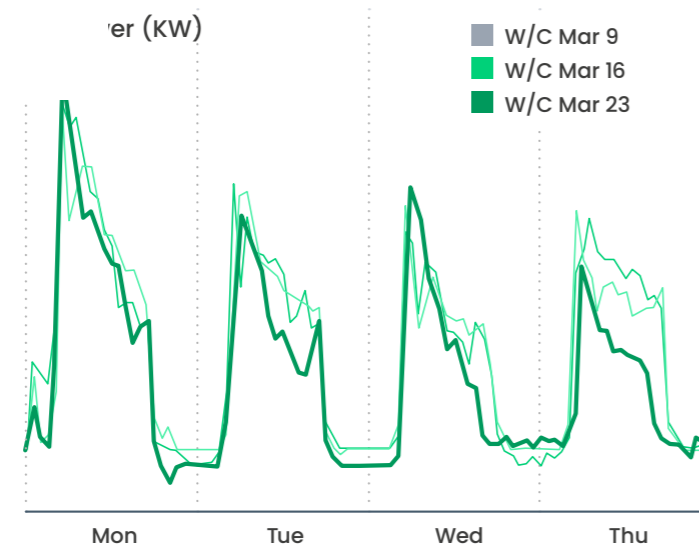
Improve

optimise energy use

We will continue to monitor your energy usage, rationalising the operation of your plant and equipment to minimise any waste.

As the way we work evolves around the latest COVID-19 information we can continue to provide you with up to date guidance in order to optimise the energy performance of your estate in these times.

If our Energy Bureau doesn't handle your data currently then through a simple letter of authority we can access your data from your supplier.



We have already made 15% savings across our own buildings and continue to optimise by providing insights and action plans.



Change

SMART technology

Through remote connections with your BMS we can ensure that changes are maintained to maximise efficiencies, or we can provide an engineer to manually make the changes (following Government safety guidelines).

If your existing remote connections do not provide the flexibility required we can look to improve this through our IoT solutions which optimise energy and water use in real time for the building, its people and their wellbeing.



impact on utility market

With utility invoices you may find an increased use of estimated readings or experience missing data, as suppliers and data collectors are affected by travel restrictions and closure of workplaces.

We will ensure we obtain manual meter readings for your facilities and submit to your supplier via the EMCOR UK Energy Bureau, minimising the risk of inaccurate invoices and potential cash flow issues.

We can contact your water supplier on your behalf – there may be an allowance made to suspend disconnections/ extend payment terms.

COVID-19 has impacted the utility markets, with oil prices at the lowest level since 2002, industrial demand has dropped while the domestic electricity market is predicted to rise due to the impact of working from home. Contact the EMCOR UK Energy Bureau to find out the impact of these historical market lows on your energy spend.



Sustain

energy/carbon reporting

For carbon and energy reporting schemes the latest guidance is summarised below:

For **Energy Performance Certificates (EPC)**, **Display Energy Certificates (DEC)** and **TM44 Air Conditioning Inspections (ACI)**, the legal requirement to obtain certificates remain in place but assessments should only be conducted where they can be done safely and in line with guidance relating to COVID-19.

For **SECR (Streamlined Energy & Carbon Reporting)**: Companies House have advised that any business struggling to report as a result of current circumstances can apply for an automatic and immediate 3-month extension to file their accounts so long as the application is made before the filing deadline.

ESOS (Energy Savings Opportunities Scheme): You will need to notify the scheme administrators directly if a time extension or consideration is required.

EU-ETS (European Emissions Trading System): The European Commission have rejected a deadline extension.

CDP (Carbon Disclosure Project): Extension granted for companies to submit disclosures via the ORS (online response system) by 26th August 2020.



how to reduce the risk of infection for occupied buildings

Below is an overview of the latest advice and guidance from REHVA for occupied buildings to reduce the risk of COVID-19 infection:

Summary of practical measures:



Secure ventilation of spaces with outdoor air



Avoid open windows in toilets to assure the right direction of ventilation



Do not change heating, cooling and possible humidification setpoints



Instruct building occupants to flush toilets with closed lid



Do not plan duct cleaning for this period



At nights and weekends, do not switch ventilation off, but keep systems running at lower speed



Switch air handling units with recirculation to 100% outdoor air



Replace central outdoor air and extract air filters as usually, according to maintenance schedule



Ensure regular airing with windows (even in mechanically ventilated buildings)



Inspect heat recovery equipment to be sure that leakages are under control



Keep toilet ventilation 24/7 in operation



Switch fan coils either off or operate so that fans are continuously on



Switch ventilation to nominal speed at least 2 hours before the building usage time and switch to lower speed 2 hours after the building usage time



Regular filter replacement and maintenance works shall be performed with common protective measures including respiratory protection.



the 'new normal'

EMCOR UK are best placed to plan your exit strategy from this pandemic. Applying our methodology and implementing your action plan we ensure maximum efficiency and waste reduction in the 'new normal' way of working.

If you require further guidance and support with any of these schemes. Please, get in touch:

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a better world at work



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