

ULI Trends Europe

Amsterdam
22 June 2011



ISA V2.0 System – Progress Report



New Features Available in ISA V2.0 – New Data Structure

The screenshot shows the ISA V2.0 user interface. At the top, there is a navigation menu with links for Home, Organizational Reports, Certificates/Reports, Log Off, and User Maintenance. The user is logged in as Matthew Thorpe, Portfolio Owner, for BRE Global Limited. The breadcrumb trail indicates the user is in the 'List of Portfolios' section for BRE England.

Property Ref	Property Level	Client Reference	Portfolio Name	Portfolio Manager	Property Manager	
PRY00000081	Site	BRE Site - Garston	BRE England	David Logon	David Logon	
PRY00000082	Building	Building 16	BRE England	David Logon	Dean Wood	
PRY00000083	Building	Building 26	BRE England	David Logon	Alice Simm	
PRY00000084	Building	Building 17	BRE England	David Logon	Matthew Thorpe	
PRY00000085	Asset	1st Floor Building 16	BRE England	David Logon	Dean Wood	06/06/2011 <input checked="" type="checkbox"/>
PRY00000086	Asset	2nd Floor Building 16	BRE England	David Logon	Dean Wood	06/06/2011 <input checked="" type="checkbox"/>
PRY00000087	Asset	FDET Testing Laboratory	BRE England	David Logon	Dean Wood	06/06/2011 <input checked="" type="checkbox"/>

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[Register New Property](#) | [Transfer Property](#)

This slide shows the form used within V2.0 of ISA system to log property records.

The highlighted area shows the user selecting the property level

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New Features Available in ISA V2.0 – Measuring Property Records



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Home Certificates/Reports User Maintenance

Organisational Reports Log Off

You are logged in as: *Matthew Thorpe - Portfolio Owner*
Organisation : *BRE Global Limited*

You are here: [List of Portfolios](#) » [BRE England](#) » **BRE Site - Garston** » Scoring




This slide shows the performance management menu for the property record logged as “BRE Site Garston”

BREEAM In-Use KPI Scores **ISA KPI Scores** Asset Details BREEAM Scores

Asset Name : BRE Site - Garston
 Asset Reference Number : PRY00000081
 Asset Type : Unknown
 Country : UK
 Year : 1920 - 1945
 Full time Equivalent staff :
 12 Month Reporting Period : 01/01/2011 - 31/12/2011

KPI	Description	Score
KPI 1	Total indirect energy consumption (kWh / year) :	Not Measured (insufficient data)
	Total indirect energy from electricity (kWh / year) :	Not Measured (insufficient data)
	Total indirect energy from imported heating and cooling (kWh / year) :	Not Measured (insufficient data)

Activities

-  View Score
-  Online Questionnaire
-  Submit for Verification

New ISA KPI's

- **KPI 1** Total indirect energy consumption (kWh / year)
- **KPI 2** Total direct energy consumption (kWh / year)
- **KPI 3** Property energy intensity (kWh / m² / year)
- **KPI 4** On-site energy generation in volume (kWh / year)
- **KPI 5** Total direct and indirect greenhouse gas emissions by weight (kgCO₂e / year)
- **KPI 6** Total direct and indirect greenhouse gas intensity from property energy
- **KPI 7** Total water withdrawal (m³ / year)
- **KPI 8** Property water intensity (m³ / m² / year)
- **KPI 9** Total weight of waste by type and disposal method (tonnes)

Redevco - Environmental data coverage



	2008	2009	Target	By when
Energy Use & CO₂ Emissions				
Redevco's Investment Portfolio	28%	66%	90%	2013
- Industrial	27%	34%	90%	2013
- Offices	26%	78%	90%	2013
- Retail Box/Park/Supermarket	3%	70%	90%	2013
- Retail High Street	58%	82%	90%	2013
- Retail Shopping Centre	40%	66%	80%	2013
Redevco Occupied Offices	51%	78%	90%	2011
Development projects	n.a.	100%	100%	
Business & Commuter travel				
- Air travel	100%	100%	100%	
- Company owned/leased cars	100%	100%	100%	
- Commuter survey (response rate)	60%	74%	95%	2010
Water Use				
Redevco's Investment Portfolio	28%	66%	90%	2013
- Industrial	34%	36%	90%	2013
- Offices	41%	66%	90%	2013
- Retail Box/Park/Supermarket	7%	74%	90%	2013
- Retail High Street	33%	82%	90%	2013
- Retail Shopping Centre	29%	49%	90%	2013
Redevco's Occupied Offices	9%	25%	90%	2011
Development projects	n.a.	100%	100%	
Other Environmental Issues				
Development projects	n.a.	100%		
Listed Buildings & Cultural Heritage				
Redevco's Listed Buildings	n.a.	68%	90%	2013
- Industrial	n.a.	n.a.	n.a.	n.a.
- Offices	n.a.	64%	100%	2010
- Retail Box/Park/Supermarket	n.a.	100%	100%	2010
- Retail High Street	n.a.	72%	100%	2010
- Retail Shopping Centre	n.a.	0%	100%	2010

Redevco - Total energy use by fuel source (kWh) ISA

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For Redevco's Investment Portfolio and offices occupied by Redevco, the energy use by fuel source (kWh) was calculated by BRE. The amounts are not extrapolated and relate to 66% (by GLA) of Redevco's Investment portfolio and 78% of Redevco Occupied Offices. The energy use related to business & commuter travel is not recorded.

	Investment portfolio (kWh)	Redevco occupied offices (kWh)	Total energy use by fuel source (kWh)
Electricity	479,299,545	668,471	479,968,016
Gas	191,516,659	432,665	191,949,324
Fuel oil	13,671,325	29,837	13,701,162
District heating	42,816,115	169,260	42,985,375
District cooling	1,968,184	11,100	1,979,284

Preliminary Benchmarking Results October 2010



Retail – pan-Europe

	Building CO ₂ (kgCO ₂ eq/m ² /pa)	Building primary energy (kWh/m ² /pa)	Water consumption (m ³ /m ² /pa)
Benchmark	147	819	1.27
+/-	29	136	0.38

Offices - pan-Europe

	Building CO ₂ (kgCO ₂ eq/m ² /pa)	Building primary energy (kWh/m ² /pa)	Water consumption (m ³ /m ² /pa)
Benchmark	56	377	0.30
+/-	12	70	0.17

Retail - Belgium

	Building CO ₂ (kgCO ₂ eq/m ² /pa)	Building primary energy (kWh/m ² /pa)	Water consumption (m ³ /m ² /pa)
Benchmark	121	964	0.31
+/-	40	330	0.12

Offices - Belgium

	Building CO ₂ (kgCO ₂ eq/m ² /pa)	Building primary energy (kWh/m ² /pa)	Water consumption (m ³ /m ² /pa)
Benchmark	49	377	0.18
+/-	9	81	0.04

Retail – Germany

	Building CO ₂ (kgCO ₂ eq/m ² /pa)	Building primary energy (kWh/m ² /pa)	Water consumption (m ³ /m ² /pa)
Benchmark	82	425	0.38
+/-	39	208	0.27

Offices - Germany

	Building CO ₂ (kgCO ₂ eq/m ² /pa)	Building primary energy (kWh/m ² /pa)	Water consumption (m ³ /m ² /pa)
Benchmark	77	375	0.66
+/-	32	141	0.55

Retail – Spain

	Building CO ₂ (kgCO ₂ eq/m ² /pa)	Building primary energy (kWh/m ² /pa)	Water consumption (m ³ /m ² /pa)
Benchmark	134	799	1.69
+/-	41	244	1.78

Retail – France

	Building CO ₂ (kgCO ₂ eq/m ² /pa)	Building primary energy (kWh/m ² /pa)	Water consumption (m ³ /m ² /pa)
Benchmark	25	526	0.28
+/-	12	215	0.20

Retail – Italy

	Building CO ₂ (kgCO ₂ eq/m ² /pa)	Building primary energy (kWh/m ² /pa)	Water consumption (m ³ /m ² /pa)
Benchmark	356	1578	2.81
+/-	192	846	1.96

Retail – Portugal

	Building CO ₂ (kgCO ₂ eq/m ² /pa)	Building primary energy (kWh/m ² /pa)	Water consumption (m ³ /m ² /pa)
Benchmark	240	1133	1.81
+/-	54	242	0.61

Retail – Brazil

	Building CO ₂ (kgCO ₂ eq/m ² /pa)	Building primary energy (kWh/m ² /pa)	Water consumption (m ³ /m ² /pa)
Benchmark	52	196	2.13
+/-	15	57	0.57

Note: To reflect the level of certainty that is associated with these preliminary benchmarks, +/- values are provided to indicate the range within which the benchmark value is expected to lie once more data is gathered. This range has been calculated based on a 95% confidence level, i.e. there is only a 5% chance that later benchmarks will lie outside of this range.



Discussion

