



# Energy Management



## Industry leaders on energy management

At Peel we're proud to lead the way in energy efficiency and management processes. We were the first major UK property group to achieve ISO 50001 certification for our energy management system in 2015, plus the highest-ranked property company out of 29 benchmarked by the Carbon Trust in 2012, and the

first developer to achieve the BREEAM Communities standard at our MediaCityUK development in 2011.



## Creating the right culture

As a family owned business, we take a long-term view of our investments and our loyal employees share our motivation and enthusiasm to keep moving forward and improving the business. We've worked hard to ensure that our ethos and commitment to sustainable development is part of our working culture. One of the key elements of our approach was to create a group of 'energy champions', many of whom were already active on this agenda, and invite them to act as ambassadors for energy management within Peel. These are skilled individuals who were quickly able to outline the business benefits of energy management and become a focal point of contact for others wanting to get involved.

Utilising the existing skills and expertise of our talented people and supporting them to improve further helped establish energy management as part of the fabric of how we manage our operations.

## The Spirit of Innovation

An 'opportunities database' has been developed to help our energy champions to identify and track energy saving ideas within Peel. In fact all employees within the business are encouraged to highlight areas for improvement and one staff suggestion in 2016 led to a trial of LED lighting in our meeting rooms.

The opportunities database has been extremely successful in bringing new and innovative ideas to the fore, many of which have now been implemented with significant results. Since the scheme began five years ago, more than 600 projects have been identified, of which 330 have been implemented at a cost of £1.5m.



## The benefits of our approach

Since 2009 our overall energy usage has been reduced by a huge 35%, equating to an annual cost saving of £1.4m. According to national stats, this reflects a much faster rate of reduction in energy usage than the UK as a whole. Furthermore, we've achieved this success against a background of rising occupancy rates and an increased property portfolio.

**“The great thing about successful energy management is it breeds further success. The passion of our energy champions has extended to all of the team and our facilities management team is continually looking to raise the bar on the energy performance of individual properties. Everyone is taking great pride in the progress we are making.”**

Paul Chappels,  
Senior Property Manager, Peel



# Energy Management continued...

## 7 Facts:



Investment in 15 half hourly sub-meters at our Venus offices revealed that 80% of the landlord's electricity was being used for chilled water, of which 33% was out of hours use. As a result of this finding, a strategy has been put in place to improve the efficiency of the chilled water system whilst still meeting the tenants' needs. This has the potential to produce a saving of 180,000 kWh a year.



The Lowry Outlet Mall has saved in the region of £300,000 and 3 million kWh through fitting LEDs on all car parks and 'back of house corridors'.



LEDs installed at Durham Tees Valley Airport have delivered a 47% energy saving, equating to a cost reduction of about £1,000 a year.



3,500 LED lights have been installed at Liverpool John Lennon Airport, reducing carbon emissions by 11%.



Improvements made to the air conditioning of the data centre at dock10 (MediaCityUK) have led to an energy saving of 480,000 kWh and cost reduction of about £50,000. The average kWhs used per day has dropped from over 10,000, to approximately 3,000.



209 energy saving opportunities have been undertaken at MediaCityUK, reducing or avoiding over 7.5 million kWh of energy consumption. This has produced a cost saving to date of approximately £850,000.



Gloucester Quays Outlet has saved over 240,000 kWh through improved energy management systems.

The average payback period for such projects has been just over 12 months, making the case for investment extremely robust. Additionally the transparent approach taken and the significant amount

of projects implemented has encouraged more ideas to come forward, which can be replicated across the business, and has promoted a spirit of innovation in energy management.

## Working in collaboration

Working in partnership is a key element to our success in energy management. We recognise the importance of keeping our stakeholders informed of our innovation and best practices in sustainability.

We also offer the potential of 'green leases' to all of our tenants where they can work with us through tenant forums and joint initiatives to best manage energy in their buildings and maximise and share the benefits.

Aside from the obvious benefits of cost saving and efficiencies, many of our tenants have their own challenging sustainability and corporate social responsibility objectives to meet and we work closely with them to encourage a proactive stance on responsible energy management practice.

These are just some of the many attractive opportunities generated by working with us and forms part of our wider vision 'to create sustainable environments where people and business can flourish'.