



# Peel L&P

Peel L&P combines forces with EQUANS to achieve ambitious energy-saving targets and deliver net zero carbon status.

## Background

Peel L&P is a regeneration business that owns and manages more than 12 million sq. ft of property and 20,000 acres of land and water.

The company is responsible for some of the most transformational development projects in the UK. In 2009, Peel L&P launched a wide-ranging energy-management programme to help it reduce energy use, costs and carbon emissions across its estate.

As that programme developed, it required a specialist energy and facilities partner to help it identify opportunities, implement energy-saving measures and monitor performance throughout its portfolio.

## Relationship development

Peel L&P has been working with EQUANS for nearly 30 years. Starting in 1991 with a contract to maintain one building, the relationship has developed to such an extent that ENGIE now looks after multiple Peel L&P sites with a dedicated team of 15 engineers and support staff. Some of these are based on site and have a detailed knowledge of the buildings for which they are responsible, while others are based centrally and work across the Peel L&P portfolio.

Alongside the essential maintenance services provided, the partnership has helped Peel L&P to achieve significant energy and cost savings, with EQUANS bringing its technical management and energy expertise to support the company's sustainability initiatives.



Land & Property

## ISO 50001 certification

In 2014, Peel L&P, with EQUANS' support, adopted the ISO 50001 standard for energy management – making it the first major UK property group to achieve this certification. EQUANS was given a major role in delivering the ambitious energy-saving objectives, helping Peel L&P to identify 393 energy-reduction opportunities across its portfolio, of which 248 have now been implemented.

Some of the most significant projects have included installing LED light fittings, enhancing building management system (BMS) strategies and improving plant room insulation at The Alexandra Building at MediaCityUK in Salford Quays. These were among 27 energy-reduction opportunities implemented, which have saved more than £35,000.

Savings in excess of £40,00 have been achieved at Building No. 10, Princes Dock, Liverpool, where variable speed drives were fitted on pumps and air handling unit motors. At Digital World Centre at MediaCityUK in Manchester, 19 energy-reduction initiatives have been implemented, resulting in savings of more than £23,000.

Under ISO 50001, EQUANS and Peel L&P set a target of reducing annual activity-related energy use or greenhouse gas emissions by 3% (cumulatively from a 2014 baseline).

This target has now been met five years in a row. In financial terms, the total value of the energy savings delivered through ISO 50001 in the first five years was £685,668. In 2018, Peel L&P was re-certified to ISO 50001, with no non-conformities.

## Achieving net zero status

In January 2020, Peel L&P announced that 11 of its properties had become the first in the UK to achieve net zero carbon status – verified against the UK Green Building Council's definition.

This was achieved largely by reducing energy demand in these buildings. The support of EQUANS in implementing energy-saving initiatives played a key role in helping the group to reach this impressive milestone.

## Collaborative working

As the energy management programme has developed, so has the interaction between EQUANS and Peel L&P. In 2019, ENGIE's



**“Our relationship with ENGIE has delivered significant benefits that range from cutting costs and carbon footprint to minimising emissions.**

**They have supported us to deliver our sustainability initiatives and move towards carbon neutrality, and it's**

**through this successful partnership that our portfolio of buildings are the first in the UK to achieve a net zero carbon**

**status. We look forward to working with them on future projects.”**

**Paul Chappels, Director, Facilities & Asset Management, Peel L&P**

energy engineer was given the role of 'energy champion', a role previously only fulfilled by Peel L&P staff. This energy champion attends bi-monthly meetings where all Peel L&P business units convene to discuss energy and sustainability initiatives.

Alongside energy reduction, EQUANS has also introduced cost-saving initiatives such as a Triad avoidance strategy. The aim here is to minimise the high financial charges associated with periods of peak winter energy use (Triads). By modifying BMS control strategies at some of Peel L&P's group's largest

buildings, alongside introducing remote BMS control and early warning notifications, energy consumption can be reduced during predicted Triads, resulting in significant cost savings.

## Industry recognition

In recognition of their achievements throughout their long association, Peel L&P and EQUANS were presented with two accolades at the Premises & Facilities Management Awards (PFM) Awards 2019.

They were crowned winners of the PFM Award for Partners in Energy Management, while energy engineer Phil Harris was awarded Team Member of the Year. Comments from the PFM Partnership Awards judges praised the two companies' exemplary standards in partnership working and energy management.

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