

UK's First NABERS 5-Star Office Building Sets New Sustainability Standard

9 months ago



[Wates Construction](#) business has delivered a landmark achievement in sustainable building design and performance with the construction of 11 and 12 Wellington Place, becoming the first new building in the country to achieve a certified NABERS UK Five Star Energy Rating.

The 5-star rating represents the highest tier of performance within the NABERS framework. This rating indicates exceptional energy efficiency and environmental performance.

The NABERS UK energy performance rating is assessed by benchmarking a building's energy consumption against benchmarks developed using actual performance data from across UK offices. 11 and 12 Wellington Place were previously distinguished as the first offices outside London to achieve a Design Reviewed Target Rating of Five Stars prior to construction. Following a full year of occupancy, this rating has now been substantiated through comprehensive operational data, demonstrating a consistent commitment to sustainability and performance excellence.

While several buildings have achieved target ratings under NABERS UK, 11 and 12 Wellington Place is the first to demonstrate that it met its sustainability goals in practice and has already been certified with a BREEAM Outstanding rating too.

Administered by the CIBSE Certification, NABERS UK is a trusted framework for rating the energy performance of office buildings across England, Wales, Scotland and Northern Ireland. It is rapidly becoming the gold standard for assessing operational efficiency in the UK built environment.

Utilising a renewable energy tariff and on-site renewables, the all-electric building is net-zero carbon ready, with no on-site fossil fuels, saving a forecasted 407 tonnes of CO₂ annually. They generate the equivalent annual electricity of more than 42 homes from 700m² of roof-mounted solar photovoltaics (PV),

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11 & 12 is also a Smart Building with SES deploying integrated layers of smart building technology to incorporate lighting and access control systems to reduce energy demands. A dedicated, real-time energy management and metering system feeds back operational energy information to a smart building platform, accessible via a mobile app, that also provides tenants with control over heating and lighting.

Dan Miller, Operations Director for Construction East, said: “This achievement reinforces our dedication to building a net-zero future and reflects our unwavering commitment to sustainable construction and operational excellence. Through collaboration and integrating advanced energy-efficient design features, smart building technologies, and renewable energy solutions, we’ve helped set a new benchmark for environmental performance in the built environment.”

Miles Jones, Development Director at MEPC, the development and asset manager behind Wellington Place, said: “We’re incredibly proud to be the first new building in the UK to achieve a NABERS UK Five Star Energy Rating. This achievement reflects the vision, dedication and collaboration of everyone involved, from investors and consultants to property manager, contractors and occupiers who worked to improve energy efficiency, from initial design through to day-to-day operations.

“It marks a significant milestone not only for Wellington Place but for the NABERS UK certification itself. We’re committed to continuing this momentum with future developments that set new standards for sustainability and performance.”