

RPI Case studies - extract from RPI Annual report 2009

<p>Potential improvements: Interventions to improve the sustainability of our assets.</p>	<p>Retrofit lighting Add optimum timings to heating systems Replace DHW system with point of use system Inspect and seal ductwork Install condensing type boiler</p>	<p>Window shading Energy audit On-site bailing of waste Water harvesting Energy benchmarks Use local contractors Reduce car dependency Weather compensation controls to heating system Increase biodiversity No waste direct to landfill</p>	<p>Flood risk assessment Optimise the BMS Planning and management of security Reduce 'plant on' times Review air conditioning timings Monitor utilities usage Green energy contracts Renegotiate energy contracts Employee engagement Waste segregation facilities On-site recycling</p>
<p>Tools and initiatives</p>	<p>Community Engagement Programme. See page 09</p>	<p>Risk and Safety. See page 06</p>	
<p>St Johns Greener Kids Club As part of its B:Responsible campaign, developed by property managers Cushman & Wakefield, St Johns Centre in Leeds runs a monthly children's club where all activities are based around environmental themes. Membership has risen to over 1000 children in the last year. www.b:responsible.co.uk</p>		<p>Crompton Place Community Safety Working closely with local police and the Bolton Business Crime Initiative, Crompton Place, managed by Cushman & Wakefield, has seen crime rates drop by more than half in the past year.</p>	
<p>↑1,000 Total children membership</p>		<p>↓57% Drop in crime rate</p>	
<p>+ Bottom line benefits</p>			
<h2>Real value in our Retail Portfolio</h2>			
<p>Our retail portfolio provides us with great opportunities to work with occupiers and local communities to implement significant responsible investment initiatives. These deliver cost savings to our occupiers and enhanced returns for our clients.</p>			
<p>Assessing risks and opportunities</p>	<p>Creating value for our occupiers</p>		
<p>Responsible investment Our Cost Benefit Analysis tool combined with our Sustainability Benchmarks will help us estimate for a Shopping Centre or Retail Park the relative risks of assets with varying sustainability characteristics and identify the most cost-effective improvement measures that we should be implementing.</p>	<p>Operational savings One area where we have seen significant success over the past 12 months is waste management at our shopping centres. Less than 5% of owner-controlled waste is sent direct to landfill and we expect this to be zero by the end of 2010. This has resulted in savings of £135,000 in energy costs and over £200,000 in direct landfill costs during 2008, thus reducing costs for our occupiers.</p>		
<p>Community Engagement This programme helps us to deliver our corporate social responsibility duties and it supports our Pension Fund client's compliance with Pensions Act requirements to state the extent to which it takes into account sustainability in the selection, retention and realisation of investments. By preventing degeneration, increasing security and developing strong tenant relations we help to sustain asset values.</p>	<p>Occupier engagement Through a range of initiatives, including energy league tables, energy awards and sustainability awareness weeks and by providing supply chain solutions we have been able to support our occupiers in reducing their own energy use and water consumption, improving waste management and reducing costs.</p>		
<h1>£335,000</h1>			
<p>Energy and direct landfill cost savings in 2008 across our Shopping Centre Portfolio</p>			
<p>12 Hermes Real Estate Responsible Property Investment Annual Report 2009</p>			

- Drought-resistant planting
- Install air source heat pumps
- Improve floor insulation
- Replace heating boiler plant
- Clear sewage pipes

Bio-fuel from green waste

- Reflect low occupancy in BMS
- 'Bin the bin'
- Vertical gardens
- Recycle carpet tiles
- Reduce waste collections

- Review chiller system
- Reduce number of light fittings
- Wind turbines
- Efficient water heating
- Cavity wall insulation
- Introduce SUDS
- Environmental policy in buildings
- Install photovoltaics
- Reflective coating for windows
- Season ticket loans
- Replace window frames

- Adjust plant run time
- Grey water harvesting
- Upgrade chiller plant
- Waste data by weight

Energy league tables

- Renewables feasibility study
- Improve local transport network
- Tenant engagement
- Water efficient fittings
- Install ground source heat pump
- On-site public art

- Energy presentation to tenants
- Drain maintenance
- SMART metering
- DDA compliance
- Switch off AC in mall areas
- Employee training
- Community use of open space
- Beehives

RPM Waste Tool

See page 06

Centres of Excellence

See page 07

Compost and biofuel at thecentre:mk

The comprehensive waste management strategy includes a food composter using harvested rain water which generates six tonnes of compost annually for landscaping. Bio-diesel, produced from the restaurant's cooking oil, runs the site vehicles and powers a generator for charging its electric service road mules.

↓ **£5,000**

Savings in diesel cost and a pay back of 10 months

thecentre:mk's Queens Court development.

Freeport Braintree Occupiers' Energy League Tables

The introduction by manager REALM of an occupiers' energy league table, showing the performance of each shop against the centre's energy targets, helped deliver a yearly decrease in owner controlled energy usage of 13%.



↓ **13%**

Reduction in owner controlled energy use

