Building Sustainability Consultancy Services

Company Outline

Building Sustainability Limited (BSL) is a technology company working with the commercial property sector, developers and occupants to design and implement systems to track and control energy consumption and carbon emissions.

BSL has developed a unique software suite which will connect to building management systems (BMS), individual meters and control systems to monitor and control energy consumption and carbon emissions in real time. The result is an intelligent building that communicates with its occupants and managers enabling them to maximise use of available space whilst minimising energy consumption through adaptable lighting, heating and work-settings. BSL also advises clients on the most appropriate energy saving emerging technologies to be deployed in buildings.

The unique positioning which the company brings to this market is its key understanding of three cutting edge technologies:

- **Carbon footprint and energy reducing innovations**
- **IP addressable equipment**
- **Wireless technologies (WiFi, Bluetooth, Zigbee etc)**

The company's directors have extensive experience in communications and environmental technology, with a range of blue chip clients including Ericsson, Royal Bank of Scotland and the British Library.

BSL is part of the Cordless Group, with offices around the world including London, Stockholm, Sydney and Shanghai. The Cordless Group counts amongst its clients the BBC, Cushman & Wakefield, Foster & Partner, Rio Tinto, Macquarie Bank, Barclays, British Land, Siemens and Deloitte.

The Environmental Context

An overwhelming body of scientific evidence now clearly indicates that climate change is a serious and urgent issue. Current patterns of climate change are likely to lead to:

A rise between 2 – 5°C in global mean temperatures. This will intensify the water cycle, reinforcing existing patterns of water scarcity and abundance and increasing the risk of droughts and floods.

Changes in the distribution of heat around the world which may disrupt ocean and atmospheric circulations, leading to large and possibly abrupt shifts in regional weather patterns.

An eventual sea level rise of 5 – 12 meters over several centuries.

The Role of Buildings

Buildings currently account for 8% of greenhouse gas emissions, or 20% if upstream emissions associated with electricity and heat are included.

CO_2 emissions from buildings are expected to rise 70% and 140% to 2030 and 2050 respectively. Upstream emissions are expected to grow more rapidly because the demand for electrical appliances is expected to increase.

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Building Sustainability

The WBCSD (World Business Council for Sustainable Development) identified buildings as one of the five main users of energy where "megatrends" are needed to transform energy efficiency. They account for 40% of primary energy in most countries covered by this project, and consumption is rising. The International Energy Agency (IEA) estimates that current trends in energy demand for buildings will stimulate about half of energy supply investments to 2030.

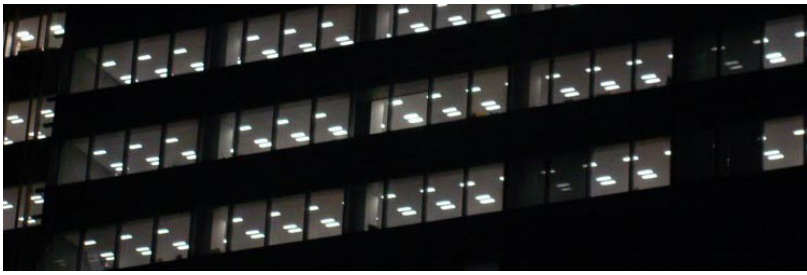
Where do we go from here?

The WBCSD recommends the following:

Encourage interdependence by adopting holistic, integrated approaches among the stakeholders that assure a shared responsibility and accountability toward improved energy performance in buildings and their communities.

Make energy more valued by those involved in the development, operation and use of buildings.

Transform behaviour by educating and motivating the professionals involved in building transactions to increase their awareness toward improved energy efficiency in buildings.



Governmental Response

The 2006 Stern Review called for a reduction of emissions by 50% compared to current levels.

The Climate Change Bill of March 2007 set statutory targets to reduce emissions by 30% by 2020.

Organisations can expect increasing regulation that will financially penalise poor compliance.

Corporations world-wide know they need to act, which is articulated by their published corporate environmental responsibility policies:

> The top 100 companies listed on the London stock exchange earmarked 0.79% of pre-tax profits for financing their social and environmental responsibilities.
>
> Corporate Register reports that 85 of the FTSE 100 companies produced non-financial reports this year. 90 of the top 100 European companies now publish them and 59 of the US top 100.

Explanation of Consultancy Services

BSL will typically commence with an upfront consultation and by undertaking a detailed audit of a client's current environmental practice in order to build a register of assets, establish needs and propose options.

If required, BSL will then undertake commissioning and installation of appropriate energy controlling and monitoring equipment, including some or all of the following:

- production of a customised Footprint Tracker
- installation of renewable or energy saving equipment and functions
- installation of an Innovation Network

Customers commissioning the Footprint Tracker system will be offered the provision of a fully managed service to include:

- software license fee including free upgrades
- maintenance
- regular independent statements and reports of footprint reduction and
- training to develop an energy saving workforce

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