

Addendum: EQUANS Technical Specification Secondary Losses – Building Regulations 2022 Uplift Compliance

July 2022

The proposed update to Part L of Building Regulations that came into force on the 15 June 2022 establishes minimum backstop values for the primary energy and CO₂ emissions associated with heat supplied by heat networks. Where these values are met, buildings connecting to heat networks should be able to comply with the updated Part L 2021 Building Regulations provided they are meeting all the other necessary requirements around fabric energy efficiency, renewable energy provision etc.

To meet the backstop primary energy and CO₂ emission factors, it will be critical that building developers design the secondary distribution systems in their buildings to minimise heat losses, and for developers to work with EQUANS to ensure secondary losses are included in the Product Characteristic Data Base (PCDB) that reflect these. This entry will be required by the SAP assessor for SAP calculations at the As-Built stage. If the secondary losses are not minimised and an entry made available in the PCDB the SAP assessor will be forced to use a default distribution loss factor (DLF) of 1.5 or 2 in their as built calculations and with these values it is likely the backstop values would not be met leading to possible non-compliance.

EQUANS' technical specification, that underpins the supply agreements for connections to the Queen Elizabeth Olympic Park heat network, requires that the developers design the secondary network distribution systems in connecting buildings to minimise heat losses. If secondary side building losses are no more than 20% of the dwelling thermal demand the primary energy and CO₂ emission backstops for Part L 2021 compliance would be expected to be met. In order to comply developers SAP assessors will need to provide confirmation to EQUANS so that a PCDB entry reflecting the new development and secondary losses can be generated.

EQUANS are also progressing plans to install new heat recovery heat pumps on the heat network that will further significantly reduce the primary energy and CO₂ emission factor for heat supplied from the network. These are expected to be operational in 2023. EQUANS are also in discussions with BEIS and The Department for Levelling Up, Housing and Communities (DLUHC) to seek clarification on how heat networks will be addressed in the Future Homes Standards, so that further appropriate decarbonisation measures can be implemented prior to their introduction in 2025.