



Simplifying ESG & Compliance Reporting: How Cura Energy Can Help

For owners, operators and investors of commercial real estate, Environmental, Social and Governance (ESG) considerations are now a business imperative. ESG is also increasingly a priority of those who use buildings – and expect more from their environments.

For real estate across all industries – from retail and leisure to healthcare and construction – ESG is at the heart of business growth, resilience, and risk reduction strategies.

ESG: A driver of change

Building owners and operators face regulatory requirements that aim to promote the sustainability of the way buildings are designed, constructed and operated. And these standards are set to become more stringent.

The push towards more sustainable buildings* is challenging but Cura Energy can help. We understand how to make ESG and compliance requirements more manageable in two cost-effective ways:

- > Our energy sub-metering systems provide accurate and transparent data, enabling you to understand, and report, your building energy use, and pinpoint where improvements can be made.
- > The digital building management solutions we provide, designed by leading companies, including Siemens, Priva and Trend, help you meet compliance and reporting requirements, prove ESG claims and enable sustainability goals to be achieved.

*Buildings are responsible for 39% of global energy-related carbon emissions – 28% comes from operational phase emissions from building services heating, cooling lighting and power. – World GBC

Why ESG matters in real estate

- Over two-thirds of real estate investors say ESG has become material to their investment criteria (Data: Morningstar).
- Properties with strong ESG credentials help to fulfil regulatory compliance, command higher rents and attract companies seeking like-minded partners.
- Occupants increasingly want their buildings to be healthier, more flexible, and more sustainable places. Tenants want buildings that reflect their own values and help meet their own sustainability goals.
- Real estate that boasts strong sustainability performance (validated by building certification systems like BREEAM and WELL) has a higher leasable value, reinforcing the commercial importance of ESG in the sector.

Building data for regulatory compliance

ESG is not simply confined to reporting on carbon reduction goals and social impact. It also covers compliance with current energy reporting legislation and building standards.

As reporting requirements get tougher (and more evidence is needed to demonstrate efficiencies are being made) – it is vital the right technology is in place to measure consumption and evidence successes, as well as highlight areas for improvement.

Key regulations and standards include:

- > **Minimum Energy Efficiency Standards (MEES):** By 2028, commercial properties must achieve an Energy Performance Certificate (EPC) of Grade C, progressing to Grade B by 2030. Properties failing to meet these standards will be deemed unlettable.
- > **Energy Savings Opportunity Scheme (ESOS):** This regulation requires large companies to conduct periodic energy assessments and take action to implement improvements.
- > **Building Regulations 2023 (Part L):** This update raises energy performance requirements for buildings.

Cura Energy: Transforming energy data into informed action

We're on a mission to simplify the process of ESG compliance and energy reporting. Energy data is a powerful currency. You can't manage what you don't measure. We understand that transparent and quality data is key to improving property's operational performance and consumption.

We install the hardware that enables you to measure, monitor and manage energy – and verify your building's ESG key performance indicators (KPIs) even across complex and multi-site estates.

With the right technology in place, you'll have access to the right data to optimise building energy performance, simplify your regulatory compliance requirements and achieve a multitude of ESG goals.

Transforming energy data into informed action.

Four steps to easier ESG and compliance reporting

1 Measure to manage

Energy metering is the foundation for simplified compliance and easier reporting.

Our experienced teams survey, recommend and install the latest energy sub-metering systems from leading manufacturers. This provides granular, real-time insights into your estate's energy usage. By mapping your existing data against your desired ESG goals, it is possible to identify where the gaps lie.

Energy sub-metering also supports regulatory compliance. For example, it aids compliance with Part L of the Building Regulations which has a specific requirement for energy monitoring (as outlined in the CIBSE TM39 guidance).

2 Data-led decision-making

Using the data-rich insights from energy sub-metering, you'll be empowered to make better informed decisions as part of your energy strategy – right down to the plant / device level.

You will have a picture of how energy is being used (and when). The data reveals more than just consumption: our energy sub-metering solutions can also help you to spotlight inefficient plant and potential areas of energy waste.

The transparent data provides a clear trail of accountability for energy management decisions. By providing a data baseline, energy sub-metering promotes efficient cost allocation and governance.

3 Bringing intelligence to your buildings

We advise on and install building management solutions, drawn from a range of best-in-class Building Management Systems (BMS) and Building Energy Management Systems (BEMS), to enable better energy performance. We are proud to be an approved independent supplier of hardwired and cloud-based BMS/BEMS solutions from Siemens, Priva, Trend and others.

These smart building management solutions can be implemented in individual assets or scaled across an entire building portfolio. Their key function is to optimise building performance through its heating, cooling, and lighting systems to minimise energy waste. They also provide a wealth of data about energy usage that help to demonstrate ESG performance.

4 Measuring the impact of energy technology

Our energy monitoring solutions are standalone systems that enable you to measure the effectiveness of applied energy technologies or products. Having a baseline consumption from the start is key. This data allows you to calculate the return on investment, and assess if your objectives are being achieved. Furthermore, it supports the decision-making process on future cost allocation.

How Cura Energy delivers wider ESG benefits

Supporting carbon reduction

By optimising your building's operations, and improving its energy consumption, our BMS and BEMS solutions help to reduce your building's carbon footprint and move your organisation towards net zero.

Energy sub-metering leads to data about consumption and understanding this consumption can lead to a reduction in energy usage, resulting in lower costs and fewer emissions.

Promoting 'healthier' buildings

Intelligent building management solutions can enhance indoor environmental quality, and improve occupant comfort, air quality, and safety. This creates healthier and more productive buildings that support building users' wellbeing.

Future-proofing your estate

New net-zero standards are set to tighten energy efficiency requirements even further and place an ongoing emphasis on the need to decarbonise your property portfolio. For example, the pilot **UK Net Zero Carbon Buildings Standard**, launched in September 2024, paves the way for verifying net-zero claims for new build and retrofit building projects. BEMS solutions optimise building energy usage, preparing your estate for more stringent standards in the future.

Cura Energy enables you to create a more sustainable asset through data-driven, digital solutions.

Supporting building certifications

Asset owners and managers – and end users – need ways to evidence their investments in ESG-driven initiatives. Our energy sub-metering systems, BMS and BEMS support the certification process by enabling more efficient building operations and providing the data to prove it.

Proven energy-efficient buildings, and buildings which promote wellbeing, command higher premiums and rents:

- > **BREEAM** 'Outstanding' or 'Excellent' certified buildings command (average) 26% higher service charge (Data: BDO).
- > Buildings with **WELL Certification**, which focuses on occupant wellbeing, can attract up to 7.7% higher rents and longer leases compared to their non-certified counterparts. (International WELL Building Institute.)

Who Cura Energy can help:

- > **Owners and landlords** who want to decarbonise their estate, reduce operational costs and enhance asset value.
- > **Building managers / consultants** needing to pinpoint where efficiency gains can be made for their clients.
- > **Facility managers** tasked with optimising building performance and increasing tenant satisfaction.
- > **End users** requiring greater transparency and control over energy management, to accelerate their sustainability goals.



Contact Cura Energy to maximise the performance and value of your commercial real estate through cost-effective, smart and data-driven building solutions.

Your pathway to more sustainable real estate

Cura Energy Limited

The Barn
Coney Shaw Farm
Kemsing Road
Sevenoaks
Kent TN15 6NN

curaenergy.co.uk

T: 01634 820783

E: enquiries@curaenergy.co.uk

