



Land Securities - Air conditioning legislation

Building Air Conditioning Inspections are a statutory requirement and form part of the Energy Performance of Buildings Directive. The purpose of the inspections is to introduce a formal and regular method for the energy efficiency assessment of existing air conditioning plant, equipment and installations. With around sixty prestigious managed office buildings within its London Portfolio, Land Securities decided to outsource the task of inspecting its complex systems to independent consultants.

Land Securities is the largest commercial property company in the UK and a member of the FTSE 100. Founded in 1944, the company owns and manages more than 29 million sq ft of property including some of the highest profile buildings in the country.

Land Securities operates two business divisions – the Retail Portfolio, comprising shopping centres and retail parks and the London Portfolio which includes some of the capital's prime office and retail space. Land Securities goes beyond bricks and mortar. Through design, community engagement and customer service the company creates places where people choose to shop, are proud to work and want to live.

The project team:

Richard Weavers

Head of Technical Management, Land Securities

Robert Gevargiz

Director, ADIAN Consulting



The story...

Short list

Land Securities short-listed two consultants to perform trial air conditioning inspections, one of which was ADIAN Consulting (ADIAN). ADIAN fulfilled the brief and presented a report that impressed Land Securities. ADIAN's knowledge and experience became evident.

“Rather than ticking a box, ADIAN went that extra step and produced a report that allowed us to work on the performance of that building”

– Richard Weavers
Head of Technical Management, Land Securities.

Choice made

As a result of the successful trial, Land Securities awarded ADIAN a further 1.7m Ft² of prestigious London offices to inspect.

Richard Weavers was impressed by the manner in which ADIAN conducted the inspections. Land Securities' buildings are not owner-occupied. ADIAN consultants were required to liaise with Land Securities estates teams and its tenants to agree a plan for the inspections. This required ADIAN to be flexible on working hours and its inspection methodology and to represent the corporate image of Land Securities to their customers and contractors in a positive light.

“If people working on our behalf don't plan and meet the agreed schedule or leave a dust on desks, we get a complaint from the customer. That did not happen once with ADIAN.”

– Richard Weavers



Going the extra mile

Additional benefits ADIAN delivered included:

Recommendations to optimise building management system (BMS) control strategies. This included suggested adjustments to the air conditioning settings for greater energy efficiency. Buildings are designed with a notional tenant in mind but once inhabited the parameters change. ADIAN, for example, challenged Land Securities humidity control differentials suggesting a widening of the settings to allow a less rigid operating band. This change in the settings will reduce energy consumption but have a negligible effect on occupancy comfort.

Leading an internal workshop for Land Securities operational teams and the company's base build development team who are responsible for new construction. The workshop gave ADIAN and Land Securities personnel the opportunity to discuss the design and operation of the air conditioning systems in detail with the view to improving both processes in existing offices and in future construction projects.

“ADIAN didn't stop at the reports – they went the extra mile”

– Richard Weavers

Results...

The brief for the Pilot and Phase 1 was to carry out statutory Air Conditioning Inspections as required by law. This was achieved efficiently and professionally. ADIAN, however, went further. ADIAN demonstrated how Land Securities could take compliance one step further and **reduce building energy consumption and cost** in the short term. The longer term benefits will flow from ADIAN's feedback workshops, the results of which will be applied to future construction works. As Richard Weavers says:

"We've always fed ideas back into the process, but never in such a structured approach as we do now following ADIAN's air conditioning inspections."

Land Securities gave a 3-year commitment to reduce CO₂ output from London offices by 10% in 2010. **The savings from the air conditioning efficiencies alone will deliver around 3-4%.**

Next steps...

Many of ADIAN's recommendations for change have been planned for implementation in the new financial year. With the tightening of legislation scheduled for 2011, ADIAN has been instructed to carry out further AC Inspections covering the rest of the Land Securities' London Portfolio.

Land Securities have also commissioned ADIAN to carry out further projects at several of its London buildings. These projects have focused on electricity consumption where rising costs suggested a need for greater understanding of the driving factors influencing usage.

"ADIAN has a very honest approach. They are very customer focused and very environmentally aware. These are three things that Land Securities very much believe in so there is an affinity between the two organisations."

– Richard Weavers



Richard Weavers

Key insights:

- After-care is not natural to most consultants – always select a consultant with appropriate skills to fit the requirement.
- There are always further opportunities to reduce consumption and cost - but you need to know where to look.
- Box ticking isn't enough - choose consultants that go further and add value.



For further details on how ADIAN can benefit your business, contact Robert Gevargiz on 01908 306 018 or email: robert@adian.co.uk

www.adian.co.uk