

# Manchester Arndale

## Responsible Property Investment in Action

**33%** electricity savings

**32%** gas savings

**18,532 MWh** cumulative energy savings

**£1 million** saved in energy costs

**6500 tonnes** of carbon emissions saved



The Manchester Arndale, a shopping centre in central Manchester, is a key focal point for the city's activity and one of Europe's largest inner city shopping centres. M&G Real Estate jointly owns the property with intu, and the centre is managed by CBRE.

Significant re-development, including multiple extensions, has created a technically complex structure, presenting a challenge for improving energy management of the building.

In September 2014, M&G Real Estate introduced a new sub-metering system as part of its energy management strategy for the centre through a partnership with environmental management systems provider EP&T Global. The EDGE system was installed which comprises 130 energy sub-meters.

### The objectives

- Reduce energy consumption through 24/7 energy reporting
- Target inefficiencies in plant running and common areas and identify Building Management System errors
- Ongoing improvement of operational procedures, enhancing facilities management and maintenance teams' understanding of the site's optimum operational profile and sharing reporting with site stakeholders
- Provide continuity and focus on energy management across the centre on an ongoing energy improvement schedule

As soon as the EP&T was installed, the centre team could forensically examine the operation of the plant and equipment to ensure its optimisation. As the centre team improved their understanding of consumption, they identified and tested opportunities to cut back on the plant operation, aligning patterns of use to shopping hours. The system performs a continuous audit, giving occupiers, shoppers and owners operational comfort. Occupiers can therefore benefit from these findings through sharing best practice efficiency measures and taking advantage of opportunities to reduce energy, water and waste in-store.

- Payback of installation under three years
- The target for the 5-year programme to deliver energy cost savings of £758,021 was achieved more than a year ahead of schedule
- 25% of the system was paid through the service charge and the remainder funded by owners M&G Real Estate and intu. Reduced energy costs will feed through to a lower service charge going forward.

As a result of such successful efforts to improve sustainability and energy management credentials, the Manchester Arndale has been recognised in several key sector awards. In 2015, the centre won the Sceptre award for Energy Management and the Green Apple award for Sustainability.

Following the success of this initiative, M&G Real Estate had the sub-metering system installed in the Galleries shopping centre in Washington, Newcastle and the Holborn Bars office in central London.

**15%** reduction in indexed, global energy consumption since 2012/2013

**20%** reduction in GHG emissions since 2012/13

**89,196 Mwh** 'Green' electricity purchased and generated on-site

**300** community events held across the world

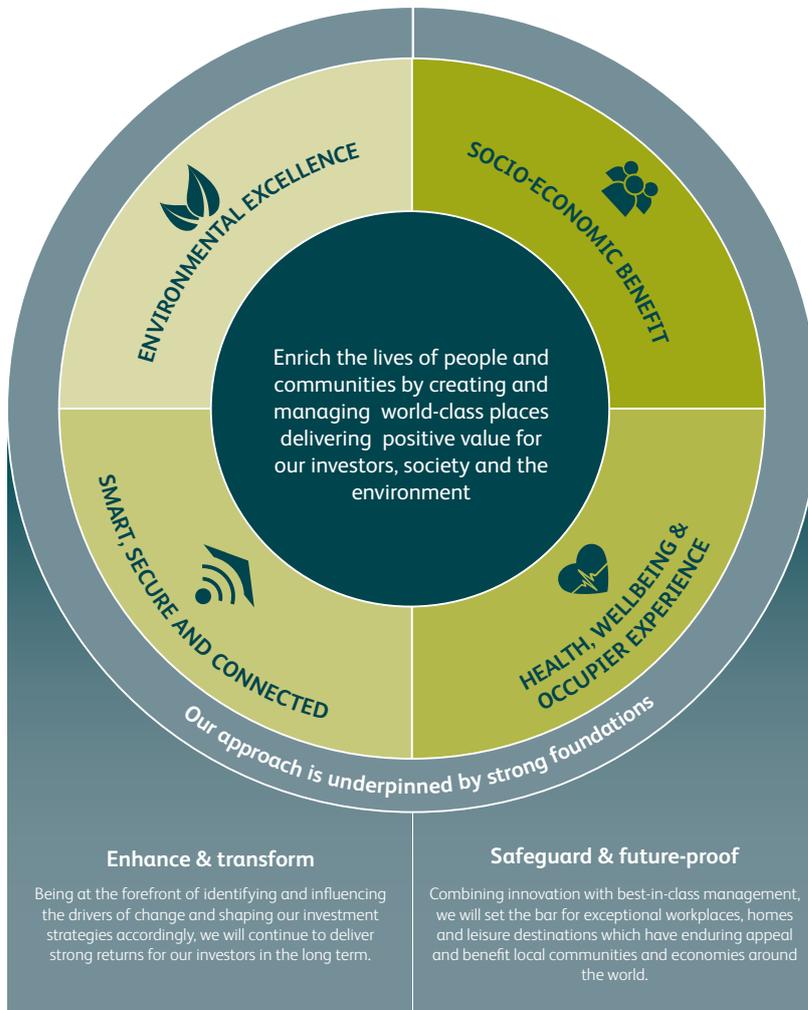
**SEVEN** funds received 'Green Stars' in GRESB 2017 survey

Data is for the year 1 April 2016 to 31 March 2017 unless stated otherwise

For over a decade we have played an active role in the industry in the development of RPI:



## M&G Real Estate – Our approach to Responsible Property Investment



## Global Real Estate Sustainability Benchmark Survey



Since its inception in 2009, GRESB has established itself as a globally recognised benchmark for real estate portfolios (public, private and direct) around the world. In 2017, a total of 850 property companies and funds participated in the GRESB Survey. The GRESB Real Estate Assessment is structured into seven sustainability Aspects (42 indicators), together with a separate Aspect for New Construction & Major Renovations (14 indicators). The weighted combination of scores for each Aspect generates the overall GRESB Score.

M&G Real Estate has been participating in the annual GRESB survey since 2011, when we submitted two funds. In 2017, eight funds were submitted and seven of them have received the accolade of a Green Star rating, meaning that they are amongst the most highly-ranked for sustainability globally. Our average overall score in the 2013 benchmark survey was 45% and this has been rising each year to a score of 72% in 2017.

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