

# Achieving PFI Energy Targets

## CUSTOMER

A medium-sized acute hospital, east of London

## SECTOR

Healthcare

## FOCUS

Onsite review to enable better performance against PFI energy consumption targets

## BENEFITS

A more accurate picture of energy use, plus identified savings of £136,970



## THE CHALLENGE

An acute hospital east of London needed to address its poor performance against contractual PFI energy performance targets. Energy use was significantly more than the 59.44GJ/100m<sup>3</sup> benchmark; and was beginning to have significant financial implications.

Concept Energy Solutions was appointed to undertake a preliminary study, to review the energy consumption and performance, and to identify any areas of inefficiency or opportunities where technology would assist in reducing energy consumption.

## ACTIONS

Concept undertook a thorough site survey, paying close attention to the main heating and steam boilers, chillers, plant rooms and ventilation units. The assessment was based on energy data provided from meter readings, supplier invoices and half hourly electricity data.

The survey set out to review actual performance against PFI energy

targets, the impact of weather on energy and performance, areas of excessive energy consumption and detailed recommendations for performance improvement.

## OUTCOMES

**Achieving PFI targets:** When Concept checked the metering on site, it became apparent that there was an anomaly in the meter reading/reporting process and in fact electricity consumption had been over-stated. Using revised consumption figures for electricity, the site performance against target is significantly improved; in fact it is below the 59.44GJ/100m<sup>3</sup> target threshold.

### **Energy savings of 10% identified:**

The building was performing well against published benchmarks. Yet Concept was still able to reveal a range of worthwhile opportunities for energy reduction. Estimated savings of £136,970 were identified and recommended to the client, equating to 781 tCO<sub>2</sub> savings and a reduction in costs of 10%. Concept estimates that investment in these measures would pay for itself in under 2.5 years.

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