

Dave Farebrother
Environmental Director

ENVIRONMENTAL
MANAGER
OF THE YEAR
AWARD
2007





Introduction – Land Securities Group

- UK's largest quoted REIT
- Market leader – London office accommodation, UK retail space and outsourced property solutions
- UK's largest building construction client
- Kent Thameside regeneration – 10,000 homes plus associated infrastructure; (churches, schools, libraries); 20,000 new jobs
- UK's largest PFI provider





Standard Practice

- In-house energy management since 1981
- Monitoring; targeting (self-reads to validate invoices); weather correction; monthly reports; bureau support
- Reports fed back to M&E contractors
- Half-Hourly meters; automatic data collection; day+one exception reporting
- Annual report of energy and CO₂ emissions





Energy Performance Certificates

- For the construction, sale and letting of commercial properties
- Responsibility of the Landlord/Owner/Developer to produce
- Inform buyers and tenants about the energy performance of a building or unit
- EPC based on the performance potential of a building and does not consider how the building operates
- Energy reduction recommendations as part of report
- Valid 10 years



Energy Performance Certificate Non-Domestic Building



Jubilee House
High Street
Anytown
A1 2SD

Certificate Reference Number:
1234-1234-1234-1234

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. This rating is compared to two benchmarks for this type of building: one that is newly constructed and one that is indicative of the existing stock. There is more advice on how to interpret this information on the Government's website: www.carbontrust.com/uk/energy.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

92 This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel: Gas
Type of service: Air Conditioned
Total useful floor area (m²): 2327
Building Level: 4

Benchmarks

Buildings similar to this one could have ratings as follows:

58 If newly built

100 If average in the existing stock

Admin Information Information

This is an energy performance certificate as defined in a government as amended.

Calculation Tool: BREM 2.1a
Property Reference: 801123076612
Assessor Name: John Smith
Assessor Number: ABC 12345
Accreditation Scheme: ABC Accreditation Ltd
Employer/Trading Name: EnergyWatch Ltd
Employer/Trading Address: Alpha House, Rose Way Birmingham, B3 1AA
Issue Date: 05 Dec 2008
Valid Until: 07 Dec 2018

Related Party Disclosure:

Recommendations for improving the property are contained in Report Reference Number 1234-1234-1234-1234.

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from our website at www.carbontrust.com/uk/energy, together with details of their procedures for confirming authenticity of a certificate and for making a complaint.



The advice on how to subscribe and to find out about technical and financial assistance is how to help make buildings more energy efficient www.carbontrust.co.uk



How Many??

- 1 EPC per building if one common heating system or 1 EPC per unit if let separately (landlords choice)
- 1 EPC per unit if independent heating systems
- 1 EPC per building if being sold
- If shell and core then a EPC will be required





Building Modifications

- EPC required if:-
 - Building extended with area to be used separately with heating/air conditioning
 - Building altered to create new lettable part
- EPC not required if:-
 - Existing building extended
 - Existing building given internal refit
- Responsibility of person doing the work to produce and give to owner





Shell and Core

- Building sold or let with no services installed
- EPC based on maximum design specification as used for Building Regs
- If we buy Shell & Core and then fit out for lease we can use the original EPC if common heating system





Our Position

- Contract in place with Royal & Sun Alliance
 - Non exclusive
 - Fixed price per office size bands
 - Price varies from
 - Retail priced individually
- Commencing with buildings currently for sale
- Process to be developed for lease/sale for all buildings





What will be the impact

- Short term – minor impact
- Medium term – minimal impact, ethical investments will seek better rating for new properties
- Long term
 - Rent Review negotiations
 - Building improvements required
 - EU Taxation/Pressure on member states to improve??

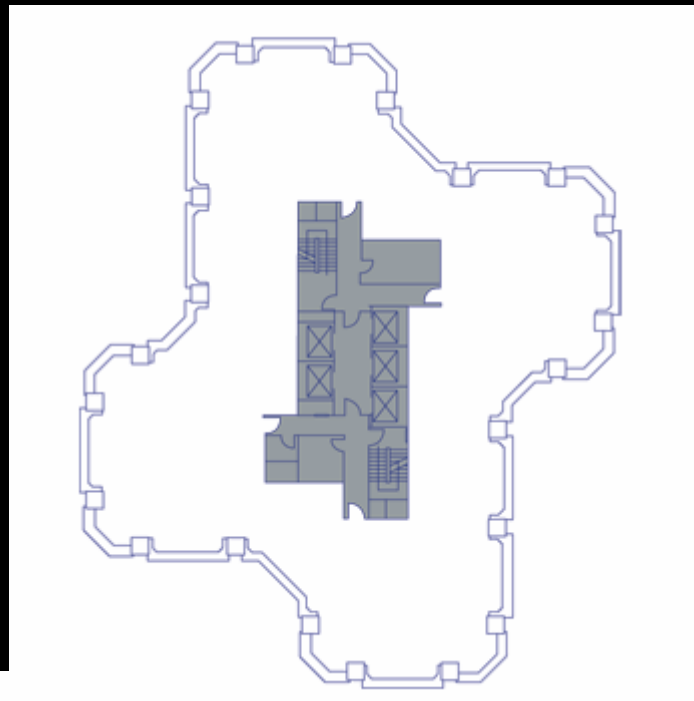




Display Energy Certificates

- Public Buildings only for display
- Require an Assessor
- Valid for 12 months
- Accompanying energy reduction report valid for 7 years
- DEC software – still being developed?







Daily Health Check

- Ensure all occupation times are appropriate for the next 24 hours
- Where occupiers have requested a variation in hours, confirm this is still required
- Via BMS, day+one exception reports or manual reads, check previous day's usage patterns
- Check sensors are working





How much difference will it make.....

