



## ...MTT/project news

### SANCROFT

We are proud to be part of the Shiyong Property London Ltd team delivering Christchurch Court, Paternoster Square, London.

The scheme comprises basement, lower ground, ground and 6 upper floors and will deliver approximately 40,000m<sup>2</sup> (GIA) of modern CAT A offices.

The roof layout was fully occupied by plant, so to add value, we have worked with Buckley Gray Yeoman and rationalised the new services so that half of the roof area can be utilised for an extension to house a new restaurant/office accommodation – just the type of challenge that MTT relishes!



### 72 WELBECK STREET

We are excited to be part of Astrea Asset Management's team delivering the refurbishment of 72 Welbeck Street.

The proposed scheme will reposition the building in the marketplace as a prime office offering with modern, efficient and flexible engineering services solutions.

The works include the replacement of all main plant with enhanced performance targets to appeal to a wider and more diverse market. There will also be a new reception, increased capacity toilets, state of the art commuters' facilities and enhanced new passenger lifts.

## So; what's new?

Our latest appointments are headlined below and will be covered in more detail in future newsletters due to NDA's. Watch this space...

**1,800 room student accommodation** in East London...

**350,000ft<sup>2</sup> CAT A office refurbishment** in the City of London...

**160,000ft<sup>2</sup> CAT A office refurbishment** in the City of London...

**Corporate headquarters** in East London...

**250,000ft<sup>2</sup> office scheme** in the City of London...



## ...MTT/team updates

## Well done Robbie...

Robbie is one of our mechanical engineers who over the last 2 years has been attending London South Bank University to complete a part time MSc Building Services Engineering degree. The part-time course allowed Robbie to gain valuable work experience whilst in education. His experience, gained working with us, and his hard work throughout university resulted in Robbie being awarded a distinction.



## ...MTT/think tank

### FUTURE HOMES STANDARD CONSULTATION...

#### Introduction

The UK is now legally bound to deliver net-zero carbon emissions by 2050, with energy use in new homes identified as crucial in achieving this target. In October 2019, the government issued a consultation on the 'Future Homes Standard', targeting significant carbon reductions from new homes in 2020 and giving clarity on further improvements from 2025.

#### Key Issues

The consultation includes:

- proposals to phase out fossil fuel heating, including gas boilers by 2025, and replacing these with low carbon systems such as air source heat pumps.
- changes to building regulations to reduce the carbon footprint of homes built from 2020 (with further updates in 2025) including changes to the energy efficiency (Part L) and ventilation (Part F) requirements.
- consideration of amendments to the Planning and Energy Act 2008, preventing local planning authorities from requiring higher energy efficiency standards for new homes (to remove inconsistencies) across the country.

#### Part L Updates

The intent for the Part L update is to make new homes more energy efficient and to future-proof them in readiness for low carbon heating systems. The Government expects that a home built to the new standard will have 75-80% less carbon emissions than one built to the current Part L (2013) standards.

The two options proposed to uplift the Part L standards up to 2025 are:

- Option 1: 20% reduction in carbon emissions (achieved through much better fabric, such as triple glazing and insulation, with the addition of waste-water heat recovery and efficient gas boilers).
- Option 2: 31% reduction in carbon emissions (achieved with some fabric improvements and carbon saving technology including waste-water heat recovery and use of efficient gas boilers and solar PV). This is the preferred option.

Future-proofing options for new homes, fitted with a gas boiler between now and 2025, require that radiator systems are sized to run at low temperature (<55°C), making them heat pump and heat network ready.

A 'Householder affordability rating' (based on the EPC rating) is also proposed to prevent developers indiscriminately fitting direct electric heating – this has a low capital cost but can mean high running costs for the occupant. Direct electric heating would be permitted where appropriate, if mitigating measures to limit consumption are provided.

Various proposals are also made to close the 'performance gap' between predicted and actual as-built performance, including air-tightness tests on every new dwelling (not a sample) and more stringent transitional arrangements to ensure all homes are built to the new standards.

#### Part F Updates

The proposed Part F updates mostly simplify the process of determining the appropriate ventilation rate and system design required for new build homes. This is achieved by a new simplified structure to the documents and guidance. Providing information to householders to educate them on operating their homes in an energy-efficient manner is another key focus.

#### Proposed Timetable and Next Steps

Further consultation is proposed for changes to energy efficiency standards for non-domestic buildings, refurbishment of existing homes and non-domestic buildings; and on preventing overheating in buildings.

These will lead to the publication of new Part L, Part F and overheating regulations with associated guidance planned for mid 2020 and coming into force later in the year.

# ...MTT/charity

We are delighted to announce that Small Steps, a charity very close to our hearts, has relocated to their very own building. Amazingly, this building was generously DONATED by a benefactor who has supported them over the years.

Over recent years, employees of ISG, PIP and MTT have had children that have been supported by Small Steps. We were therefore delighted to all come together to form the design and delivery team for the new premises. It's great to see the industry and friends, such as Crest Lifts, all working together for such a great charity!

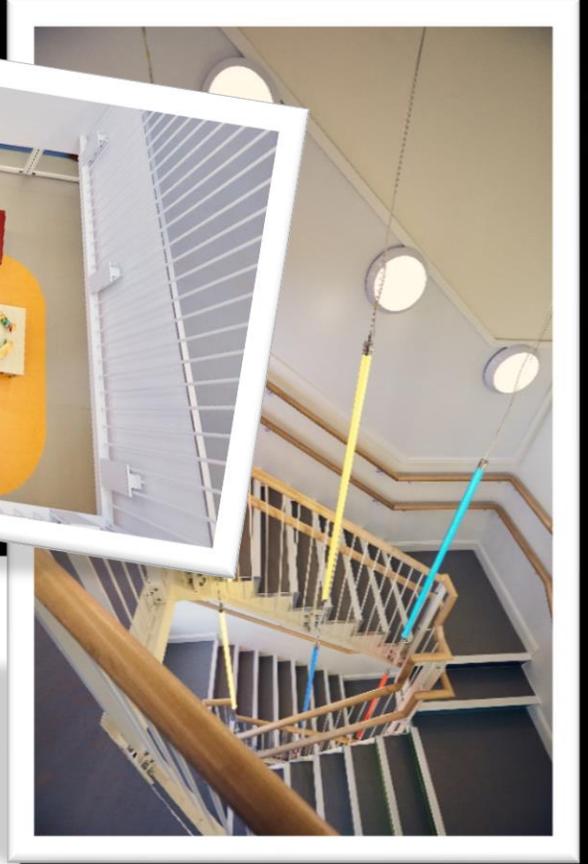
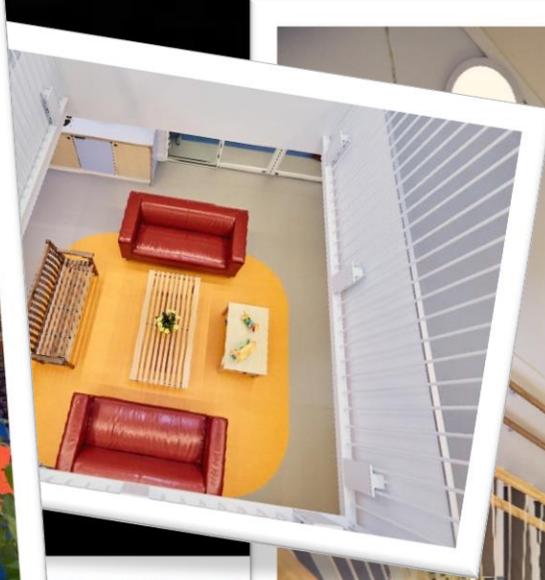
Small Steps' new home, situated in Richmond, provides a bright and stimulating environment. You can feel it the instant you walk through the door.

The staff are overjoyed with the finishing touches and are looking forward to an exciting future!

We wish them all the best in their new home and will continue to fundraise. If you wish to donate, please click the link below;

<https://www.justgiving.com/onecheckout/donation/direct/charity/139738>

Please take a moment to watch this [short film](#) about Small Steps.



# ...MTT/adapt

## 'Tough times never last, but tough people do.'

'Thanks to everyone for your continued support through Q1 of a challenging 2020. We are all obviously adapting to the widespread new ways of working and it's been really positive so far so it just shows that where there is a will, there really is a way.'

During these times, we do not intend to rest on our laurels, so we will continue to innovate, push new ideas and get value for our clients through efficient and robust designs, but more importantly, through caring about what we do.

We do not take the easy option and really appreciate the support from the teams we are part of when we actively push the boundaries or try new ideas.

Stay safe and let's hope some good will come out of 2020.

Paul Mott

# ...monday morning meeting – lockdown style...



Check us out and see what we're getting up to...

