

Sustainability and CRC

Combining asset and energy management to lower your emissions

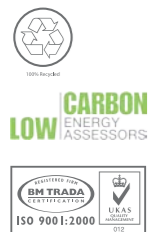


e: info@cadmeleon.co.uk w: www.cadmeleon.co.uk

CADmeleon (UK) Ltd
Castle Street Industrial Park
Alloa, FK10 1EU
t: +44 (0)1259 211 456
f: +44 (0)1259 723 131

CADmeleon Edinburgh Office
Fourth Floor, Conference House
152 Morrison Street
Edinburgh, EH3 8EB
t: +44 (0) 131 200 6205,
f: +44 (0) 131 200 6200

CADmeleon (USA)
21323 John R. Rd Hazel Park,
Michigan 4803 USA
w. (248) 546-1142
f. (248) 546-1667



Green Asset Management



“ We believe that the potential energy savings that can be achieved are significant enough to form part of future fiscal calculations. ”

Change for a CRC future in the built environment

Energy managers realise the importance of good carbon management in achieving carbon reduction targets set out by UK and EU legislation.

On average, public buildings account for 40% of our annual energy consumption and GHG output. So as you would expect, with such a large portion of the responsibility, energy managers are working closely with estate or asset managers in an effort to get answers to the following important questions:

- How much of our CRC could we expect to achieve from property portfolio?
- How do I accurately measure it?
- What energy efficiency improvements could we apply to the buildings to achieve sustainable carbon reductions?
- How much will this cost and what are the potential energy savings?

CADmeleon believe that there is a need for a major shift toward energy efficiency within traditional asset management and estate maintenance processes.

In the coming years, by sustaining the fabric of existing building stock, managers will need to reflect on and make account of the impact on CRC and consider alternative energy efficiency improvements and sustainable renewables. We believe that the potential energy savings that can be achieved (in terms of cost) are significant enough to form part of future fiscal calculations on capital and maintenance budgets.

Green Asset Management

CADmeleon provide solutions to large property portfolio owners and managers to establish the emissions capabilities of individual buildings and compare them against a number of benchmarks including a buildings optimal emissions profile. We call it Green Asset Management.

Traditional stock condition reports provide detailed lifecycle costs for sustaining the building to be fit for its primary purpose. However little account is taken of the real alternative of evaluating retro fitting or upgrading building fabric, lighting, heating and ventilation systems and controls.

CADmeleon offer a blend of traditional business critical stock condition surveys along with a CIBSE accredited energy audit from a single visit. A survey by a CADmeleon Low Carbon Consulting Engineer provides a CRC balanced outlook at the future of the built environment and gives energy and asset professionals informed choices on:

- Calculating real asset values
- Weighing up prolonged fix versus retrofit or refurbishment
- Paybacks on energy efficiency projects
- Measures and management against CRC commitments
- Benchmarking of buildings by type, age, use
- Acquisitions and disposals

Part of the output of the report is an Energy Performance Certificate (EPC) as directed under the EPBD 2003 legislation. This is an accredited Asset Rating that provides a snapshot of a building's current CO2 emission capabilities and potential CO2 emission savings through sustainable improvement recommendations. If your properties have an operational rating under the EPBD 2003 (Display Energy Certificate), then the Asset Rating is what you need to truly benchmark any building by comparing its present consumption, energy management and emissions against it optimal self. This is much more scientific and therefore accurate process than comparing like for like building types and occupation levels.

Carbon Estates

Along with the Green Asset Management service comes our energy efficiency benchmarking system Carbon Estates.

Carbon Estates manages the information collected and collated during our Green Asset Management Surveys and allows building and energy managers to compare buildings performance and project forward on virtual improvements without capital risk.

- Compare asset and operational values
- Benchmark property against its optimal self and other similar buildings
- Identify good and poorly performing buildings
- Track progress towards CRC targets
- Comprehensively report on an estates performance
- Simulate retrofitting projects
- Identify available funding - building a case for larger works (CEEF)

See our website for more details www.co2estates.com or call 01259 211456

