

The logo for arbnco, featuring the word "arbnco" in white lowercase letters inside a teal circle. A thick purple curved line starts from the top left, passes behind the circle, and curves around the bottom right of the slide.

**arbnco**

Non Domestic EPC  
**Re-Simulation Analyses**  
**February 2017**

# Introduction

- **arbnco EPC platform contains over 3,500 EPC models, all produced within the last 5 years.**
- **The properties modelled are from a portfolio of well managed building stock.**
- **All models were re-simulated in the latest SBEM version (5.3a).**

## Key Findings – potential ‘at risk’ EPCs

- **24%** of all buildings in the portfolio achieved lower ratings on re-simulation.
- 14% of buildings were \*F and \*G, when re-simulated this increased to **22%** of the portfolio.
- 9% of buildings were E, when re-simulated this increased to **13%** of the portfolio.



## Key Findings

### change in EPC rating

Original Rating	New Rating					
	B	C	D	E	F	G
B	58%	42%	0%	0%	0%	0%
C	0%	76%	24%	0%	0%	0%
D	0%	1%	75%	11%	14%	0%
E	0%	0%	1%	80%	18%	1%
F	0%	0%	0%	2%	67%	30%
G	0%	0%	0%	0%	1%	99%

- **14%** of D ratings dropped to an \*F rating
- **19%** of E ratings dropped to an \*F or \*G rating
- **33%** of D and E ratings have dropped to an \*F or \*G rating

\*potentially 'at risk' from MEES

# Conclusions

- Nearly a **quarter** of all 3,500 properties produced lower ratings when re-simulated in the current version of SBEM.
- A **third** of all D and E rated properties have dropped to an \*F or a \*G rating
- Analysis performed on well managed building stock, so potential to observe greater % drops in EPC ratings in poorer performing portfolios.

\* potentially 'at risk' from MEES



A photograph of a modern, multi-story building with a curved facade. The building features large glass panels with colorful, iridescent reflections in shades of blue, purple, and pink. The lower part of the building has a tan-colored facade with horizontal panels. In the foreground, there are several young trees with green leaves. The sky is blue with some light clouds. A large white circle is overlaid in the center of the image, containing the text 'arbnco' in a teal color.

arbnco