

SUSTAINABILITY

SERVICES



OUR TEAM

Considering environmental compliance, resource use and social impact is now an integral part of a property acquisition and management approach.

Our award winning Sustainability team will support your goals to improve your assets' sustainability credentials, we have a dedicated property management focused sustainability team of 20. Savills (UK) Ltd has over 55 consultants with specific expertise in sustainability and energy services. Improved performance is achieved with initiatives which are created in a bespoke way for each project and we pride ourselves in terms of being innovative, informed and passionate.

We stand out from our competitors in terms of making real changes to ESG objectives at both the corporate and asset levels. Our team are outcome focussed, concentrating on physical sustainability improvements, visible at a property level.



Lizzie Jones
Head of Sustainability
emjones@savills.com
+44 (0) 20 7877 4656

Although we use data as a tool, monitoring and measurement is not the only focus for us, making a difference to each client's objectives is. We typically consider a holistic corporate social responsibility agenda - not solely resource focused, something our clients really love us for.

Our highly qualified team has a range of qualifications and charterships which assists us to give a best in class sustainability service.



Sustainability is at the heart of our business at The Crown Estate. We believe that a sustainable business is a successful business. We are pleased to be working with Savills as our Managing Agents, on our Regional and Central London (residential) portfolios, to help deliver strong customer service for our customers and visitors alike, by integrating sustainability initiatives as part of our approach to active asset management.

The Crown Estate

OUR COVERAGE

UK Offices

- Aberdeen
- Birmingham
- Bristol
- Cambridge
- Edinburgh
- Glasgow
- Leeds
- London City
- London West End
- Manchester
- Oxford
- Southampton
- Wimborne

Europe Offices

- Amsterdam
- Barcelona
- Brussels
- Channel Islands
- Cork
- Dublin
- Lisbon
- Madrid
- Malaga
- Milan
- Paris
- Porto
- Prague
- Rome
- Stockholm
- Warsaw



OUR SERVICES

CLIENT SPECIFIC SUSTAINABILITY STRATEGIES

COMPREHENSIVE ENERGY, WASTE AND WATER DATA MANAGEMENT

ISO14001 AND ISO50001

ENERGY AUDITS AND ESOS

COMMUNITY IMPACTS, SOCIAL VALUE AND CORPORATE SOCIAL RESPONSIBILITY

HEALTH AND WELLBEING

RECYCLING STRATEGY PLAN WITH SITE WASTE AUDITS

SUSTAINABILITY REPORTING AND DISCLOSURE

GRESB BENCHMARKING







BREEAM IN-USE, BREEAM NEW CONSTRUCTION, LEED AND SKA ASSESSMENTS

EPCs AND MEES RISK REVIEW

ENERGY AUDITS AND ESOS

COMMUNITY IMPACTS, SOCIAL VALUE AND CORPORATE SOCIAL RESPONSIBILITY

OCCUPIER ENGAGEMENT AND IMPROVEMENT SCHEMES





BIJOUS CONSULTANCY
OPERATING IN ALL UK
LOCATIONS AND ACROSS
SOUTHERN IRELAND AND
EUROPEAN MAINLAND

55 experts
IN TOTAL COVERING
SUSTAINABILITY
AND ENERGY SERVICES

SUSTAINABILITY TEAM BASED IN
CITY OFFICE WITH
20 property
specific
SUSTAINABILITY CONSULTANTS

LAST YEAR THE TEAM CARRIED
OUT APPROX. 121 ISO 14001
AUDITS, 500 EPCs, 10 BREEAM
IN-USE ASSESSMENTS, 47 GRESB
ASSESSMENTS, 40 ENERGY
AUDITS, 42 EV CHARGING
POINTS

“Kames Property has worked on a broad range of initiatives with the Savills Sustainability team including Kames first GRESB submission, CRC and EPC improvements. The Savills Sustainability team have always been innovative, informed and highly energised in their assistance and support to the Kames Property Sustainability Agenda. As an aligned partner, the Savills Sustainability team have played an essential part in enabling Kames Property to further enhance and develop our Sustainability Credentials and Performance.”

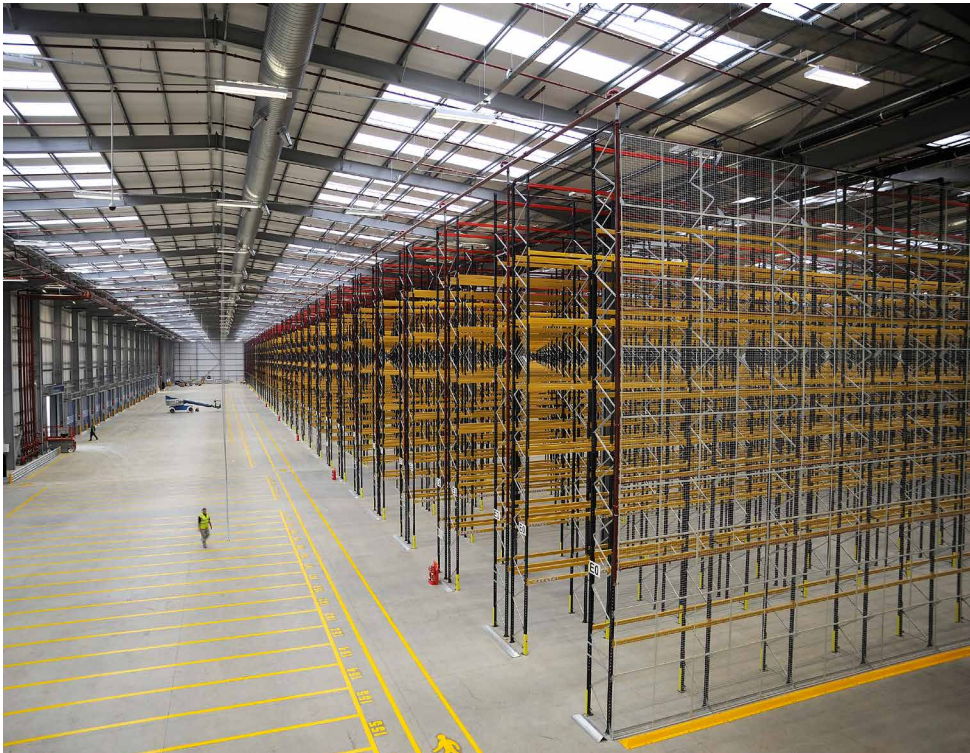
Kames

KEY SECTORS

OFFICES



INDUSTRIAL &
BUSINESS PARKS



RETAIL PARKS
AND LEISURE



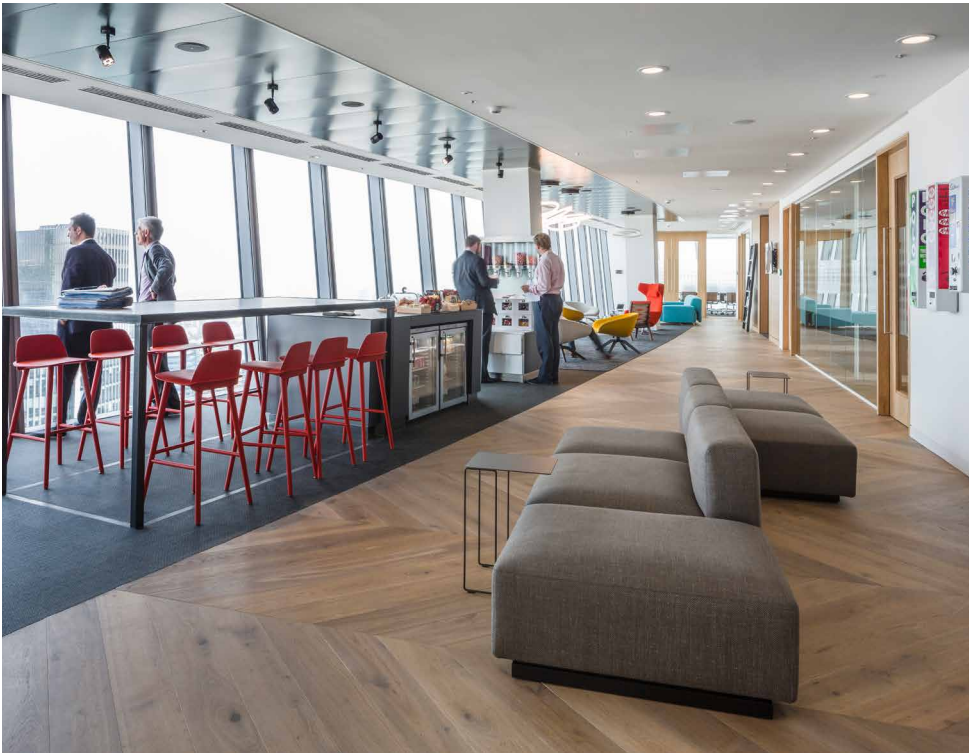
RESIDENTIAL

KEY LEGISLATION & SCHEMES

EPCs and MEES



ESOS



GHG REPORTING



CORPORATE
GREENHOUSE GAS

“
The Savills Sustainability team have continued to support us in achieving our corporate ESG objectives this year. They were organised, thorough and communicative with us throughout, listened to our requirements, and the team were always easy to work with.

Savills IM

CLIENTS



WE ARE RETAINED AS THE PRIMARY SUSTAINABILITY ADVISOR FOR

12

OF SAVILLS TOP PROPERTY OWNERS AND INVESTORS

£5.63 BILLION

WORTH OF PROPERTIES WERE PUT THROUGH THE GRESB SUBMISSION PROCESS IN 2018

1,016

PROPERTIES BENEFITTING FROM STRATEGIC ADVISORY SERVICES

WINNERS

OF THE 2015 MAYOR OF LONDON GOLD AWARD AND 2017 BREEAM AWARDS

TRACK RECORD

STRATEGIC ADVISORY

SUSTAINABILITY ADVISORY AND IMPLEMENTATION

Client: Landsec
Project value: 32 sites nationwide,
+5,000,000 sq. ft.
Service Line: Retained sustainability
mandate support

The Savills Sustainability team supports the Property Management team on Landsec's Leisure and Retail Park properties towards achieving Landsec's sustainability targets throughout the year.

Our services include:

- Training and communication on policies and support in delivering these at the sites
- Support in energy reduction initiatives, strategy and implementation
- Bring innovative ideas in energy, water, waste, transport and social value and support in execution of new programmes
- Support in improving waste practices at the clients sites, using industry best practice
- Collection of waste data and integrity analysis
- Ensure sites are managed in compliance with ISO 14001 and ISO 50001 systems

Benefits included improved operational efficiency, reduced risk, collaboration and integration with the site teams.



Rebecca Smith
rebecca.d.smith@savills.com
+44 (0) 20 7877 4740

TRACK RECORD

BREEAM



BREEAM IN-USE, CANNON PLACE

Client: Deka Immobilien GmbH
Project size: 418,198 sq. ft.
Service Line: BREEAM In-Use Certification

Savills Sustainability were instructed to complete the BREEAM In Use certification for Part 1 - Asset Performance and Part 2 - Building Management to assess overall performance across the asset and identify ways of reducing overall operational costs and areas of improvement.

Cannon Place was awarded a 5* Excellent rating in regards to Part 1 - Asset Performance and 3* Good for Part 2 - Building Management.



Lizzie Jones
Head of Sustainability
emjones@savills.com
+44 (0) 20 7877 4656



BREEAM IN-USE, KINGS PLACE

Client: Deka Immobilien GmbH
Project size: 335,591 sq. ft.
Service Line: BREEAM In-Use

At Kings Place, Savills has achieved the UK's highest ever BREEAM rating for Property Management. Initiatives included promoting health and wellbeing, encouraging biodiversity, enhancing energy efficiency and reducing water consumption.

Sustainability upgrades resulted in:

- 30 MWh of electricity savings per year from LED lighting – cutting costs and CO2 emissions
- 12% reduction in water use in toilet areas from low-flow taps
- 26% reduction in cleaning chemical usage – supporting wellbeing



Annie Schneidau
Sustainability Consultant
annie.schneidau@savills.com
+44 (0) 20 7409 8951

TRACK RECORD

ENERGY AUDITS

ENERGY AUDITS - THE LIBERTY SHOPPING CENTRE

Client: Liberty Centre Unit Trust
Project value: 465,000 sq.ft.
Service Line: Energy Audits

The energy audit investigated all aspects of the M&E equipment and lighting in the landlord areas.

It was found that the shopping centre consumed in excess of 1m kWh from June 2016 - May 2017 at a cost of £106,976. The audit identified approximately £17,500 in potential investment measures that were aimed at reducing consumption within the centre with a calculated payback of 2 years.





Jonathan Hale
jhale@savills.com
+44 (0) 207 578 7514

TRACK RECORD

GRESB

GRESB - REAL ESTATE ASSESSMENT REPORTING

Project value: 22 properties
Service Line: GRESB

An initial review of the 2016 GRESB results was conducted to identify areas of improvement and scope the desired achievements. Relevant information and performance data was then methodically gathered from asset and property managers.

The fund achieved a Green Star accreditation, as well as attaining a position within the top percentile of their peer group. This has been powerful in communicating with key stakeholders such as investors as well as empowering asset and property managers to address sustainability issues.

Savills have a proven track record for improving GRESB Scores with an aggregated improvement of 86% across our client base in 2018.





Sarune Ringelyte
sarune.ringelyte@savills.com
+44 (0) 20 7409 5941

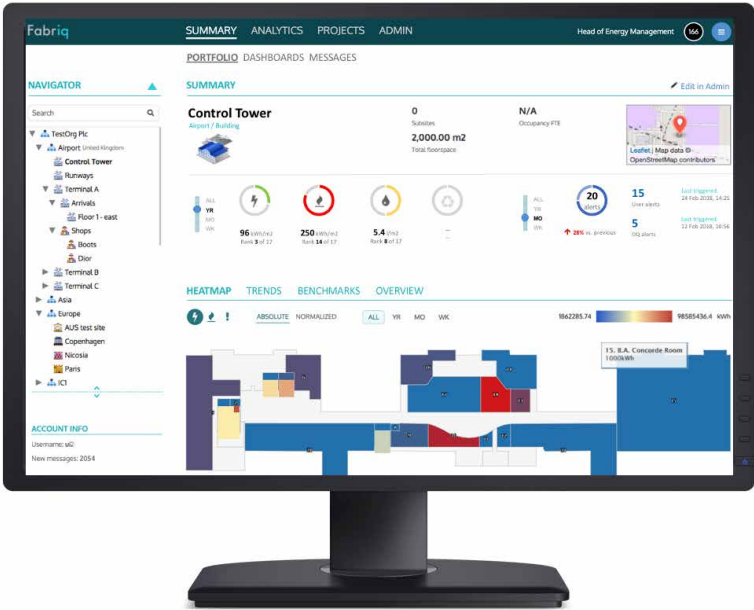
SUSTAINABILITY REPORTING AND MONITORING

Having partnered with a leading software provider, our SavIQ sustainability reporting and monitoring tool provides a single platform to drive Environmental Social and Governance (ESG) performance, manage risk and track activity across individual properties and portfolios.

The system is founded on an innovative approach to driving energy and resource efficiency, collecting performance metrics from multiple sources to identify opportunities to reduce ESG associated risks, reduce operational costs and improve occupier experience.

Specific benefits and capabilities of the SavIQ service include:

- 1. Analyse and monitor building performance proactively
- 2. Report and analyse data streams from multiple sources including utilities, waste, air quality
- 3. Compare portfolio ESG performance with both industry and own portfolio benchmarks
- 4. Build bespoke reports and dashboards for scheduled issue to key stakeholders at all levels of the organisation
- 5. Manage building performance ratings in a single repository including, EPC, BREEAM and GRESB ratings
- 6. Inbuilt GRESB reporting functionality
- 7. Ability to track portfolio activity including project initiative module
- 8. Scheduled alarms to alert property teams to building anomalies – turning data in to action



HEALTH AND WELLBEING IN THE WORKPLACE

How can we help our clients?



H&W Assessment

We can conduct a holistic assessment of your workplace, identifying initiatives that can be implemented over time



Occupier / Employee Surveys

We carry out employee or occupier engagement, allowing a H&W action plan to be built around stakeholder feedback and insight



Design Consultancy

We can provide expertise and advisory insight, ensuring H&W features are incorporated early on in the design process



Certification Gap Analysis & Full Certification Services

We carry out gap analysis designed to inform your selection of the most appropriate and achievable H&W certification for your asset (e.g. WELL, Fitwel, RESET, BREEAM In-Use or GRESB)



Indoor Air Quality Monitoring

We can assess and case study specific building performance components of H&W, such as indoor air quality, acoustics, lighting design or thermal comfort



H&W Awareness

We can deliver workshops, training and focus groups to raise awareness and guide stakeholders on H&W strategy



Maria Garcia
Associate Director
mgarcia@savills.com
+44 (0) 20 7877 4636

The Business Case for Health and Wellbeing in Buildings



We spend 90% of our time in buildings; 50% in commercial buildings



90% of occupants admit their workplace environment can adversely affect their attitude to work



Around 130m days are lost in the UK per annum due to sickness; better air quality can improve productivity by 8-11%

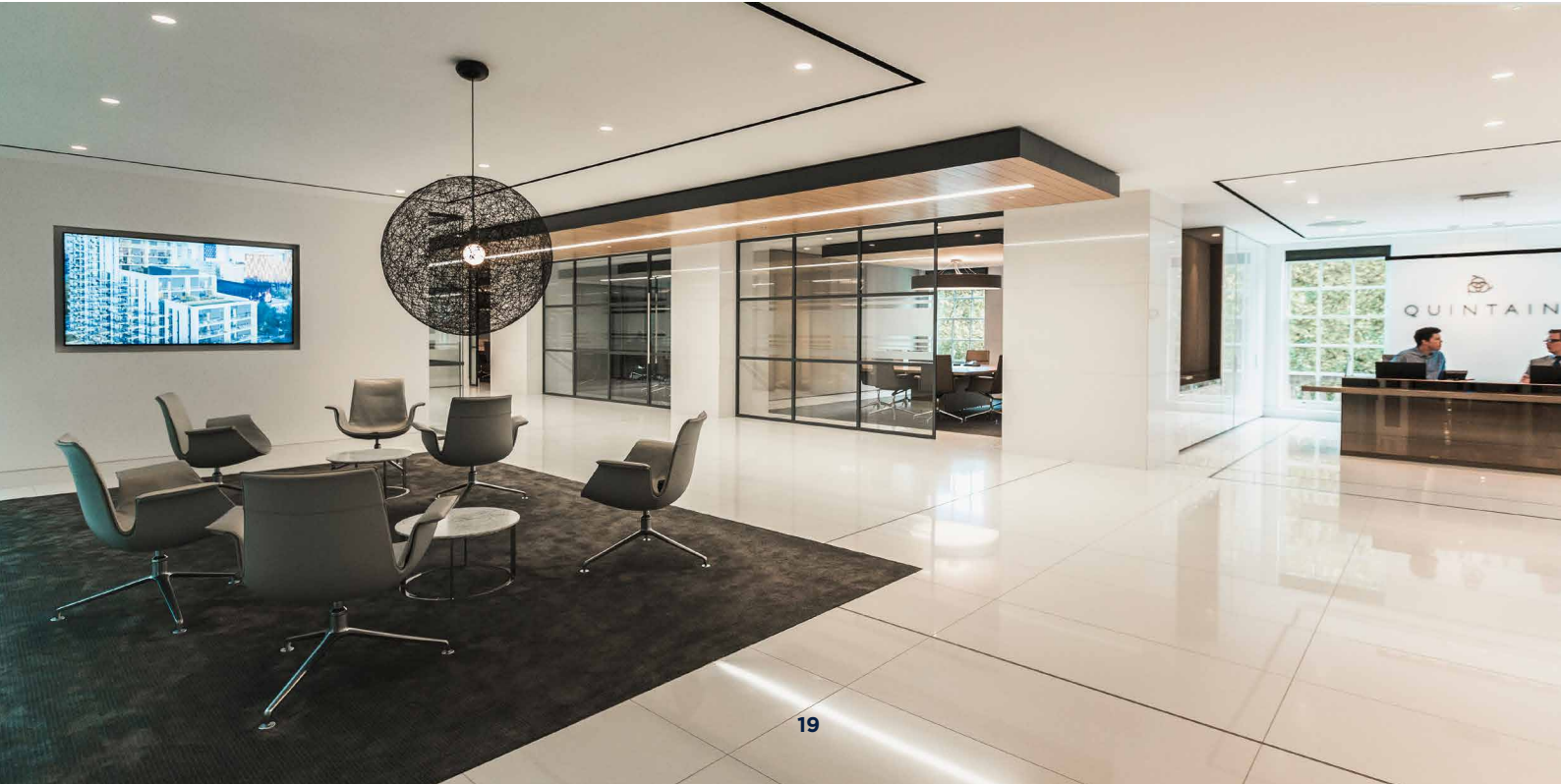


90% of an organisation's operational costs relate to its people: attraction, retention, and development

There is a clear and growing business case that buildings designed, operated and managed with the health and wellbeing of occupants as a central focus are worth more, easier to lease and may command premium rent.

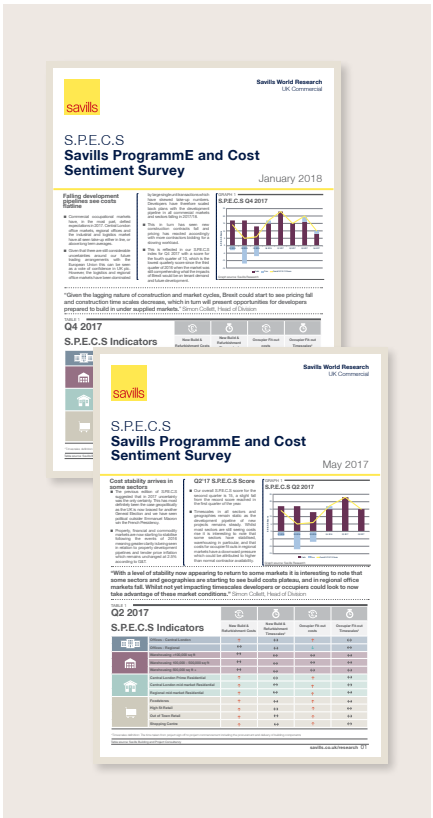
Who should be incorporating health and wellbeing in their property decisions?

1. Owner-occupier / whole building occupier
2. Occupiers in multi-tenanted buildings
3. Landlords with communal area responsibility
4. investors / developers adding value through certification
5. Owners / developers targeting BREEAM
6. institutional investors participating in benchmarks



RESEARCH & THOUGHT LEADERSHIP

Savills research team produces comprehensive data and analysis, providing market intelligence and bespoke consultancy for clients.



Local market analysis

We have an independent and proactive approach to research and consultancy, which comes from a clear understanding of market dynamics in close consultation with our local market agents.

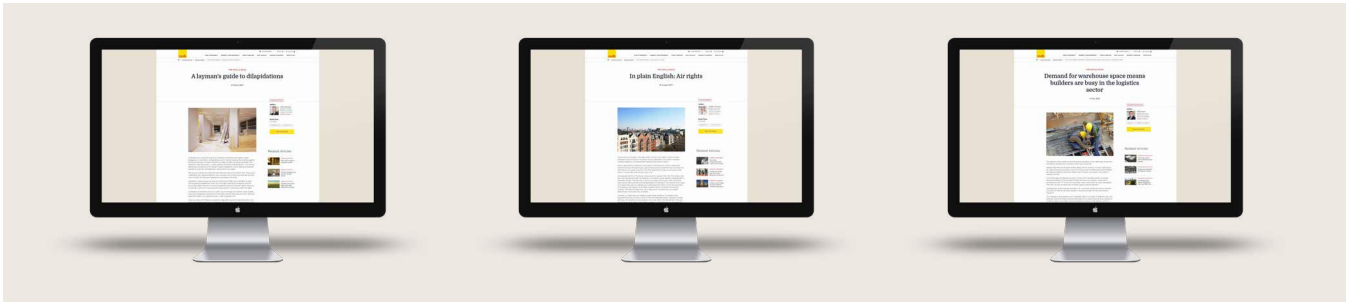
Our data provides the backbone enabling us to provide analysis, commentary and forecasting that creates real value for our clients. Using our data and first-class market knowledge, we produce a number of regular reports on the regional UK markets.

Cross-sector

Our research can also work with our analysts, producing cross-sector reports – the only UK agent with the capability to do so. These look at the dynamics between the residential and commercial markets in key regional cities, uncovering potential development challenges and opportunities.

Blogs

Our clients stay up to date with the latest UK and international property market news and opinions, as well as helpful guides and top tips from Savills renowned industry experts on the Savills blog.



Devonshire House, London W1
Category A Refurbishment - £12m

ABOUT SAVILLS

Our mission is to represent our clients
diligently, and through that commitment,
achieve superior results.

Savills is one of the world's largest real estate firms. Established in 1855, we now have over 35,000 employees in over 600 offices and associates in over 60 countries throughout the Americas, Europe, Asia Pacific, Africa and the Middle East. Through our advice, our property management capabilities and our transactional services, we help our clients to fulfil their real estate needs – whatever and wherever they are.

Savills UK operates across 135 offices nationally and services the full spectrum of the real estate sector through our 300 different service lines. We provide a complete range of property solutions throughout the life-cycle of any real estate asset nationwide.

A unique combination of sector knowledge and flair gives clients access to real estate expertise of the highest calibre. We are regarded as an innovative organisation and a number of recent market awards are a testimony to our success.

Through a combination of targeting our local contacts, presenting market research, undertaking private presentations and staging exhibitions, we continue to explore opportunities to target new markets across the globe.



£1.6
billion

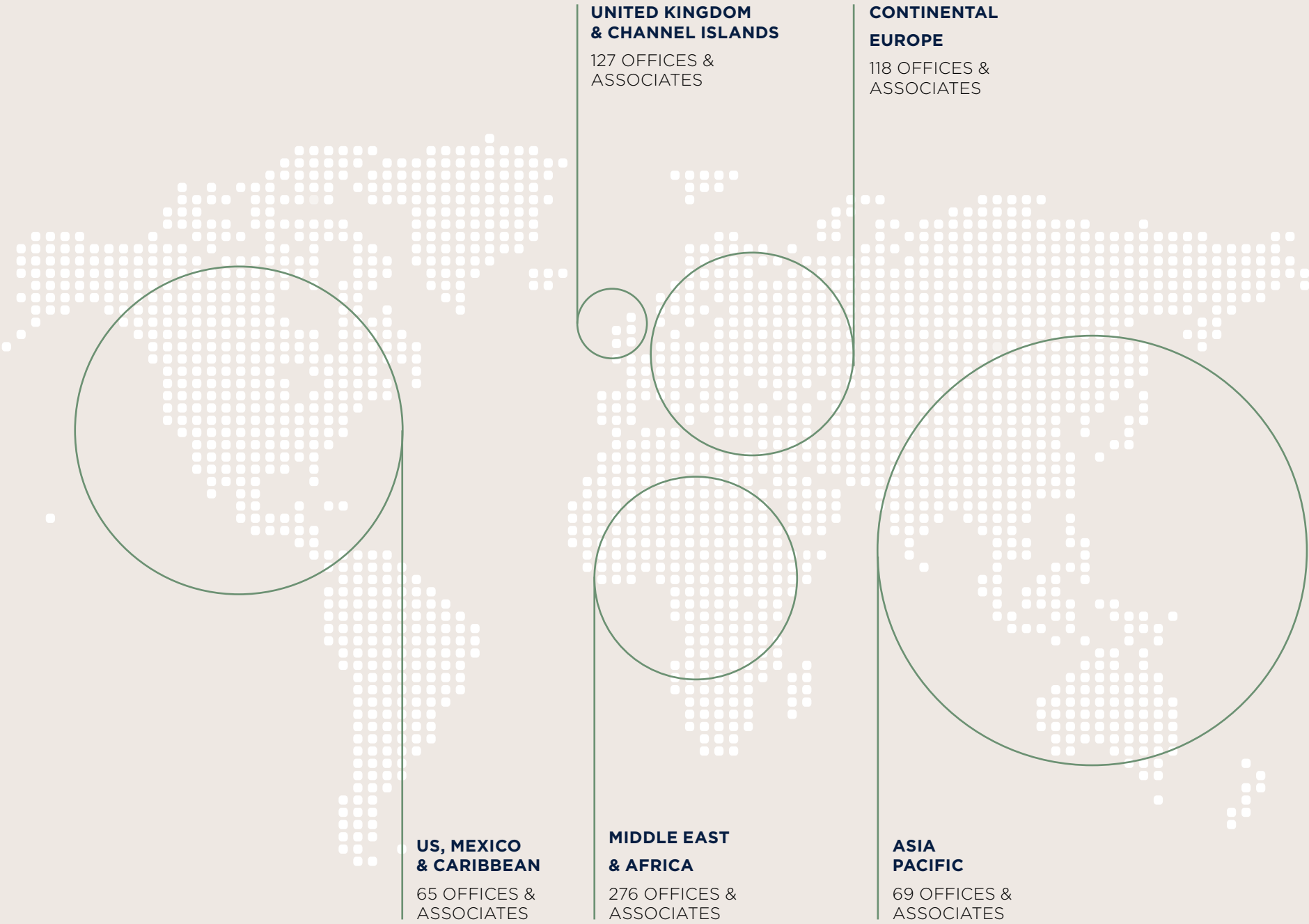
OF GLOBAL TRADE HAS
PUT SAVILLS INTO THE
TOP 5 GLOBAL REAL
ESTATE ADVISORS

Over
600

OFFICES AND
ASSOCIATES CREATING
A STRONG GLOBAL
REACH AND NETWORK

Over
35,000

EMPLOYEES
ACROSS EUROPE,
ASIA PACIFIC AND
THE AMERICAS



KEY CONTACTS



Lizzie Jones
Head of Sustainability
emjones@savills.com
+44 (0) 20 7877 4656



Maria Garcia
Associate Director
mgarcia@savills.com
+44 (0) 20 7877 4636



Charlotte Gedy
Consultancy Support Assistant
charlotte.gedy@savills.com
+44 (0) 20 7877 4549



Annie Schneidau
Sustainability Consultant
annie.schneidau@savills.com
+44 (0) 20 7409 8951



Brad Johnson
Senior Sustainability Consultant
brad.johnson@savills.com
+44 (0) 207 016 3817



Daniel Cloutt
Sustainability Consultant
daniel.cloutt@savills.com



Mariana Goncalves
Sustainability Consultant
mariana.goncalves@savills.com
+44 (0) 207 824 9080



Jonathan Hale
Associate Director
jhale@savills.com
+44 (0) 20 7578 7514



Sarune Ringelyte
Associate
sarune.ringelyte@savills.com
+44 (0) 20 7409 5941



Ashley Cowling
Senior Administrator
ashley.cowling@savills.com
+44 (0) 20 3107 5489



Nick Iles
Sustainability and Waste
Consultant
nick.iles@savills.com
+44 (0) 7971 757 203



Tanya Broadfield
Senior Sustainability Consultant
tanya.broadfield@savills.com
+44 (0) 207 578 7526



Stef Bongert
Sustainability Consultant
stefanie.bongert@savills.com
+44 (0) 207 877 4737



Rebecca Smith
Associate Director
rebecca.d.smith@savills.com
+44 (0) 20 7877 4740



Rebecca James
Sustainability Consultant
rebecca.james@savills.com
+44 (0) 20 7535 3346



Tannith Rayment
Sustainability Consultant
tannith.rayment@savills.com
+44 (0) 207 578 7526



Harry Dodge
Sustainability Consultant
harry.dodge@savills.com
+44 (0) 207 330 8665



Darrianne Fish
Consultancy Support Manager
darrianne.fish@savills.com
+44 (0) 207 409 5983



Amanda Reid
Waste Operations Manager
amanda.reid@savills.com
+44 (0) 161 602 8657



Savills has provided Sustainability Consulting for Deka's UK portfolio for over 10 years as part of a joined-up property management service. Having a highly trained and commercially aware sustainability consultant in the property management team has enabled us to progressively improve the sustainability characteristics of our properties on a least-cost path.

Deka



