A Property Management Perspective on Net Zero

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ESG across the whole lifecycle

**ACQUISITIONS / DISPOSALS**
- Pollution prevention and control
- Climate change analysis
- BREEAM In-Use
- Sustainability Due Diligence

**PLANNING**
- Sustainability and energy statements
- Lifecycle Assessments
- Brownfield investigation and remediation
- Environmental, socio-economic, and health impact assessments

**CONSTRUCTION / REFURBISHMENT/ FIT OUT**
- Sustainable refurbishment and fit-out guide
- Sustainability certifications
- Wellness certifications
- Designing for performance

**PROPERTY MANAGEMENT**
- KPI and data management
- Compliance
- Stakeholder engagement
- Certifications
- Energy audit
- Digital buildings strategy
- Social Value Snapshot

**OVERSIGHT / GOVERNANCE**
- Policies and procedures
- Investment Committee requirements
- Reporting and benchmarking
- Valuing sustainability
Property Management focus

- How to Meet ESG & Carbon Targets
- How to Reduce Operational Cost
- How to Improve Productivity & Workplace Wellbeing
- How to Improve Service and Enhance Experience
- How to Mitigate Against Obsolescence and Improve Value
Scale of the challenge

- UK-GBC Pathway
Reality check

• REEB EUI (2019)
Passive actions aren’t enough
Doing nothing isn’t an option
Case Study

R1 – IMMEDIATE ACTIONS
Review operation and control of M&E systems, including control set points, time schedule, and system optimisation. Phased lighting replacement to LED lighting.

Energy ↓ 15%  Carbon ↓ 13%

R2 – RETROFIT
Plan to decommission the boilers in line with their end of lifecycle and replace with air source heat pumps. This will have a marginal effect on energy savings but a huge impact on CO2 footprint as it decarbonises the existing heating system.

Energy ↓ 1%  Carbon ↓ 12%

R3 – RENEWABLES
Installation of small array of Solar PV.

Energy ↓ 1%  Carbon ↓ 2%

R4 – RENEWABLES
Enter a power purchase agreement to finance an off-site renewable plant to produce 50% of electricity demand.

Energy N/A  Carbon ↓ 50%
So, is Regulation required?

Corporate Pledges = 2.3 – 2.6°C
Thank you

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