



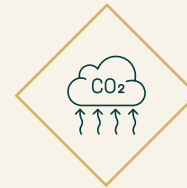
# ENVIRONMENTAL SUSTAINABILITY POLICY

DECEMBER 2022

## 25EP

Grosvenor Britain & Ireland are proud to present 25EP, a workplace that blends leading hospitality with flexible working. Regardless of industry or sector, we passionately believe in the role of community and its influence on each of us.

### THIS POLICY OUTLINES OUR SUSTAINABILITY COMMITMENTS:



**Net zero  
carbon emissions  
by 2030**



**Eradicating waste from  
operations  
by 2030**



**Facilitating the health  
and sustainability of  
our members and  
community**

### To deliver these goals, we commit to:

- ◆ Communicating our progress through regular reporting, which will include the energy usage, recycling rates and water usage of 25EP.
- ◆ Embracing innovation and implement ideas and technology to achieve our goals
- ◆ Upskilling and training our staff to be able to execute and deliver the aims and objectives identified in this policy
- ◆ Encouraging members to be proactive, get involved and challenge us to be more sustainable



## NET ZERO CARBON EMISSIONS

### WHAT 25EP HAVE ACHIEVED SO FAR

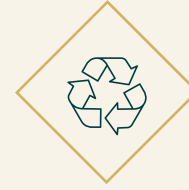
- ◆ 25EP is fully electric after replacing gas boiler for an air-source heat pump
- ◆ Procure 100% renewable energy

### WHAT 25EP WILL COMMIT TO

- ◆ Power only through green electricity
- ◆ Maximising on-site renewable energy generation
- ◆ Offsetting
- ◆ Consolidating deliveries
- ◆ Reducing energy use through implementing energy efficiency measures
- ◆ Providing access to low-emission electric bikes for members

### WHAT 25EP MEMBERS CAN DO

- ◆ Use digital conferencing where possible to reduce travel
- ◆ Switch off appliances when leaving workspace
- ◆ Consolidate delivery



## REDUCING WASTE

### WHAT 25EP HAVE ACHIEVED SO FAR

- ◆ Use a green waste provider where no waste is sent to landfill
- ◆ Replacing plastic access cards for digital
- ◆ Exploring on-site coffee recycling
- ◆ Correctly managing food waste
- ◆ Partnering with organisations to recycle unwanted office equipment and furnishings.

### WHAT 25EP WILL COMMIT TO

- ◆ Maximising recycling rate, working towards at least 80%
- ◆ Encourage reduced paper use through reporting usage and quantifying member's impact in terms of trees required.
- ◆ Eliminating single-use plastics
- ◆ Reduce water use and increase efficient faucets and toilets.

### WHAT 25EP MEMBERS CAN DO

- ◆ Reduce printing and engage with 25EP reporting of paper usage
- ◆ Avoid over-ordering through the concierge
- ◆ Avoid single-use plastics
- ◆ Be more accurate using labelled waste bins
- ◆ Bring your own Keep Cup to the office



## COMMUNITY AND WELLBEING

### WHAT 25EP HAVE ACHIEVED SO FAR

- ◆ Support local artisans through our concierge service
- ◆ Optional £10 additional charge to raise funds for charity
- ◆ We provide options for responsible recycling
- ◆ Support local businesses through our 25EP app Members Benefits scheme
- ◆ Promote community events in Ecclestone Yards

### WHAT 25EP WILL COMMIT TO

- ◆ Improve facilities for cycling
- ◆ Monitor and improve key data sets within the building using sensors
- ◆ Increase equity of opportunity through gender balance of our users
- ◆ Procuring products and services responsibly, opting for sustainable alternatives where possible
- ◆ Promote volunteering opportunities for members and staff

### WHAT 25EP MEMBERS CAN DO

- ◆ Consider traveling by cycle or foot where possible
- ◆ Reduce printing
- ◆ Meet Living Wage Employer requirements
- ◆ Contribute to £10 charity levy



## COLLABORATING WITH OUR MEMBERS

### WHAT 25EP HAVE ACHIEVED SO FAR

- ◆ We've helped several members to achieve their sustainability certifications

### WHAT 25EP WILL COMMIT TO

- ◆ Provide and signpost to sustainability events
- ◆ Promote the work our members are doing for sustainability through our channels

### WHAT 25EP MEMBERS CAN DO

- ◆ Actively participate in sustainability events ran by or associated with 25EP
- ◆ Collaborate with 25EP and other members on initiatives and projects

# BUILDING PERFORMANCE EVALUATION

## WHAT IS A BUILDING PERFORMANCE EVALUATION?

A Building Performance Evaluation (BPE) is an assessment of the environmental performance of your unit. A specialist collects and analyses data on the energy performance, environmental conditions and building fabric performance, which guides recommendations on potential improvements for the sustainability and comfort of your building. Recommendations will be weighted by cost and benefit so that the most effective measures can be prioritised.

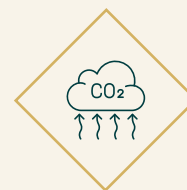
## WHERE ARE WE AND WHAT ARE WE HOPING TO ACHIEVE ON A NEIGHBOURHOOD LEVEL?

For business units, the average EPC score is a C, and the average carbon footprint per unit is **55 tonnes** carbon dioxide equivalents (CO<sub>2</sub>e).

Now every single unit has had a BPE, we have predicted the following combined benefits from implementing retrofit measures:

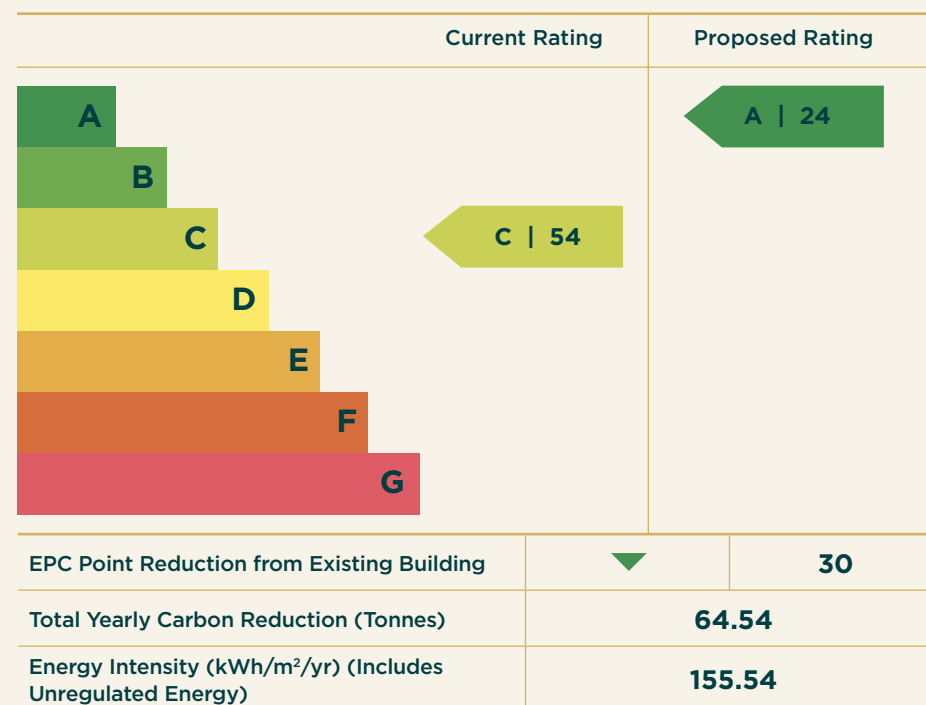
- ◆ Average EPC score to increase to a B, with no units below a D
- ◆ Energy use to reduce by **370,000 kWh** per year, with each unit saving an average of **19500 kWh** per year per. With electricity costing approximately 18.9p per kWh, this could save each business an average of **£3700** a year
- ◆ Reduce neighbourhood emissions by **185 tonnes CO<sub>2</sub>e** per year. Each unit is expected to reduce its carbon footprint by an average of 10 tonnes per year, equivalent to an average UK citizen's entire annual footprint!

# HOW IS 25EP PERFORMING?



2021 carbon footprint:  
**104.6 tonnes CO<sub>2</sub>e**

## EPC RATING



# WHAT IS PLANNED FOR 25EP?

## RECLASSIFICATION OF 25EP AFTER THE MEASURES ARE PUT IN PLACE.

MEASURE DESCRIPTION	APPROXIMATE COST OF UPGRADE	COST PER EPC POINT	POTENTIAL CARBON BENEFIT (KGCO <sub>2</sub> /YR)	POTENTIAL ENERGY REDUCTION (KWH/YR)	REDUCTION IN EPC POINTS	EPC RATING		MEASURE SELECTED
<b>CHILLER SHUT OFF IN WINTER MONTHS</b> Shut off Chillers in winter months note some internal areas and meeting rooms may have year round cooling load.	£0.00		542.3 KgCo <sub>2</sub> /Year	1,054.6 kWh/Year	0	<b>C</b>	<b>54</b>	YES
<b>TEMPERATURE SET POINTS</b> Set wider temperature bands on controls allow office temperatures to drift between 20 and 25 degrees.	£0.00		1,808 KgCo <sub>2</sub> /Year	2,952.7 kWh/Year	0	<b>C</b>	<b>54</b>	YES
<b>PLANT COMMISSIONING</b> Regular review / commissioning / trimming of plant controls to suit external conditions. Carry our Seasonal Commissioning of all plant. Review Plant Operation regularly and adjust operating parameters regularly (at the start of each season) to ensure that plant is running efficiently.	£2,000.00		482 KgCo <sub>2</sub> /Year	210.9 kWh/Year	0	<b>C</b>	<b>54</b>	YES
<b>PLANT RUNNING TIME REDUCTION</b> Reduce plant operation times (weekdays) and no operation at weekends so that unnecessary plant does not run. Heating and Cooling is restricted to core hours only (with minimal pre-heat and overrun periods). As offices may be used at the weekends, an override should be factored in.	£0.00		6,388 KgCo <sub>2</sub> /Year	2,018.7 kWh/Year	0	<b>C</b>	<b>54</b>	YES
<b>PHOTOVOLTAICS</b> Install Photovoltaics to the roof areas on the top floor. There is approximately 900m <sup>2</sup> of roof space that could accommodate PV panels. Assumed system: 264 panels at 380w per panel. Total kWh: 100.320; little or no shading; 0-15 degree pitch subject to specialist design and structural review. PV to be apportioned to the building energy use and any surplus sold to the Grid, or used within Eccleston Yards.	£80,000.00	£4,000.00	23,803 KgCo <sub>2</sub> /Year	13,920.1 kWh/Year	<b>20</b>	<b>B</b>	<b>34</b>	YES
<b>ENERGY EFFICIENT EQUIPMENT</b> Review all office equipment to ensure that it is A-A+ energy rated. This will ensure a reduction in energy costs and resultant carbon emissions. Look for the Energy Star label when buying equipment.	£0.00		1,747.5 KgCo <sub>2</sub> /Year	1,807.8 kWh/Year	0	<b>C</b>	<b>54</b>	YES

## WHAT IS PLANNED FOR 25EP?

MEASURE DESCRIPTION	APPROXIMATE COST OF UPGRADE	COST PER EPC POINT	POTENTIAL CARBON BENEFIT (KGCO <sub>2</sub> /YR)	POTENTIAL ENERGY REDUCTION (KWH/YR)	REDUCTION IN EPC POINTS	EPC RATING		MEASURE SELECTED
<p><b>AIR PRESSURE TEST</b></p> <p>Carry out an air pressure test, identify and treat identified air leakage. Assumed air permeability of 10m<sup>3</sup>/h/m<sup>2</sup>. Air pressure testing calculates the air tightness of a building, known as its 'air permeability' or 'leakage' rate. Air leakage is air that escapes the building via uncontrolled means. Leakage can occur through gaps, holes or cracks in the fabric of the building. Excessive air leakage can affect the building's energy efficiency, making the building less energy efficient and more expensive to run. Thermographic survey will be used in tandem to assess the air leakage.</p>	£3,000.00	£1,500.00	1,355.9 KgCo <sub>2</sub> /Year	4,971.5 kWh/Year	2	<b>C</b>	<b>52</b>	YES
<p><b>WINDOW BLINDS</b></p> <p>Consider installing internal window blinds to the office area. With blinds, the heat is retained inside zones, resulting in reduced energy consumption in colder months. In the summer internal blinds can reject the heat from the sun to help create a much cooler environment.</p>	£20,000.00	£20,000.00	7,532.5 KgCo <sub>2</sub> /Year	3,916.9 kWh/Year	1	<b>C</b>	<b>53</b>	YES
<p><b>DOUBLE GLAZING</b></p> <p>Specify Low-E Double Glazing to all single/secondary glazed windows. A review should be carried out to ensure thermal and solar risks are alleviated. Assumed U value: 1.4W/m<sup>2</sup>k with Solar of 0.60.</p>	£50,000.00	£16,666.67	7,231.2 KgCo <sub>2</sub> /Year	13,920.1 kWh/Year	3	<b>C</b>	<b>51</b>	YES

