

MAYOR OF LONDON

Mayor of London
'Be seen' policy and
London Building Stock Model



‘Be seen’ policy

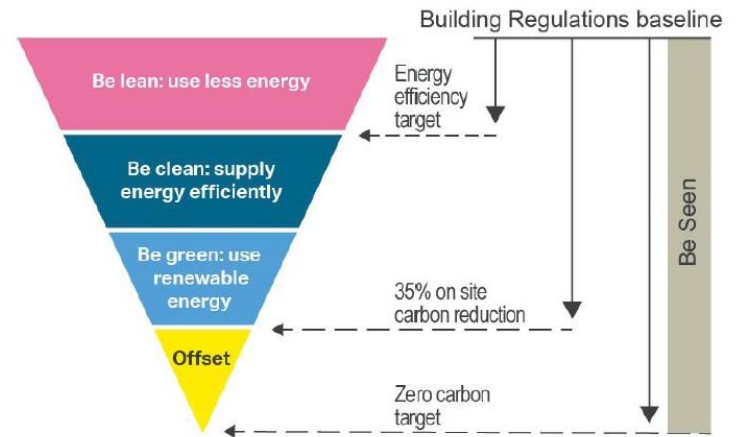
- ‘Be seen’ policy background and purpose
- Development of the ‘be seen’ approach
- ‘Be seen’ framework
 - Guidance
 - Portal – London Building Stock Model
 - Process and responsibilities
 - Indicators
- Next steps

‘Be seen’ policy background

- Climate emergency and net zero carbon London ambition
- The Mayor’s London Environment Strategy one of the first city plans to be published and compliant with Paris Agreement
- New development’s role in pushing the net zero carbon agenda forward
- The new draft London Plan has a pivotal role to play in delivering carbon savings
- Current tools only provide theoretical performance of buildings

'Be seen' policy background

- London Plan energy hierarchy:
 - Be lean
 - Be clean
 - Be green
 - Be seen



- As part of the introduction of a fourth step under the existing energy hierarchy, the 'be seen' stage, major developments will be required to monitor their energy performance and report to the Mayor for at least five years post construction via an online portal
- Policy applicable to all major applications submitted after the London Plan adoption

‘Be seen’ policy purpose

- Ensure compliance with the net zero carbon standard
- Assess the scale of the performance gap and try to bridge it
- Ensure that buildings perform in line with expectations
- Understand actual energy and carbon performance of buildings will be a key factor in achieving a zero carbon London
- Raise awareness over building performance for developers and occupants
- Establish on-going monitoring post-construction as good practice
- Potential to inform future policy through the development of benchmarks



Development of the 'be seen' approach

- **Stakeholder engagement** including roundtable discussions and workshops with developers, BRE, UKGBC, LETI, BBP, Energy management companies, London boroughs and corporations
- **Discussions** used to identify potential challenges/limitations and current metering arrangements/costs, determine technical issues that could inhibit the process and receive feedback on proposed monitoring indicators
- **Background research** of existing monitoring and reporting methodologies and frameworks and optioneering appraisal

‘Be seen’ framework

- ‘Be seen’ energy monitoring guidance
 - Publicly available
 - Sets out the requirements to comply with the ‘be seen’ policy
 - For applicants to familiarise themselves with the process
 - Applicants still encouraged to follow the approach even before the London Plan adoption

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‘Be seen’ energy monitoring guidance

Guidance on the implementation of the London Plan post-construction energy monitoring policy

PRE-CONSULTATION DRAFT

'Be seen' framework

- 'Be seen' portal
 - 'be seen' reporting spreadsheet
 - 'be seen' online portal (in development)
- Additional layer on London Building Stock Model (LBSM)
- It will present information on the energy and carbon performance

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OVERALL PROGRESS 0%

CURRENT REPORTING STAGE ----->> Planning

CONTEXTUAL DATA *Progress: 0%*

+ ORGANISATION & CONTACT DETAILS

+ DEVELOPMENT INFORMATION

+ SUPPLEMENTARY FILES AND UPCOMING REPORTING STAGES

SUPPLEMENTARY FILES

Site Plan
Does the development have a site plan? *Please select here ->* Select from list

Best Practice Documents
Does the development have a predicted DEC? *Please select here ->* Select from list

ANTICIPATED DATES FOR UPCOMING REPORTING STAGES

As-Built Stage *Must complete ->*

Operational Year 1 End *Must complete ->*

DEVELOPMENT PERFORMANCE AND EMISSIONS *Progress: 0%*

+ DEVELOPMENT PERFORMANCE

DEVELOPMENT OVERALL PREDICTED PERFORMANCE

Predicted Performance Calculation Details
Fuel Carbon Intensity Source (aligned with planning energy) *Must complete ->* Select from list

Residential Elements of the development

Predicted Annual Energy Use *Fill in all applicable fuels below*

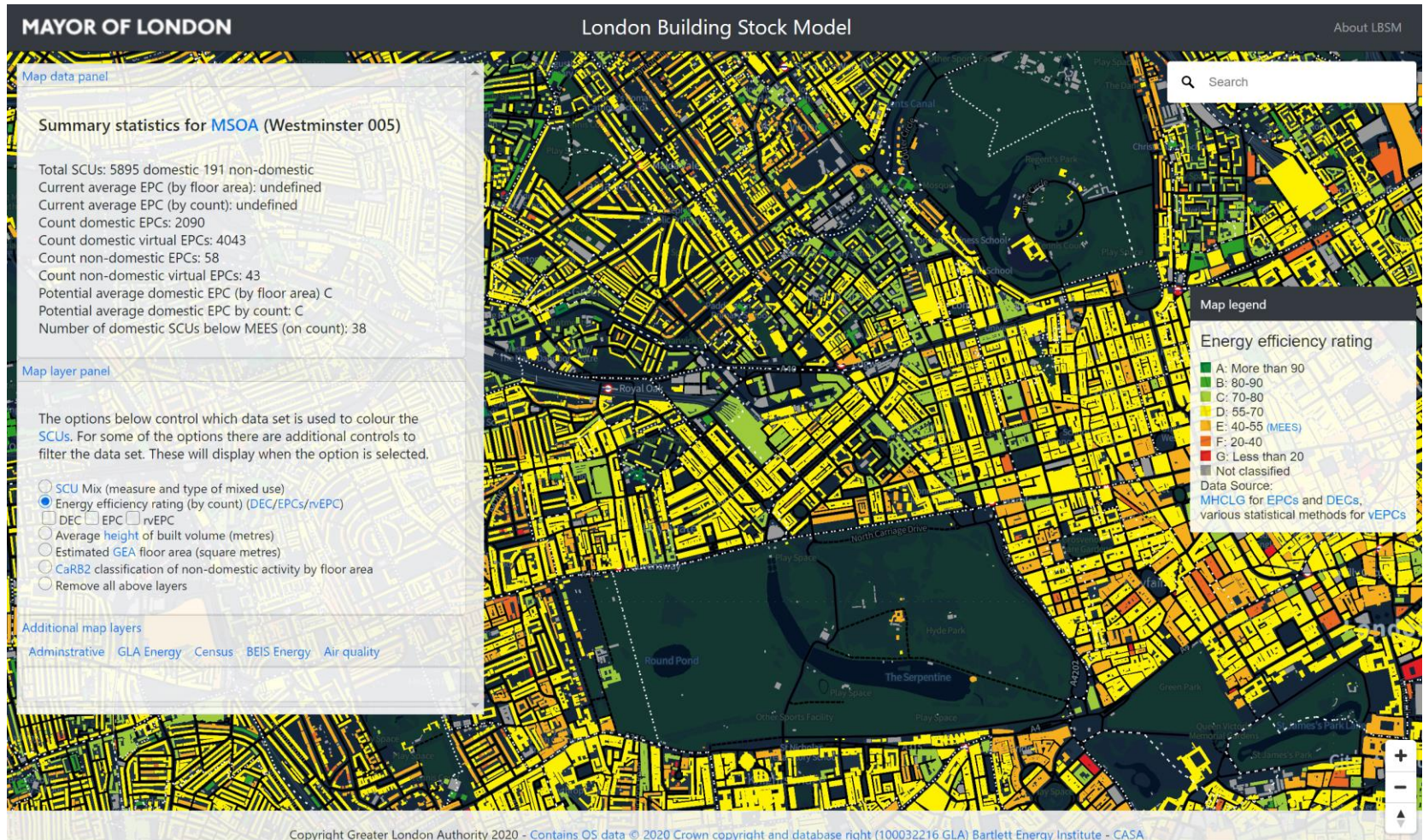
Annual Electricity Use	kWh/yr	<i>Must complete -></i>	
Annual Gas Use	kWh/yr	<i>Must complete -></i>	
Annual Oil Use (if applicable)	kWh/yr		
Annual Biomass Use (if applicable)	kWh/yr		
Annual District Htg Use (if applicable)	kWh/yr		
Annual District Clg Use (if applicable)	kWh/yr		
Elec Generation, Gross (if applicable)	kWh/yr		
Solar Thermal Generation (if applicable)	kWh/yr		
Predicted Annual Carbon Emissions	tCO2/yr	<i>Must complete -></i>	

Non-Residential Elements of the development (Part L Calculation)

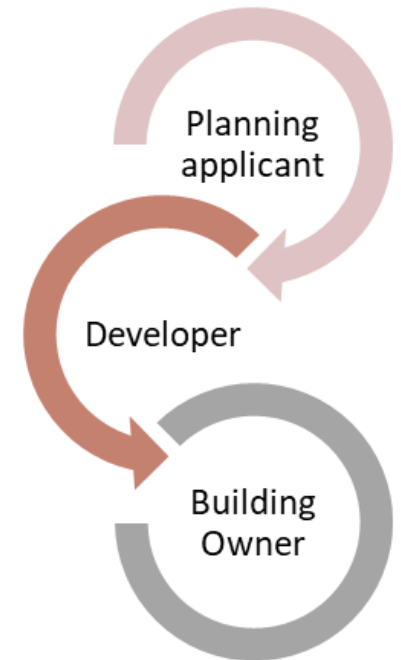
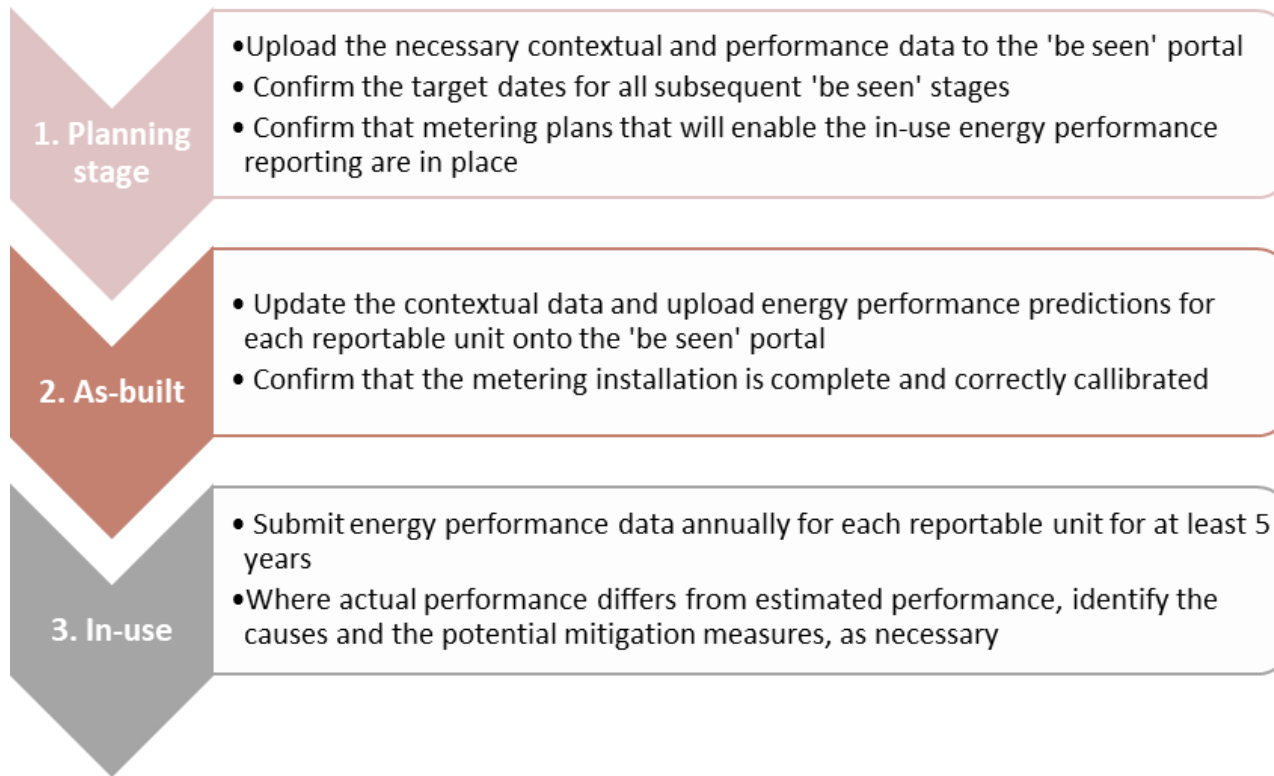
Predicted Annual Energy Use *Fill in all applicable fuels below*

Annual Electricity Use	kWh/yr	<i>Must complete -></i>	
Annual Gas Use	kWh/yr	<i>Must complete -></i>	
Annual Oil Use (if applicable)	kWh/yr		
Annual Biomass Use (if applicable)	kWh/yr		
Annual District Htg Use (if applicable)	kWh/yr		
Annual District Clg Use (if applicable)	kWh/yr		
Elec Generation, Gross (if applicable)	kWh/yr		



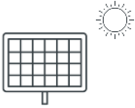
London Building Stock Model






'Be seen' process and responsibilities



‘Be seen’ performance indicators

Performance indicator group	Description
 Contextual data	Applicants will be expected to provide contextual data relating to the development’s reportable units (RUs) (see section 2.5). This includes non-energy information such as data on location and typology of buildings.
 Building energy use	Applicants will be expected to report on the energy and fuel imports into each RU of a development. This includes data from national energy grids (e.g. electricity, gas etc.) and district heating connections. This information will enable the building owner to report on the amount of energy being consumed on-site for distinct building uses.
 Renewable energy	Applicants will be expected to report on the renewable energy generation within the development to identify how much energy is being generated on-site and where this is used.

Performance indicator group	Description
 Energy storage equipment	Applicants will be expected to report on building energy storage equipment data.
 Plant parameters	Applicants will be expected to report on parameters that relate to the performance of heat or cooling generation plant within energy centres that form part of a development. This will include energy inputs and outputs of energy centres, energy use and contribution of heating and cooling technologies, and network efficiency data to monitor losses in district and communal energy networks.
 Carbon emissions	Applicants will be expected to report on the development’s estimated carbon emissions at planning stage based on the appropriate carbon emission factors, as set out in the GLA’s Energy Assessment Guidance. When on-site carbon reductions have been maximised, but a carbon shortfall still exists, applicants will be expected to report on and confirm the carbon offsetting contribution to the relevant local authority’s fund in line with the net zero carbon target.

Enforcement mechanisms and next steps

Enforcement at planning stage:

- Raise awareness of 'be seen' policy by asking applicants to read the 'be seen' guidance and familiarise themselves with the process
- A commitment from developers that the development will be designed to enable post construction monitoring and that the 'be seen' indicators will be submitted to the GLA's portal at the appropriate reporting stages
- Ensure that the relevant 'be seen' legal wording is included in the legal agreement between the applicant and the local authority

Next steps:

- Address existing challenges including residential upstream metering
- Finalise 'be seen' portal
- Further engagement with stakeholders
- Consider potential trial projects and lessons learnt

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Q&A

