**From:** O'Donohoe, Mike <modonohoe@bam.co.uk>   
**Sent:** 19 September 2018 11:26  
**To:** Berry-Khan, Gabriel <Gabriel.Berry-Khan@camden.gov.uk>  
**Cc:** McCormack, Jim <jmccormack@bam.co.uk>; Cawley, Thomas <tcawley@bam.co.uk>; McDonald, Neil <Neil.McDonald@camden.gov.uk>; Mitchell, Simon <smitchell@bam.co.uk>  
**Subject:** RE: Regent High School - Energy

Dear Gabriel,

My colleague (Tom Cawley) is presently on AL. Please see below and attached in response to your email to Tom dated 14 August 18. This has now been reviewed and we can respond as follows.

The as constructed BRUKL and EPC have been completed using the 2010 version of the National Calculation Methodology and as the approved DSM software utilised for the as constructed building is not backwards compatible to the 2006 National Calculation Methodology, it is not possible to provide the 2006 baseline.

To overcome this our method to show the 60% emissions reduction was as follows:

* The 2006 baseline for the regulated emissions as that originally calculated in the Sustainability Statement of 30.9kgCO2/m2
* The unregulated energy consumption of 25.66kWh/m2 for the baseline from the 2010 calculations has been used as this is based on the room activities for the building and is identical in the notional and proposed buildings
* The Sustainability Statement identified the adoption of an energy efficient ICT strategy delivering an unregulated energy consumption of 8kWh/m2 for the constructed building
* 2006 emission factors for gas and electricity have been used because the 2010 emission factors changed significantly

We have updated the calculations to include the unregulated emissions; corrected the emissions from auxiliary, lighting and DHW to show a regulated and unregulated reduction of 61.19%.

Please note the PV contribution has not been double counted in the emissions table, however the renewables contribution used the total emissions with the PV contribution. The renewables contribution has now been amended to correct this and to include the unregulated emissions to give a 13.8% renewables contribution.

The BRUKL does include the electrical energy consumption associated with the GSHP installation. The renewable contribution from the GSHP has been calculated as the heat delivered by the GSHP less the electricity consumption of the GSHP based on its seasonal efficiency. The Element heading has been amended from Electric Heating to GSHP Heating for clarity.

In respect of the “further action required”

* We are unable to submit the BRUKL for the 2006 baseline building because the as constructed BRUKL is based on the 2010 NCM and the approved software is not backwards compatible to the 2006 NCM. We have used our best endeavour to provide an equivalent calculation
* We have corrected the calculations where omissions were found.

We trust this meets with your approval such that the conditions can be discharged.

Kind Regards

**Mike O'Donohoe** I Regional Design Manager - London I BAM Construction Ltd

24 Chiswell Street, London EC1Y 4TY

T 0207 374 3624 I F 0207 374 3603 I M 07860 387 796 I [www.bam.co.uk](https://protect-eu.mimecast.com/s/ARnJCMwv3U2E2kLSkYxnB?domain=bam.co.uk)