

Wyboston Lakes Limited

ESOS Phase 3 Compliance Report



Produced by:
Coral Energy Limited

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Introduction

Background

ESOS is an energy assessment and energy saving scheme and is established by the Energy Savings Opportunity Scheme Regulations 2014 (ESOS Regulations). The ESOS Regulations have been substantially amended in 2023, through The Energy Savings Opportunity Scheme (Amendment) Regulations 2023, to make changes to the scheme.

The scheme applies to large undertakings and groups containing large undertakings in the UK. An undertaking, as defined in the Companies Act 2006, is:

- a corporate body or partnership
- an unincorporated association carrying on a trade or business, with or without a view to profit.

The definition of an undertaking includes partnerships, limited liability partnerships, joint ventures and in many cases charities.

ESOS is separate to the Streamlined Energy and Carbon Reporting (SECR) framework which came into force on 1 April 2019 through The Companies (Directors' Report) and Limited Liability Partnerships (Energy and Carbon Report) Regulations 2018. Many of the organisations in scope of ESOS will also have SECR obligations which apply to all quoted companies, large unquoted companies and large limited liability partnerships incorporated in the UK and require disclosure in annual reports of specified energy, emissions and energy efficiency action taken.

Systems in place to collect and audit energy consumption to meet ESOS obligations and progress with implementation of ESOS recommendations can help organisations to meet their SECR requirements.

Qualification

You must take part in ESOS if your organisation, or any UK undertakings in your organisation's group, qualifies as a large undertaking on the qualification date. The qualification date for the third compliance period is 31 December 2022.

A large undertaking is any UK undertaking that meets either one or both of the following conditions:

- It employs 250 or more people. For a UK registered undertaking, this includes all employees contracted to the undertaking either in the UK or abroad, irrespective of the number of hours for which they are employed. For ESOS purposes, the definition of an employee for a non-UK registered undertaking with a UK registered establishment is someone directly contracted to the undertaking who is subject to income tax in the UK.
- It has an annual turnover in excess of £44 million and an annual balance sheet total in excess of £38 million.

Deadlines

Qualification is based on the status of your organisation on the relevant qualification date. If your organisation qualifies, you must participate in ESOS and notify compliance to the Environment Agency by the last date of each compliance period ('the compliance date').

In the third compliance period the compliance date has been extended for 6 months to 5 June 2024. For the majority of ESOS purposes this is the compliance date for the third compliance period. The Environment Agency have also released the following statement in relation to the compliance date for the third compliance period:

For organisations qualifying for Phase 3 of ESOS, the deadline for submitting a compliance notification is the 5 June 2024 and organisations should still look to meet this compliance notification deadline where possible. However, the Environment Agency and Regulators for the Devolved Administrations will not take enforcement action against you if you do not comply with this legal requirement, provided that you meet both of the following conditions:

- registration of your account in the new IT system has been completed by the 5 June 2024, and
- you submit your notification of compliance by the 6 August 2024

This regulatory enforcement extension period will cease after the 6 August 2024.

For the requirement to calculate total energy consumption, the reference period for which total energy consumption must be calculated has not changed, so that it must still include the qualification date of 31 December 2022 and end before 5 December 2023.

For the requirement to report on energy savings since the previous compliance date, the dates will not change so that in both the third and fourth periods the energy savings are reported over a 4-year period and there is no period which is double counted in both compliance periods.

Changes to the compliance date for the third compliance period do not affect subsequent compliance periods or the deadlines by which action plans and progress updates must be submitted, or the dates covered by action plans.

A summary of Qualification and Compliance dates for each phase of ESOS can be found below:

| ESOS phase | Qualification date | Compliance period | Compliance date |
|------------|--------------------|---|-----------------|
| 1 | 31 December 2014 | From 17 July 2014 to 5 December 2015 | 5 December 2015 |
| 2 | 31 December 2018 | From 6 December 2015 to 5 December 2019 | 5 December 2019 |
| 3 | 31 December 2022 | From 6 December 2019 to 5 December 2023 | 5 June 2024 |
| 4 | 31 December 2026 | From 6 December 2023 to 5 December 2027 | 5 December 2027 |

Reporting Obligation

Does your organisation qualify for ESOS

| | |
|---|-----|
| Yes, the organisation qualifies for ESOS and will submit a notification | Yes |
| No, the organisation does not qualify for ESOS and will not submit a notification | |

Select the reason that you qualify for ESOS

| | |
|--|-----|
| The annual turnover is over £44 million and annual balance sheet total in excess of £38 million | |
| The organisation has 250 or more members of staff | Yes |
| The annual turnover is over £44 million and annual balance sheet total in excess of £38 million, and the organisation has 250 or more members of staff | |
| The organisation does not meet any of these conditions, but belongs to a corporate group containing an organisation that does meet these conditions | |

Are the organisations in this notification responsible for any energy under ESOS

| | |
|---|-----|
| Yes, and at least 40,000 kWh of energy was used in the reference period | Yes |
| Yes, but less than 40,000 kWh of energy was used in the reference period | |
| No, there is no energy responsibility, and the total energy consumption is zero | |

Breakdown of the total energy consumption covered by each compliance route in this notification

| | |
|--|-------------|
| ISO 50001 | 0% |
| Display Energy Certificate (DECs) | 0% |
| Green Deal Assessment | 0% |
| Energy audits that are compliant with ESOS | 95.29% |
| Energy use not covered by any compliance route | 4.71% |
| TOTAL % | 100% |

Organisation details

Responsible undertaking

| | |
|--|--|
| Companies House registration number *must include leading zero if applicable | 01122944 |
| Registered organisation name | Wyboston Lakes Limited |
| Activity code/s (SIC Code/s) | 41100 |
| Registered office address | Wyboston lakes Resort Waterfront Hotel Great North Road Wyboston Bedfordshire MK44 AL |
| Trading name or other name by which the responsible undertaking is commonly known (where different to registered name) | |
| General email address and telephone number contact details for your organisation | General email: customerservices@wybostonlakes.co.uk General telephone: 0333 7007667 |
| Does this ESOS notification include information in relation to energy consumption of a trust asset? | No |
| Does your organisation have a parent to which the ESOS regulations do not extend? i.e. an overseas parent | No |
| Overseas parent company name | |

Contact persons

Primary contact details

| | |
|---------------------------|---|
| First name | Julia |
| Last name | Boulton |
| Job title | EA to the Board of Directors |
| Email address | Julia.boulton@wybostonlakes.co.uk |
| Address | Wyboston Lakes Resort Great North Road |
| Town or city | Wyboston |
| County | Bedfordshire |
| Postcode | MK44 3AL |
| Phone number 1 | 01480 223012 |
| Phone number 2 (optional) | |

Secondary contact (optional)

| | |
|---------------------------|--|
| First name | |
| Last name | |
| Job title | |
| Email address | |
| Address | |
| Town or city | |
| County | |
| Postcode | |
| Phone number 1 | |
| Phone number 2 (optional) | |

Organisation structure

| | |
|--|-----|
| Is the responsible undertaking a highest parent which has agreed to aggregate with or more other highest parents to comply as one participant? | No |
| If yes, provide details | |
| Did the responsible undertaking's group include any undertakings on 31 December 2022 which either disaggregated from, or ceased to be part of the participant before 5 June 2024 and which are not complying as if they were still a member of the participant? | No |
| If yes, provide details | |
| Details of whether there is any agreement whereby organisations within a corporate group have agreed to participate separately from each other, including the names (and company registration numbers where applicable) of any organisations which are part of the corporate group and are not covered by the notification | N/A |
| Details of whether the organisation is part of a franchisee group, and where applicable the names (and company registration numbers where applicable) of any franchisees included within the notification | N/A |

Information on the organisations complying as one participant in the responsible undertaking's notification for its corporate group

This list should not include the organisation making this notification as this will have already been added.

Add details of undertakings that either:

- comprise the participant for the purposes of this notification; or
- ceased to be a member of the highest parent group or participant since the qualification date but which have agreed to comply as if they were still a member.

N.B. Dormant companies should be included however dissolved or liquidated entities need not be included.

The "Notes" column should be completed if:

- the organisation is part of an arrangement where 2 or more highest UK parent groups are complying as one participant
- the organisation ceased to be part of the highest parent group or participant since the qualification date but agreed to comply as if it were still a member
- the organisation is a franchisee
- the classification code is different to SIC code (please amend this column heading if appropriate).

| Organisation name | Companies House Registration number | SIC code | Parent or subsidiary of the responsible undertaking | Notes |
|-------------------|--|----------|--|-------|
| N/A | | | | |

Information on energy use

Compliance route

Did you use any estimates in relation to the following calculations:

| | |
|--|-----|
| The total energy consumption or, as applicable, significant energy consumption, over the reference period. | Yes |
| The conversion of total energy consumption or, as applicable, significant energy consumption into kWh, where it was not measured in those units. | Yes |
| The amount of total energy consumption or, as applicable, significant energy consumption attributable to each organisational purpose in kWh. | Yes |
| The energy consumption over the 12-month period covered by any energy audit. | No |
| Did all your energy audits use 12 months of verifiable data? | Yes |
| Are the methods used for estimated data recorded in the evidence pack? | N/A |
| Did this organisation use energy consumption profiling for the purpose of analysing its energy consumption for all ESOS energy audits? | Yes |
| Are the methods used for energy consumption profiling recorded in the evidence pack | Yes |

Estimation details

The following table summarises where verifiable data is unavailable, and estimates have been used along with the methodology used and the reason for the gap in data.

| Fuel | kWh estimated | %of TEC | Methodology | Reason |
|-----------|---------------|---------|-----------------|---------------------------|
| Transport | 20,699 | 0.30% | GHG conversions | Staff expense claims only |

The records provided include data from various sources including staff expense records and is classified as estimated data as per the below extract from guidance:

Verifiable data for mileage could be:

- MOT records, which include mileage readings
- outputs of any vehicle telematic system or recording system which accurately records mileage
- records of manual odometer readings

Employee mileage claims are not verifiable data unless the method of reporting includes submissions from odometer readings. Mileage claims without readings can be used as an estimate.

Energy audits

| Description | No of sites covered (optional) | Number of sites visited | Reason |
|---|--------------------------------|-------------------------|--|
| An energy audit was carried out at the Wyboston Lakes Resort site | | 1 | The following buildings were surveyed as a representative sample of the buildings in the resort 1) Waterfront Hotel 2) Willows Training Centre 3) Woodlands Conference centre and bedrooms 4) Knowledge Centre |

| | |
|--|----|
| Are there any parts of the ESOS report, or supporting information that the responsible undertaking is prohibited from disclosing to any group undertaking? | No |
| If yes, please provide details | |

Energy consumption

Total Energy Consumption (TEC) in kWhs for the reference period

| | |
|----------------------|------------------|
| Buildings | 6,784,302 |
| Transport | 50,191 |
| Industrial processes | 0 |
| Other energy uses | 0 |
| Total kWhs | 6,834,494 |

Significant Energy Consumption (SEC) in kWhs for the reference period

| | |
|----------------------|------------------|
| Buildings | 5,550,3428 |
| Transport | 962,312 |
| Industrial processes | 0 |
| Other energy uses | 0 |
| Total kWhs | 6,512,740 |

The percentage of Total Energy Consumption covered by Significant Energy Consumption = 95.29%

Energy intensity ratios for your Significant Energy Consumption (SEC)

Buildings

| Energy Intensity ratio | Indicator of activity |
|------------------------|-----------------------|
| 207.71 | kWh per GIA m2 |

Energy savings opportunities

Total annual reduction in energy consumption and energy spend from implementing energy saving opportunities

| | kWh | £ |
|------------------------|-----------|---------|
| Total annual reduction | 3,000,409 | 150,326 |

Total annual reduction in energy consumption and energy spend by organisational purpose

| | kWh | £ |
|----------------------|------------------|----------------|
| Buildings | 3,000,409 | 150,326 |
| Transport | | |
| Industrial processes | | |
| Other energy uses | | |
| Total | 3,000,409 | 150,326 |

Total annual reduction in energy consumption and energy spend by energy saving category

| | kWh | £ |
|---|------------------|----------------|
| Energy management practices | 144,031 | 8,584 |
| Behaviour change interventions | 0 | 0 |
| Training | 0 | 0 |
| Controls improvements | 3,749 | 225 |
| Capital investments | 2,852,630 | 141,517 |
| Other measures not covered by the above | 0 | 0 |
| Total | 3,000,409 | 150,326 |

Table of energy saving measures

1. The table below shows the estimated average energy saving measures identified through physical surveys and extrapolated across the buildings as applicable.
2. A number of buildings have been completely refurbished since our visit and therefore extrapolation is not applicable.
3. Also, some electricity meters have been removed and therefore again not applicable for extrapolation.

| Extrapolation | kWh electric | % | Reason for no extrapolation |
|--------------------|--------------|-------|---|
| Waterfront | 1,730,018.10 | | |
| Woodlands Exec ctr | 792,154.40 | | |
| 5th Avenue | 76,959.20 | 4.45% | REMS - extrapolate from Waterfront |
| Greenkeepers Store | 31,788.00 | 4.01% | Lighting - extrapolate from Woodlands E |
| Salix | 98,071.70 | | N/A Building refurbished 2023 |
| Firebrand | 128,027.10 | | N/A Building refurbished 2023 |
| Potton House | 59,129.20 | | N/A Building refurbished 2023 |
| Aspen | 46,754.10 | | N/A Building refurbished 2023 |
| Driving Range | 100,709.00 | | MPAN does not exist any more |
| Red House | 10,390.00 | | MPAN does not exist any more |
| Security Lodge | 16,179.00 | | MPAN does not exist any more |

4. Renewable energy opportunities are not included as they are not deemed to be “energy” saving within ESOS.
5. Interdependencies may apply between individual recommendations. Figures apply if all recommendations in the table are implemented.
6. Please refer to the individual site audit reports for further information relating to observations and recommendations to save energy from the physical surveys undertaken.

| Site | Energy Saving Opportunity | Project cost | Savings | | | | Organisational Purpose | Recommendation Type | Reco category | Project timings |
|--------------------|---------------------------|--------------|-----------|----------|---------|-------|------------------------|---|---|-----------------|
| | | | kWh | £ | tCO2e | SPP | | | | |
| Knowledge Centre | Consumption review | £250 | 2,190 | £131 | 0.462 | 191 | Building | Energy management, data quality, controls | energy management practices | Short |
| Knowledge Centre | AC Controls | £500 | 3,749 | £225 | 0.791 | 2.23 | Building | HVAC | controls improvements | Medium |
| Knowledge Centre | Sub meters | £7,326 | 46,107 | £2,762 | 9.732 | 2.65 | Building | Energy management, data quality, controls | short term capital investments (with a payback period of less than 3 years) | Medium |
| Knowledge Centre | BEMS | £240,258 | 134,478 | £8,057 | 28.384 | 29.82 | Building | Energy management, data quality, controls | long term capital investments (with a payback period of more than 3 years) | Long |
| Waterfront | Elec consumption review | £250 | 9,400 | £567 | 1.984 | 0.44 | Building | Energy management, data quality, controls | energy management practices | Short |
| Waterfront | Heating controls | £250 | 6,996 | £422 | 1.477 | 0.59 | Building | HVAC | short term capital investments (with a payback period of less than 3 years) | Short |
| Waterfront | Sub meters | £14,329 | 238,341 | £110,400 | 76.986 | 1.30 | Building | Energy management, data quality, controls | short term capital investments (with a payback period of less than 3 years) | Medium |
| Waterfront | REMS | £34,650 | 178,850 | £10,788 | 37.750 | 3.21 | Building | Energy management, data quality, controls | long term capital investments (with a payback period of more than 3 years) | Medium |
| 5th Avenue | REMS | £1,541 | 7,956 | £480 | 1.679 | 3.21 | Building | Energy management, data quality, controls | long term capital investments (with a payback period of more than 3 years) | Medium |
| Waterfront | Fridge manager | £1,800 | 6,150 | £371 | 1.298 | 4.85 | Building | Energy management, data quality, controls | short term capital investments (with a payback period of less than 3 years) | Medium |
| Waterfront | Towel rails | £6,815 | 15,288 | £922 | 3.227 | 6.72 | Building | Energy management, data quality, controls | short term capital investments (with a payback period of less than 3 years) | Long |
| Waterfront | LED | £924 | 2,145 | £129 | 0.453 | 7.14 | Building | Lighting and equipment | long term capital investments (with a payback period of more than 3 years) | Long |
| Waterfront | BEMS | £436,356 | 634,612 | £28,548 | 211.763 | 15.28 | Building | Energy management, data quality, controls | long term capital investments (with a payback period of more than 3 years) | Long |
| Willows | Heating controls | £250 | 12,333 | £737 | 2.603 | 0.34 | Building | HVAC | short term capital investments (with a payback period of less than 3 years) | Short |
| Willows | Elec consumption review | £250 | 4,380 | £262 | 0.924 | 0.95 | Building | Energy management, data quality, controls | energy management practices | Short |
| Willows | Sub meters | £19,320 | 125,715 | £6,564 | 34.184 | 2.94 | Building | Energy management, data quality, controls | short term capital investments (with a payback period of less than 3 years) | Medium |
| Willows | Fridge manager | £500 | 1,708 | £102 | 0.361 | 4.90 | Building | Energy management, data quality, controls | short term capital investments (with a payback period of less than 3 years) | Medium |
| Willows | REMS | £60,390 | 178,850 | £10,693 | 37.750 | 5.65 | Building | Energy management, data quality, controls | long term capital investments (with a payback period of more than 3 years) | Medium |
| Willows | Towel rails | £11,877 | 15,288 | £914 | 3.227 | 11.81 | Building | Energy management, data quality, controls | short term capital investments (with a payback period of less than 3 years) | Long |
| Willows | BEMS | £607,531 | 327,032 | £16,913 | 90.223 | 35.92 | Building | Energy management, data quality, controls | long term capital investments (with a payback period of more than 3 years) | Long |
| Exec ctr Woodlands | Elec consumption review | £250 | 110,380 | £6,711 | 34.785 | 0.04 | Building | Energy management, data quality, controls | energy management practices | Short |
| Bedrooms Woodlands | Gas usage review | £100 | 8,281 | £331 | 33.092 | 0.30 | Building | Energy management, data quality, controls | energy management practices | Short |
| Bedrooms Woodlands | Elec consumption review | £250 | 9,400 | £583 | 1.984 | 0.43 | Building | Energy management, data quality, controls | energy management practices | Short |
| Exec ctr Woodlands | Sub meters | £4,991 | 152,934 | £6,353 | 31.645 | 0.79 | Building | Energy management, data quality, controls | short term capital investments (with a payback period of less than 3 years) | Medium |
| Exec ctr Woodlands | Fridge managers | £700 | 3,416 | £208 | 0.721 | 3.37 | Building | Energy management, data quality, controls | short term capital investments (with a payback period of less than 3 years) | Medium |
| Bedrooms Woodlands | REMS | £39,600 | 178,850 | £11,086 | 37.750 | 3.57 | Building | Energy management, data quality, controls | long term capital investments (with a payback period of more than 3 years) | Medium |
| Bedrooms Woodlands | Lighting | £1,650 | 5,773 | £358 | 1.219 | 4.61 | Building | Lighting and equipment | long term capital investments (with a payback period of more than 3 years) | Long |
| Exec ctr Woodlands | Lighting | £396 | 1,132 | £69 | 0.239 | 5.75 | Building | Lighting and equipment | long term capital investments (with a payback period of more than 3 years) | Long |
| Greenkeepers Store | Lighting | £16 | 45 | £3 | 0.010 | 5.75 | Building | Lighting and equipment | long term capital investments (with a payback period of more than 3 years) | Long |
| Bedrooms Woodlands | Sub meters | £13,605 | 43,655 | £2,356 | 9.074 | 5.77 | Building | Energy management, data quality, controls | short term capital investments (with a payback period of less than 3 years) | Medium |
| Bedrooms Woodlands | Towel rails | £7,788 | 9,360 | £580 | 1.976 | 12.20 | Building | Energy management, data quality, controls | short term capital investments (with a payback period of less than 3 years) | Long |
| Exec ctr Woodlands | BEMS | £342,171 | 407,812 | £16,633 | 159.399 | 20.57 | Building | Energy management, data quality, controls | long term capital investments (with a payback period of more than 3 years) | Long |
| Bedrooms Woodlands | BEMS | £227,562 | 117,804 | £4,428 | 4.1877 | 51.40 | Building | Energy management, data quality, controls | long term capital investments (with a payback period of more than 3 years) | Long |
| | | £2,084,445 | 3,000,409 | £150,326 | 899.027 | | | | | |

Energy savings achieved

Breakdown of an estimate of the energy savings achieved in kWhs during the third compliance period 6th December 2019 – 5th December 2023

| | |
|----------------------|------------------|
| Buildings | 2,264,652 |
| Transport | |
| Industrial processes | |
| Other energy uses | |
| Total kWhs | 2,264,652 |

Details of energy savings achieved:

Wyboston Lakes Limited have invested heavily in energy saving measures since 2019 which can be seen in the large reduction of kWh's in the Buildings energy consumption.

There is also an ongoing project to install solar on buildings where possible and also a wind turbine within the grounds. These are not considered to be “energy” saving for the purposes of ESOS but show a commitment to reducing emissions by Wyboston Lakes Limited.

The consumption savings have been calculated by using the consumption recorded in ESOS Phase 2 against the consumption recorded within this report.

Phase 2 Building energy consumption

| Energy | Consumption kWh / Year | Cost (ex. VAT & CCL) £ / Year p.a. | Usage % | £'s % |
|--------------------|---------------------------|---------------------------------------|-------------|-------------|
| Electricity | 5,650,954.05 kWh | £712,382.36 | 59.87% | 83.58% |
| Gas | 1,729,048.27 kWh | £34,981.8 | 18.32% | 4.1% |
| Propane | 1,924,671.11 kWh | £95,684.14 | 20.39% | 11.23% |
| Red Diesel | 134,280.07 kWh | £9,273.9 | 1.42% | 1.09% |
| Grand Total | 9,438,953.5 kWh | £852,322.20 | 100% | 100% |

Energy assessment contact

Lead Assessor details

| | |
|--|-----------------------------------|
| First name | Leigh |
| Last name | Hitchens |
| Email address | Leigh.hitchens@coral-energy.co.uk |
| Professional body name | Elmhurst Energy Limited |
| Membership number | EES 019186 |
| Has the lead assessor reviewed and confirmed that the assessment meets the ESOS requirements | ✓ |
| Date | 31/07/2024 |
| Signature | <i>Leigh Hitchens</i> |

Assessment personnel

| Full name | Connection to the organisation |
|-------------------|--------------------------------|
| Leigh Hitchens | External |
| Michelle Hitchens | External |
| Julia Boulton | Internal |

Previous compliance periods

Phase 2

The second compliance period lasted from 6 December 2015 to 5 December 2019. Providing this information is optional and would support the government to analyse the impact of the scheme. You do not need to give this information in order to comply with the ESOS requirements.

What was the organisation Total Energy Consumption (TEC) in kWh for Phase 2 (optional)

| | |
|----------------------|------------------|
| Buildings | 9,438,654 |
| Transport | |
| Industrial processes | |
| Other energy uses | |
| Total kWhs | 9,438,654 |

What was the organisation Significant Energy Consumption (SEC) in kWh for Phase 2 (optional)

| | |
|----------------------|--|
| Buildings | |
| Transport | |
| Industrial processes | |
| Other energy uses | |
| Total kWhs | |

How much energy could your organisation have saved annually if measures suggested by your energy audit for the second period were implemented? (optional)

| | |
|----------------------|------------------|
| Buildings | 1,369,750 |
| Transport | |
| Industrial processes | |
| Other energy uses | |
| Total kWhs | 1,369,750 |

How much energy did your organisation save during the second compliance period? (optional)

| | |
|----------------------|--|
| Buildings | |
| Transport | |
| Industrial processes | |
| Other energy uses | |
| Total kWhs | |

Explain any changes to the total energy consumption between the second and third compliance periods (optional)

Phase 1

The first compliance period lasted from 17 July 2014 to 5 December 2015. Providing this information is optional and would support the government to analyse the impact of the scheme. You do not need to give this information in order to comply with the ESOS requirements.

What was the organisation Total Energy Consumption (TEC) in kWh for Phase 1 (optional)

| | |
|----------------------|-------------|
| Buildings | |
| Transport | |
| Industrial processes | |
| Other energy uses | |
| Total kWhs | Unavailable |

What was the organisation Significant Energy Consumption (SEC) in kWh for Phase 1 (optional)

| | |
|----------------------|--|
| Buildings | |
| Transport | |
| Industrial processes | |
| Other energy uses | |
| Total kWhs | |

How much energy could you organisation have saved annually if measures suggested by your energy audit for the first period were implemented? (optional)

| | |
|----------------------|--|
| Buildings | |
| Transport | |
| Industrial processes | |
| Other energy uses | |
| Total kWhs | |

How much energy did your organisation save during the first compliance period? (optional)

| | |
|----------------------|--|
| Buildings | |
| Transport | |
| Industrial processes | |
| Other energy uses | |
| Total kWhs | |

Explain any changes to the total energy consumption between the first and second compliance periods (optional)

Additional information

Minimum Energy Efficiency Standard Regulations

From 1 April 2020 for domestic properties, and from 1 April 2023 for non-domestic properties, landlords must not let a property with an EPC rating below an E rating, unless they have registered a valid exemption.

Some energy savings opportunities identified in an ESOS report may also be covered by this legislation, if:

- the ESOS participant is a landlord (either domestic or non-domestic) and pays for energy supplies in its leased properties
- the ESOS participant is a tenant
- Where your organisation (including any parts of your corporate group) is a landlord, you should confirm that you have complied with The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015, and, where relevant, whether you have registered an exemption on the PRS exemptions register. For the purpose of these regulations, an ESOS report is not classed as a report prepared by a surveyor, so is not classed as a source of relevant energy efficiency improvements. However, both Display Energy Certificate advisory reports and Green Deal Advice Reports are listed as a source of relevant energy efficiency improvements under Minimum Energy Efficiency Standard Regulations.

Under Minimum Energy Efficiency Standard Regulations, tenants have the right to see the EPC, including where it may not be registered on the public EPC register, and if the property does not meet the minimum standards the tenant can report this to the local authority who are responsible for enforcing the minimum standard.

Further information on Minimum Energy Efficiency Standard Regulations for privately rented non-domestic properties can be found in landlord guidance and for domestic properties in domestic landlord guidance.

Funding and support

Although implementing energy saving measures will be case and organisation specific, many sources of information and financial support are available to organisations looking to implement such measures. We have detailed various sources of support below, but this may not be an exhaustive list.

United Kingdom Government funding

Almost £5 billion of funding is available to help UK businesses become greener as part of the government's commitment to reach net zero emissions by 2050. Details of funding currently available can be found here: <https://www.gov.uk/guidance/find-funding-to-help-your-business-become-greener>

United Kingdom Government financial support for businesses

The government is helping businesses with financial support for energy bills, financing schemes and tax incentives for energy efficiency investments.

Government financial support can help with energy efficiency investments that can lower costs for your business for years to come. The following website details schemes currently available along with energy advice for businesses: <https://businessenergyefficiency.campaign.gov.uk/financial-support-for-businesses/#grants-and-loans>

UK Business and Climate Hub

The UK Business Climate Hub provides net zero advice for small and medium-sized enterprises (SMEs) in the UK. The following website provides details of how you can reduce the impact of rising energy costs and also National support and finance options available: <https://businessclimatehub.uk/finance-and-support-across-the-uk/>

Energy performance contracting

Energy performance contracting is a way for organisations to:

- reduce the cost of investing in energy efficiency measures.
- mitigate the risk that can arise from uncertainty about the benefits that will be realised - energy performance contracts are typically delivered by energy service companies (ESCOs)

An ESCO typically conducts an energy audit for a client. They then identify and implement energy efficiency opportunities and guarantees that these will be self-funding through the energy savings generated. In the event that the savings are not realised, the ESCO generally makes up the difference. The ESCO will realise any energy savings for the duration of the contract, with the client receiving any benefits once the contract ends.

UK Infrastructure Bank

UK Infrastructure Bank is a private limited company that is wholly owned by HM Treasury. They offer financing to local and mayoral authorities across the UK, for high-value and complex economic infrastructure projects. More information can be found on their website <https://www.ukib.org.uk>.

UK Government Green financing

The UK's Green Financing Programme raises finances from investors to fund green expenditures that tackle climate change, biodiversity loss and other environment challenges. Financing is raised through the issuance of sovereign green bonds (green gilts) via the Debt Management Office (DMO) and the sale of National Savings and Investments (NS&I) retail Green Savings Bonds. More information can be found on the following website: <https://www.gov.uk/government/publications/uk-government-green-financing>.

Record of compliance

You will be emailed a copy of your responses shortly after you submit your compliance notification online. You should keep the email in your evidence pack as a record of your submission.

If you later discover the information, you submitted was inaccurate, you must email esos@environment-agency.gov.uk to explain the inaccuracy in your original submission.

After the compliance date, you may be selected by your organisation's regulator to check your compliance with the scheme. In the event of a compliance check you will be required to provide evidence of how you have complied with the scheme.

Publication of data

The Environment Agency will publish the majority of the information provided in your compliance notification apart from personal or commercially sensitive details and feedback. The Environment Agency will not publish any information prior to the compliance date for a compliance period.

Late submissions, amendments or revised information will subsequently be published within 6 months after the submission through the compliance notification system, subject to verification.

ESOS action plan

From the third compliance period onwards, ESOS includes additional compliance stages following the submission of the compliance notification: ESOS action plans and ESOS annual progress updates.

Following the submission of the compliance notification, you must produce an action plan, setting out:

- what you intend to do to reduce energy consumption
- when you intend to do it
- whether it was recommended through your ESOS assessment
- what energy savings you expect to achieve over the four-year period covered by the action plan
- how you estimated these savings

The action plan must be signed off by a board level director (or equivalent) and submitted via the compliance notification system by the action plan deadline, which for the third compliance period is 5 December 2024.

The period covered by the action plan is the four years following the compliance period (which coincides with the subsequent compliance period). So, for the third compliance period, the subsequent action plan covers the period from 6 December 2023 to 5 December 2027.

You must then submit a progress update in the 12 months following the action plan deadline, which for the third compliance period means the deadline for the first progress update is 5 December 2025 and then a second update in the 12 months following the first deadline, which for the third compliance period means the deadline for the second progress update is 5 December 2026. Each progress update relates to the 12-month period preceding the deadline.

You do not need to justify your reasoning for choosing to include any particular action in the action plan, but you will subsequently be required to state in annual progress updates whether you achieved the actions in the action plan.

The purpose of the action plan is to require participants to consider what actions from the ESOS audit (or alternative compliance routes) they may wish to carry out before the next ESOS assessment, as well as plan future action to implement energy savings that they will make a public commitment to.

If you do not intend to take any action to reduce energy consumption before the next compliance date, you can submit a notification stating that you will take no action. This will be recorded and published. If your published action plan states that you will take no action, but you do subsequently take action to reduce energy consumption, you can still submit and have published an annual progress update stating any actions you have taken.

All participants that qualified for ESOS in a given compliance period are required to subsequently produce an action plan and report against it, unless you had had no energy responsibility during a compliance period and provided a compliance notification stating this.

The responsible undertaking that was responsible for submitting the compliance notification on the compliance date is also responsible for compliance with the action plan and progress updates and is responsible for reporting on behalf of the same corporate structure, in the absence of any change to that structure.

If you do not submit an action plan by the deadline, by default it will be recorded and published that you do not intend to carry out any energy saving action.

| Milestone | Dates relating to third compliance period |
|--|---|
| Compliance period | 6 December 2019 to 5 December 2023 |
| Qualification date | 31 December 2022 |
| Compliance date | 5 June 2024 |
| Action plan submission deadline | 5 December 2024 |
| Period covered by the action plan | 6 December 2023 to 5 December 2027 |
| ESOS progress update deadline 1 | 5 December 2025 |
| Relevant reporting period to be covered by progress update 1 | 6 December 2024 to 5 December 2025 |
| ESOS progress update 2 deadline | 5 December 2026 |
| Relevant reporting period to be covered by progress update 2 | 6 December 2025 to 5 December 2026 |

Responsible officer confirmation

A responsible officer is an individual from one of the organisations covered by the notification who is either:

- A director who has been nominated for the purpose of ensuring ESOS compliance
- An individual who has management control, in the absence of a director

You must confirm that all of these statements are true before you can submit your notification of compliance.

As the responsible officer, I confirm that I have reviewed the recommendation of the ESOS assessment and am satisfied that, to the best of my knowledge, the following statements are true.

| Statement | Confirmation |
|---|--|
| the organisation is within scope of the scheme | Yes |
| the organisation is compliant with the scheme | Yes |
| the relevant sections of the ESOS report have been shared with all undertakings in the corporate group, unless there is a declared reason why this is prohibited by law | Yes |
| the information provided in this notification of compliance is correct | Yes |
| First name | Stephen |
| Last name | Jones |
| Job title | CEO |
| Email address | Steve.jones@wybostonlakes.co.uk |
| Address | Wyboston lakes Resort Waterfront Hotel Great North Road Wyboston Bedfordshire MK44 AL |
| Phone number | 01480 223012 |
| Date | 31/07/2024 |
| Signature |  |

Coral Energy Limited

info@coral-energy.co.uk

01403 288755

www.coral-energy.co.uk

Registered address: The Chimes, 175 Manor Fields, Horsham, West Sussex. RH13 6SG

Company number: 10201045

VAT number: 305544914

Disclaimer

Coral Energy Limited (CEL) has developed the ESOS compliance report and subsequent energy efficiency recommendations from all data provided over the course of the ESOS compliance project. No warranty or guarantee is provided by CEL that recommendations submitted will be successful in whole or part. Parties should base their actions on an awareness of the uncertainties around such projections and that the result in a wide range of possible outcomes. CEL shall not be liable for any loss, damage or penalties incurred arising out of the provision of this report.









01 FINAL ESOS Ph3 compliance report Wyboston

Final Audit Report

2024-07-31

| | |
|-----------------|--|
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| By: | Michelle Hitchens (michelle.hitchens@coral-energy.co.uk) |
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