

# School Property Services

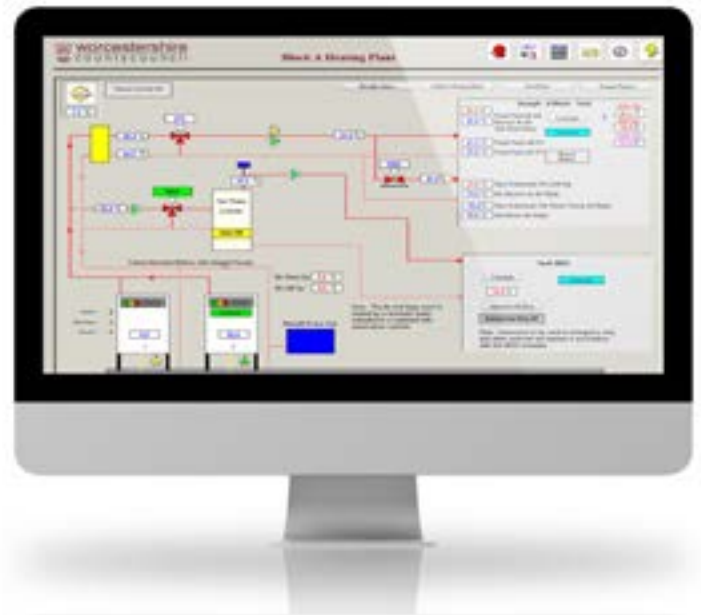
## BEMS (Building Energy Management Systems)



### AN OVERVIEW

'BEMS' is a generic term used to describe computer-based control systems for buildings and engineering services such as heating, hot water, ventilation, lighting etc. BEMS is sometimes also referred to as 'BMS' (Building Management System) or 'EMS' Energy Management System.

Place Partnership has its own dedicated in house BEMS Team that forms part of the overall Place Partnership Energy Team. The Building Energy Management System (BEMS) Team at Place Partnership work with a significant number of Schools to remotely control and optimise heating, hot water and ventilation plant and systems.



### BENEFITS TO SCHOOLS

- Remote monitoring of control system alarms so that these can be dealt with quickly, avoiding disruption / potential loss of heating / hot water and associated school closures
- Remote time and temperature control of heating and hot water systems. We can remotely alter time settings specific to the school in advance for terms, holidays or lettings. If not set by a controls specialist using the correct software, a school's heating may continue to run during unoccupied periods / holiday dates resulting in higher energy bills
- Without effective controls and monitoring, energy costs may increase significantly, by as much as 25%
- Adjustments to the BEMS strategy are made remotely to help reduce energy use and costs
- Place Partnership has the necessary specialist training and skills to manage BEMS for schools and also have an agreement for further support that they can benefit from direct with controls manufacturers Trend and Schneider
- Avoids the significant costs necessary for the appropriate equipment, software, technical ability, time, training and support of schools trying to control BEMS themselves or using a third party
- A BEMS Emergency / out of hours contact number for BEMS Staff is provided to deal with emergency issues

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## RESULTS

- Improved control of comfort for occupants
- Improved controls strategy reduces energy costs
- Remote alarm monitoring of plant and equipment operation and failure
- Remote alarm monitoring of temperatures
- Provision of management information
- Historic information can be recorded
- Remote interrogation of controls to ensure optimum efficiency
- Greater flexibility and range of controls

Place Partnership proactively communicate with schools and advise on the data from monitoring and temperature set points together with occupancy information to improve efficiency behaviour.

Place Partnership provides a full suite of property services for schools, colleges and educational establishments covering the full property lifecycle.

Our highly skilled professionals have spent many years understanding the requirements of schools in relation to efficiency and operational effectiveness.

Our School Property Services include:

- Facilities Management
- Building condition surveys
- Statutory compliance and property risk management
- Energy management and suitability
- Mechanical and electrical compliance and services
- Valuation and estates management
- Bid preparation for EFA funding
- New builds and small works - town planning stage to practical completion

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