

Energy Consumption Report

2018/19

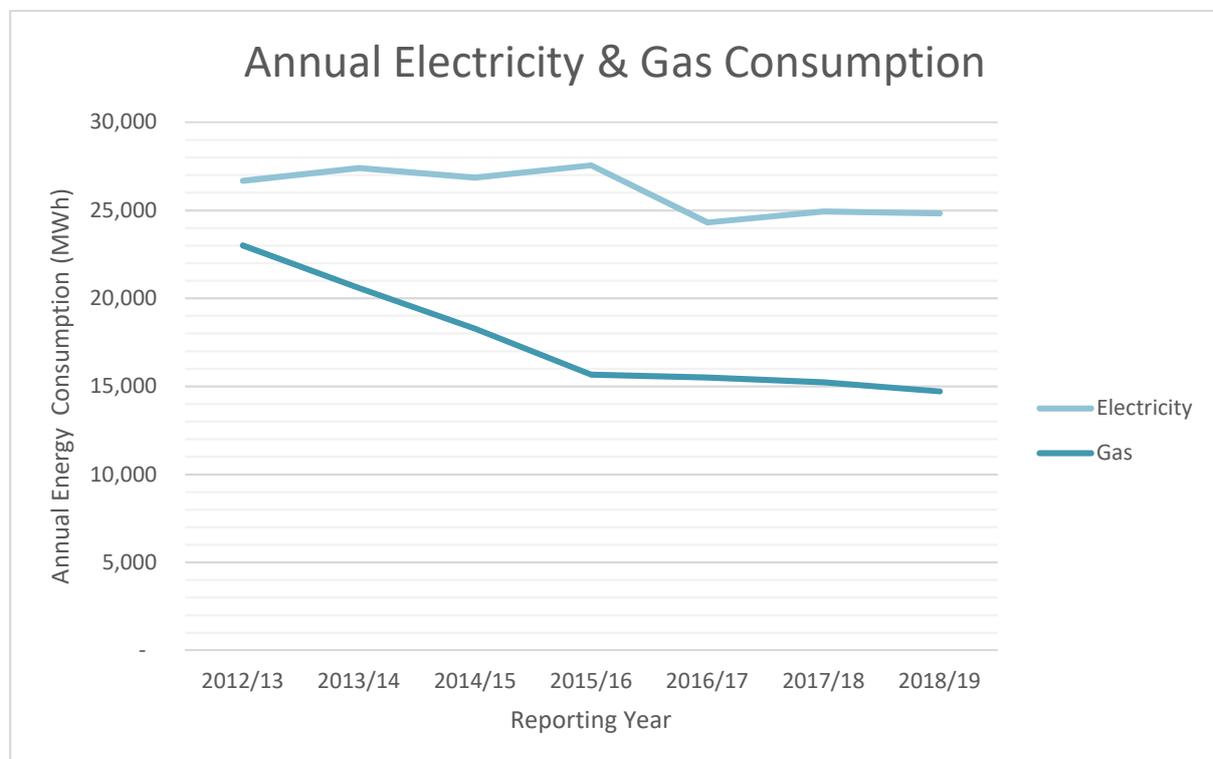
Energy Consumption

As the primary source of our carbon emissions, we aim to reduce our energy consumption, in particular our electricity consumption which contributes to 70% of our total Scope 1 and 2 emissions. By reducing overall energy consumption and improving energy performance we also aim to reduce operational costs.

Total Energy Consumption

Our energy consumption includes both landlord and tenant consumption where we procure energy on our customers' behalf; our overall aim is to manage both areas as each needs to be addressed to ensure that our buildings are truly energy efficient.

Annual Energy Consumption



Notes:

1. Previous data has been recalculated to account for changes and additions.
2. Emissions from vacant units have been omitted from data collection as they are considered to immaterial.
3. Calculations based upon a 5% materiality threshold.
4. Joint venture emissions as a proportion of our equity share.
5. DEFRA Environmental Reporting Guidelines and the financial control approach applied.

Since our 2012-13 baseline year our electricity consumption has decreased by 7% and our gas consumption has decreased by 36%. This can be attributed to a variety of measures including improvement of building controls and metering, the upgrade of building services through our rolling refurbishment programme and several portfolio wide energy efficiency projects. Our gas consumption has reduced significantly as many of our new developments have air source heat pumps or are connected to a District Heat Network (DHN) or a Combined Heat and Power (CHP) system.

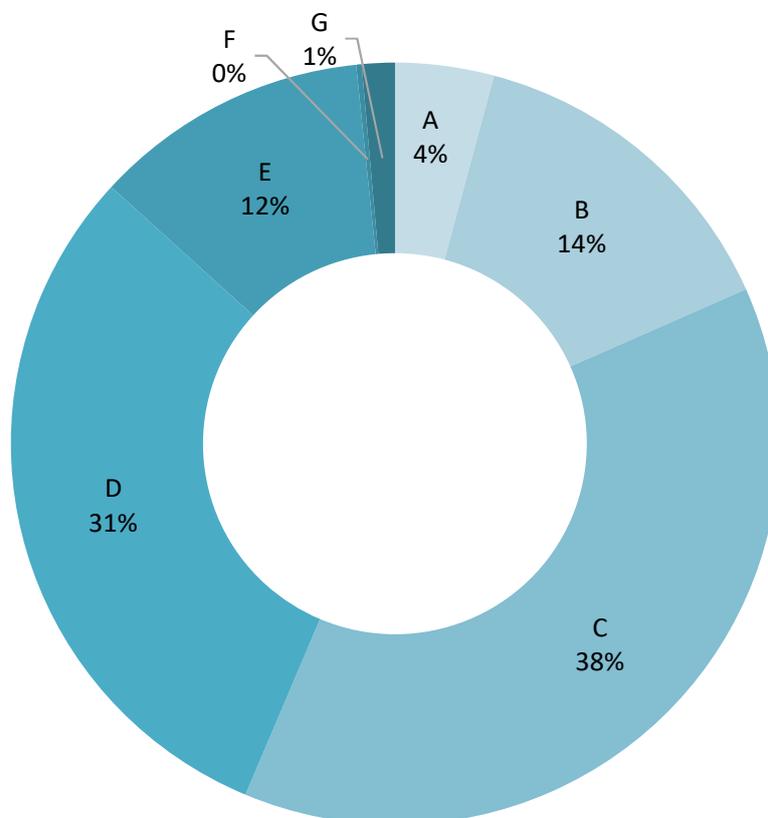
We have proactively identified and delivered a range of energy management projects across our portfolio including technology and infrastructure upgrades, improved data management and employee engagement. One of the main energy reduction initiatives was the targeted installation of the Optergy Building Management System (BMS) which is a smart metering technology that has enabled real-time energy monitoring at the building level right down to individual plant equipment. The data provided by the BMS has enabled us to engage with our in-house Facility Management teams to improve energy management practices and reduce energy consumption.

Other initiatives that have been implemented include ongoing LED lighting upgrades, ongoing Automatic Meter Reading (AMR) installations, BMS and boiler optimisation, insulation improvements and refurbishment projects.

Energy Performance

We look to improve the energy performance ratings of our buildings to ensure that each Energy Performance Certificate (EPC) we hold exceeds the minimum energy efficiency standards (MEES) required by 2018.

In addressing 2018 minimum energy efficiency standards (MEES), 1% of our total square footage has an F or G rated EPC, and all of these properties are subject to redevelopment. Compared to 18% of the total Landmark EPC database, we are well ahead of the national average. We will continue to look at ways to improve energy efficiency and performance through engagement with customers, improved site management and by making energy efficiency improvements to our buildings.



Notes:

1. Percentage split calculated from total square footage of EPCs.

Looking Forward

- Engage with Facilities Managers on improving energy performance of buildings they are responsible for
- Feedback to customers on the environmental performance of the Business Centre in which they occupy
- Engage with our customers on environmental performance topics through events, workshops, newsletters, posters and social media platforms
- Complete AMR installation for all landlord meters across the portfolio for Facilities Managers to have access to half hourly profiles
- Ensure that all new electricity contracts are put onto a Green Tariff contract (Green Tariff includes the following renewable sources: wind & hydro)
- Continue to roll out installation of solar panels at suitable sites.