

Garfield Weston
FOUNDATION

WESTON PROPERTY MANUAL

BEING GREEN: ENERGY USE & CONSERVATION

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WESTON PROPERTY MANUAL

CONTENTS

- ✓Being Green in Practice
- ✓Ways to save money
- ✓Set your goals
- ✓Statutory obligations
- ✓Green office policy
- ✓Spend to save

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BEING GREEN IN PRACTISE

DEFINITION OF BEING SUSTAINABLE

"Meeting the needs of the present without compromising the ability of future generations to meet their own needs"

World Commission on Environment & Development's 1987 Brundtland report

POLICY GOALS

Policy goals:

- Statutory regulations
- One's own policies and conduct – make them clear to clients and to staff – risks attached
- Monitor the performance

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NEW POLICY RISKS

- Brand image
- Reputation
- Trust
- Goodwill
- Wellbeing
  - Staff
  - Customers
  - Community

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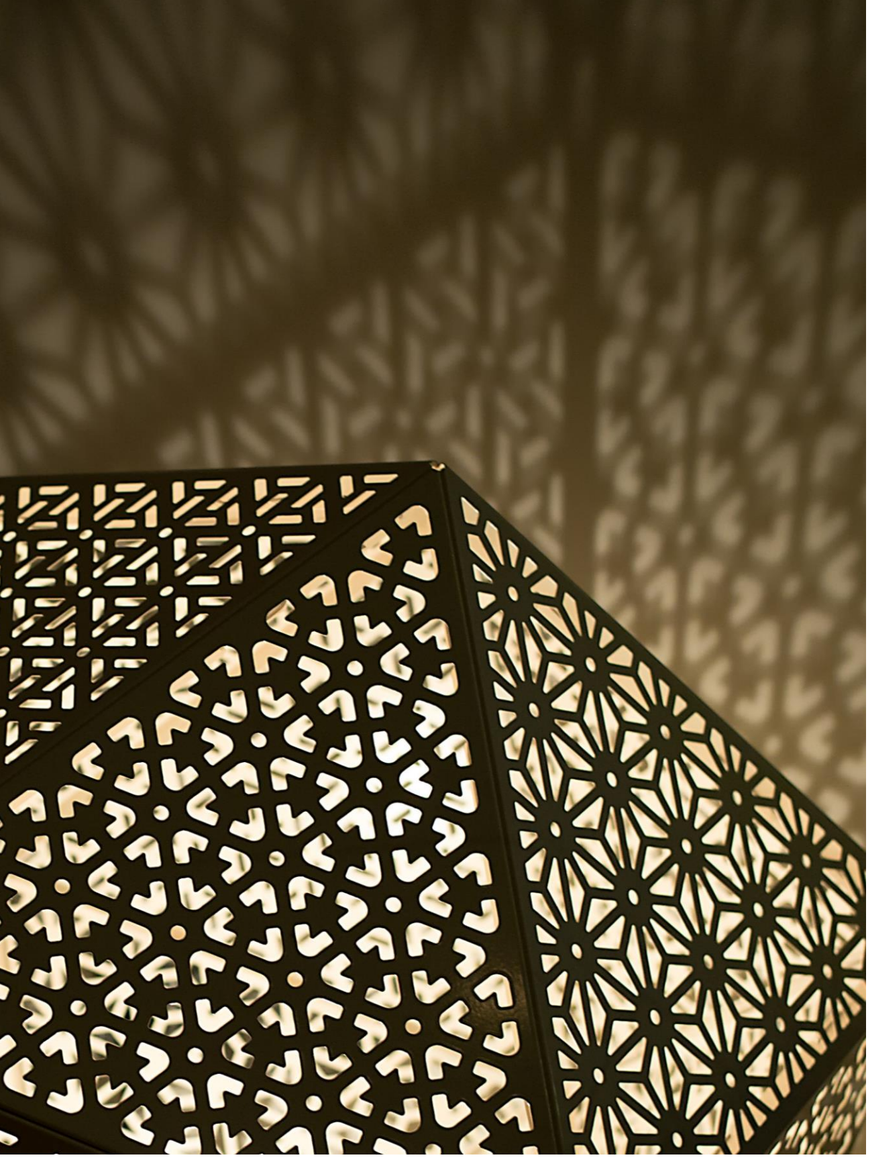

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EXAMPLE
PARROCHIAL CHURCH COUNCIL

TOTAL REVENUE

Vs

TOTAL COST OF PRODUCING A PRODUCT

+

SUSTAINABLE DELIVERY

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THINGS TO REMEMBER

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- Being green is not cheap
- Being green involves time, effort & money
- It is often a good idea to call in advisers
- Do not pay hard currency for soft advice
- Don’t let being green devalue your organisation

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WAYS TO SAVE MONEY 1

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- What are your current costs?
- Set up a capital and income budget
- Consider the payback period
- Does the landlord have to pay?
- What kind of occupational agreement are you on?

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WAYS TO SAVE MONEY 2

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- Look at the use and occupation of each part of the building
- Consider each of the building services:
  - What has to be left on?
  - What can be switched off?
  - What automatic controls can be fitted?
- Insulate, Insulate, Insulate

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TOP TIPS

- Where in the building do you spend the most on fuel bills?
- Decide if an automated system for turning on and off plant is worth it
- Look at what you need, then what you want
- Check and see if you need landlord’s consent for building works
- See if the building is listed

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GOAL SETTING

- Cost
- Carbon footprint
- Water use
- Staff comfort
- Waste reduction

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CARBON FOOTPRINT

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BE A LOW CARBON CHARITY

TO ATTRACT FUNDING

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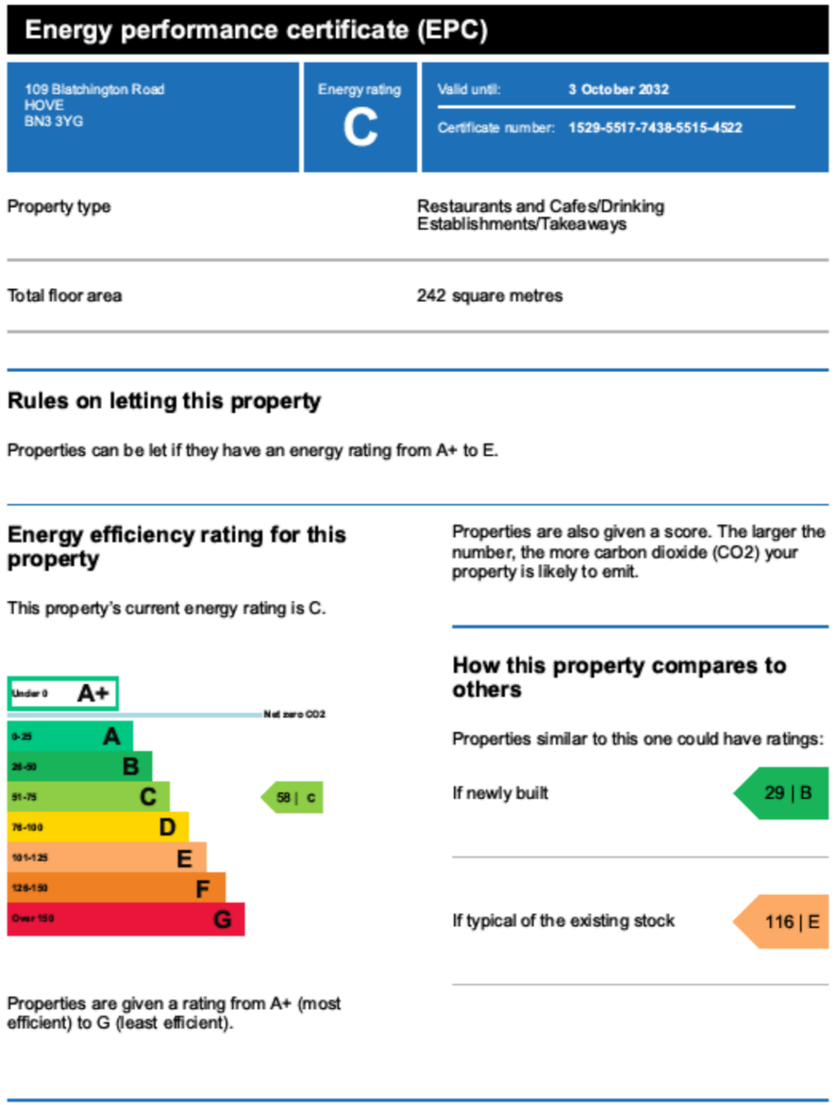

Energy performance certificate (EPC)

109 Blatchington Road
HOVE
BN3 3YG

Energy rating: C

Valid until: 3 October 2032

Certificate number: 1529-5517-7438-5515-4522

Property type: Restaurants and Cafes/Drinking Establishments/Takeaways

Total floor area: 242 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is C.

Under 0 A+
Net zero CO2
0-25 A
26-50 B
51-75 C
76-100 D
101-125 E
126-150 F
Over 150 G
58 | C

Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built: 29 | B

If typical of the existing stock: 116 | E

STATUTORY COMPLIANCE

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- What do I have to do?
- What does my landlord have to do?
- What is an EPC?
- What is MEES?

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EPC EXEMPTIONS

- Small buildings – less than 50 sqm
- Temporary buildings
- Unheated workshops & warehouses
- Places of worship

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A GREEN OFFICE POLICY

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- Write it and give it to everyone
- Ask for suggestions
- Make one person responsible
- Have regular updates
- Have a monthly green champ – provide an incentive

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RUNNING COSTS

- Running cost
- 1000W is a Kilowatt (kW)
- If you pay 34p per kW per hour
- 100W = (a tenth of a kW)
  - Appliance on for 2 hours is 3.4p per hour x2 = 6.8p

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GUIDANCE

All information provided by Ethical Property Foundation for this webinar is for guidance only. Every effort has been taken to ensure that it is correct at the time of publication, however you are required to ensure you: comply with all relevant legislation governing the safe management of your buildings; and comply with any legal agreements and obligations.

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THANK YOU!

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