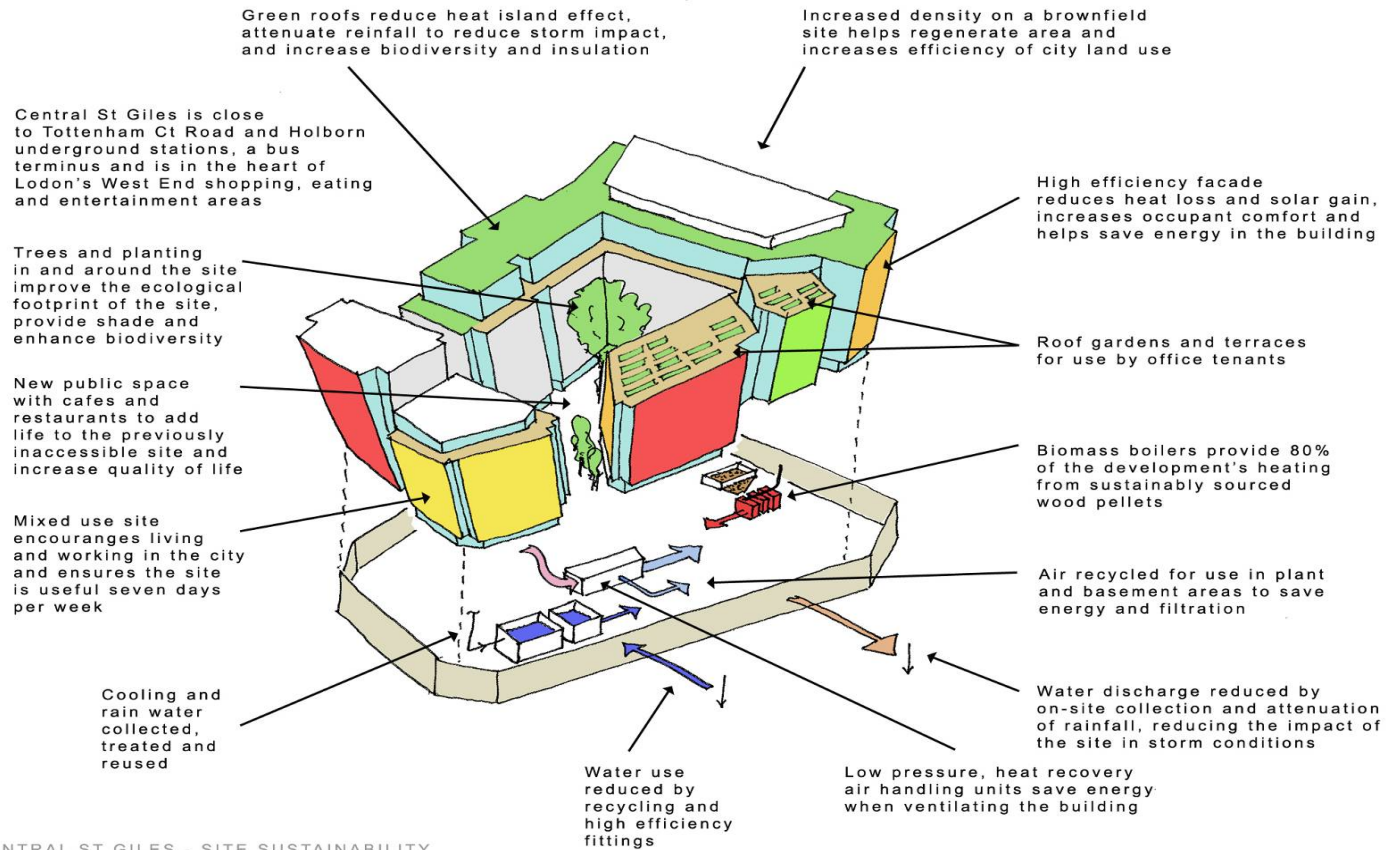


Sustainability



CENTRAL ST GILES - SITE SUSTAINABILITY

Sustainability – what has worked well

- Sustainable design has helped attract great tenants
- Green terraces have added value
- Cycle facilities (double original provision)
- Rainwater recycling/harvesting
- Green leases
- Public space
- Tenant environmental group
- Community engagement



Sustainability – what has not worked?

- Cost of biomass hot water due to system inefficiency
- Is biomass appropriate in London – local pollution, particulates
- Waste % to Incineration too high
- Energy in use too high?
- Grey water clogs WC cistern filters
- Green roofs complicate restaurant ventilation

Initial Conclusions of Post Occupancy Study

- Only initial data analysis complete – work in progress
- Lighting use is high – need to optimise
- Tenants not using full 25w/sq m base provision despite additional supplies – peak power metering
- Biomass boilers underused – cost v carbon? Best return on money?
- Significant variation between tenants' energy consumption
- Reduction in cooling efficiency in winter – investigate
- Grey water system saves water not energy!
- LL energy consumption is low amongst peer group
- Data on occupancy and hours of use to be overlaid
- Occupier engagement in infancy but working well
- Poor waste performance identified and actioned already