

S U S

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T A I N

A B L E

# Welcome to the fifth issue of Sustainable – Derwent London's tenant sustainability newsletter.

This issue focuses on energy use across our managed properties, the actions we take to help drive costs down and our tenants' input.

- Energy cost facts – What if you had to pay bills for your own consumption at work?
- Tenant use – How much energy could you save? (Roll over the arrows)
- What we are doing? – How do we drive the consumption down?

Roll over the arrows

## Energy cost facts

In 2015 Derwent London spent £73M on energy

That means we spent £14 every minute and £840 every hour on energy bills alone!

Total energy consumption from all managed Derwent London properties is equivalent to:

- 578,584,931 of kettles boiled
- 376,476 of energy saving light bulbs in use all year

Total CO<sub>2</sub> emissions from all managed Derwent London properties are equivalent to:

- 5,639 hot air balloons filled
- 3,406 journey round the Earth in a car

## What we are doing

2015 Resource efficiency highlights



Reduction in our like-for-like carbon emissions



Reduction in energy use in our like-for-like portfolio

# Powerful stuff!



## Gemma Norman, Facilities Manager, and Karolina Gasiorowska, Building Manager, give us their thoughts on energy efficiency and performance measurement at The Buckley Building.

### How energy savvy is The Buckley Building?

**G:** There are three aspects we focus on when developing one of our buildings:

- 1 — the principles of sustainable development are applied
- 2 — we focus on managing the expectations of the performance of the building in use
- 3 — we monitor and measure that performance.

The Buckley Building is no different; sustainability was at heart of this comprehensive refurbishment.

The building boasts an intelligent and efficient lighting control system which automatically dims, utilising the natural light available from every side of the building.

It has a bespoke hybrid air displacement system

with heat recovery to achieve minimal energy wastage. The system allows underfloor distribution of air and, when temperatures are favourable, allows the office windows to be opened for natural ventilation.

**K:** All office floors, toilets and staircases have been equipped with a PIR system which allows the lights to dim depending on the external light. If movement is not detected they will switch off within 10 -20 minutes. The PIR system in the toilets and showers is also connected to the water valves that switch on when a person's presence is detected.

Providing a good understanding of the system and guidance to our tenants has been essential in making sure that both cooling and heating system work efficiently.

### What monitoring tools do you use?

**G:** Paying close attention to our robust performance measurement criteria we have installed EP&T's EDGE system, an extremely valuable energy analytics tool. It provides 24 hour monitoring of the landlord equipment to ascertain the building's base line, spikes in consumption, and any pieces of equipment which are not running as they should - even a light being left on in a plant room!

We are also in process of completing our thermal metering project, comprising in excess of 90 thermal meters. We will soon have the ability to charge tenants for heating and cooling on a consumption-based bill. This will really help the on-site management team to work with tenants to drive down energy use. Typically, multi-occupied offices re-charge tenants for heating and cooling on a square foot apportionment, which does not motivate individual occupants to undertake energy saving initiatives.

**K:** With the EDGE system, we can pin point any areas of excessive consumption. Every month we discuss any unusual activities and spikes on our energy usage with the EP&T team. Since we started in January 2015, we have succeeded in rectifying many problems which happen outside normal working hours. The EP&T team monitors and reports anything unusual and our on-site team finds the cause behind it and the solution.

Most Derwent London sites also monitor energy from STARK (energy data services) which is brilliant in allowing us to view our electricity, gas and water usage on a daily, weekly and monthly basis.

### How do you track the ongoing changes?

**K+G:** To maintain the efficiency of our equipment which then helps with keeping the energy consumption at the right level, we follow a detailed planned preventive maintenance schedule. When energy consumption anomalies happen we record them in our internal sustainability calendar, this is then reviewed at the end of the month by our management and engineering team. Together with meter readings and the EP&T analysis, the

findings are recorded in the Building Sustainability Plan, which is then sent to our Sustainability Team for review. Keeping a detailed track of all changes in the building helps us understand the reasons behind increases or decreases in consumption.

### What drives you to achieve further savings?

**K+G:** Sustainability is a key focus for any Derwent London member of staff or building management team, this is communicated from the very beginning and Derwent London-led initiatives help give consistency throughout the portfolio. One of the great motivators is the internal competition! Our sustainability team sends out a league table comparing energy, water and waste consumption across all managed buildings and the building managers get really competitive and strive to make it to the leader's board. With the implementation of the thermal charging system at Buckley, I am hoping we can create the same competitive motivation between tenants through regular Green Forums\*.

### What aspects of energy efficiency interest you the most/what do you enjoy?

**K:** What an interesting question... I think investigation and achieving the results! During the metering project it was great to be hands-on with the investigations and likewise with the EP&T investigations. I get a great feeling of satisfaction from making things right and it makes me happy to see the effect of our hard work benefiting everyone in the building.

\*Green Forums are an opportunity for all tenants to discuss energy matters at a regular meeting. Please contact your Building Manager to find out more or visit [www.derwentlondontenants.com](http://www.derwentlondontenants.com)

## 5 simple ways to save energy around the office

- 1 Don't standby, switch off – use a Smart power strip which links all devices
- 2 Just half-fill the kettle for your cup of tea
- 3 Set your printer to duplex, black & white and sleep mode
- 4 Use high efficiency lighting in your workplace
- 5 Service your air conditioner regularly

If you want to discuss energy savings at your office, please contact Justyna Tobolska, Sustainability Co-ordinator, [justyna.tobolska@derwentlondon.com](mailto:justyna.tobolska@derwentlondon.com)

