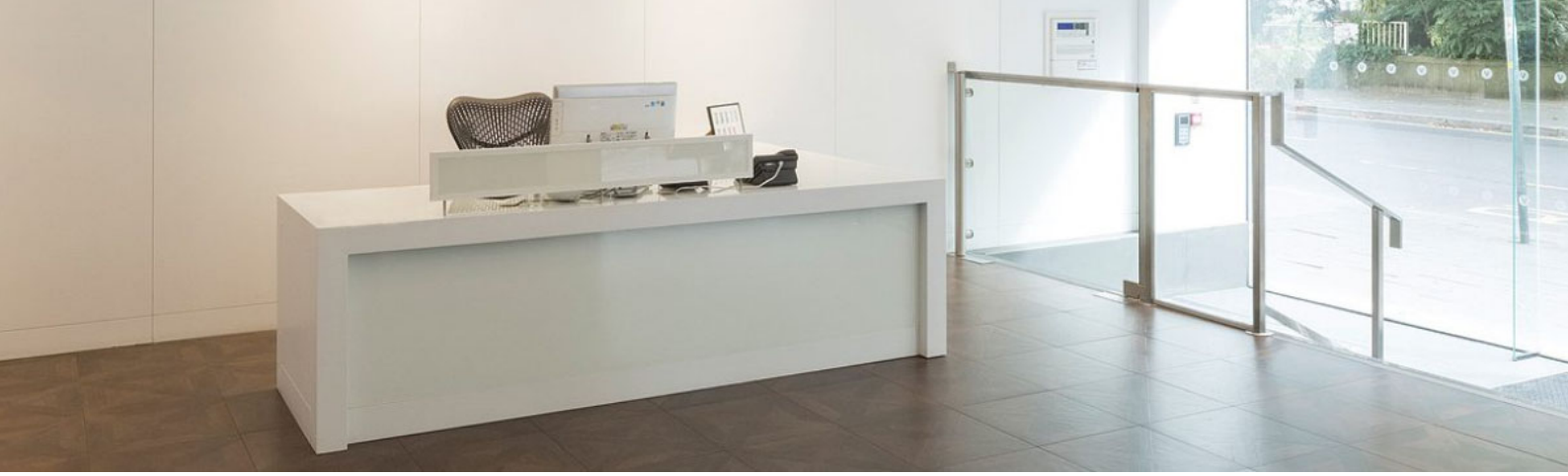


Case Study

Client: Ashville Group

Services provided: Net Zero gap analysis and strategy, Net Zero strategy workshop, energy audits, annual Net Zero footprint.

Sector: Real estate and property

Benefits achieved: Significant actual energy savings achieved, improved data for accuracy of carbon footprint, recommendations for further energy savings, a robust Net Zero strategy and action plan is now in place.

Summary

Ashville, a leading commercial real estate and property company based in Bristol, offers a complete solution and turnkey service for commercial property needs. Ashville has around 280 suppliers and a complex company structure, with all day-to-day building management operations handled by subsidiary Ashville Asset Management (AAM).

The company currently manages some 15 different commercial buildings, ranging from Georgian through mid and late 20th century to new build. Ashville is also embarking on the expansion of its office new builds and refurbishment activities, primarily for sale on the commercial market. Increasingly, existing and prospective tenants are asking about the sustainability of the buildings they occupy and what Ashville as a landlord is doing to manage this on their behalf.

Ashville approached JRP to assist in the development of an appropriate Net Zero strategy and a strategic approach to asset design/build/management, i.e. the offices Ashville occupies, the properties that Ashville develops and sells, plus an approach for managing tenanted properties owned by others.

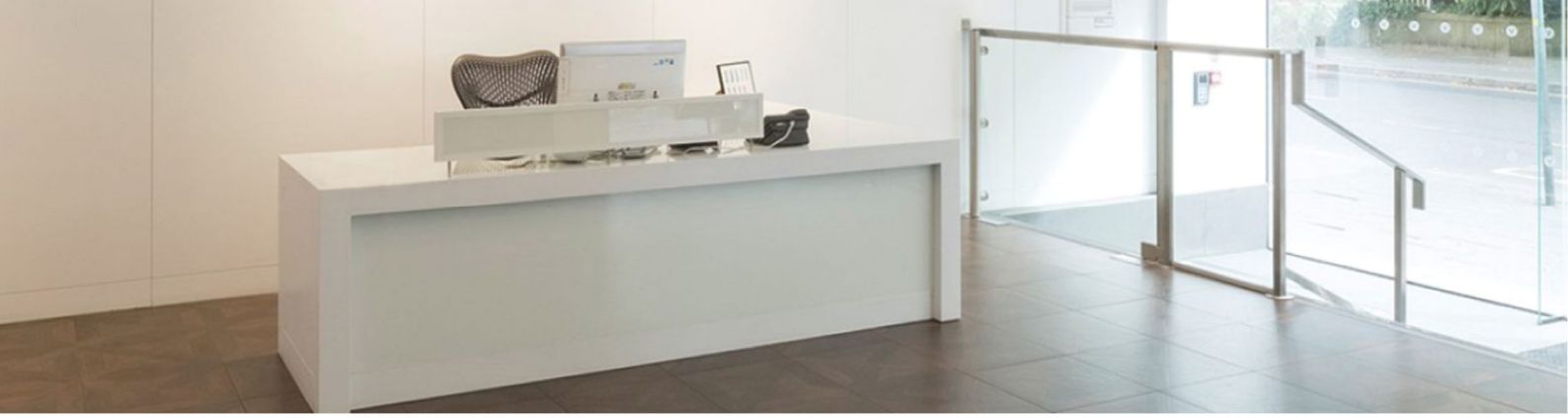
As well as the group emissions footprint, Ashville wanted to understand the emissions contribution of each building (both energy and operational resources) and the best approaches to reducing emissions in each case given the differences between them. Ultimately, each building's Net Zero strategy would need to be owned by every tenant in each building and, where applicable, fully understood and endorsed by the building owner (where this was not Ashville).

Energy and environmental audits at Ashville Group's Head office and a representative number of managed properties were required to determine baseline operational practices for energy and water usage, waste management, transport and vehicle usage and how procurement is managed.



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Towards Net Zero



Scope

Stage 1

In the first instance, JRP proposed carrying out audits at 3 sites with representative buildings (large to small, age/type of build and occupancy) and collating a complete dataset of utilities usage per building. The objective was to identify improvement opportunities that would realise cost, energy and GHG emissions reductions, and that could subsequently be implemented across all sites.

The initial focus was on buildings where Ashville is operating the building for several tenants and has substantial control and access for implementation.

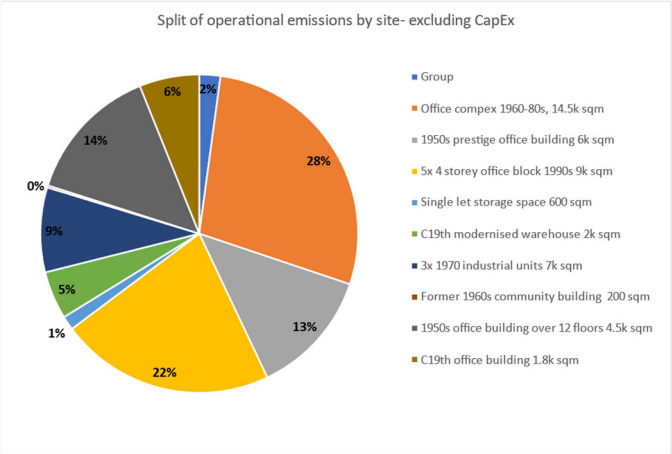
Energy and environmental audit reports were provided for each site (6 buildings across 3 sites) identifying key areas of inefficiency in both design and operational management that could be addressed to reduce emissions and cost.

A spend-based analysis was completed to assess the emissions associated with purchased goods and services and, as far as possible, was assigned to the relevant building to capture the total emissions impact of each building as an operational unit.

Stage 2

JRP completed a **Net Zero Gap Analysis** to identify the key improvements needed and opportunities to be realised from an emissions perspective, establishing Ashville UK's emissions reporting boundary and data inventory. This provided the baseline for jointly developing the Net Zero roadmap and strategy.

JRP also outlined a Net Zero trajectory aligned to the Science Based Targets (SBT) to help guide the Net Zero roadmap.



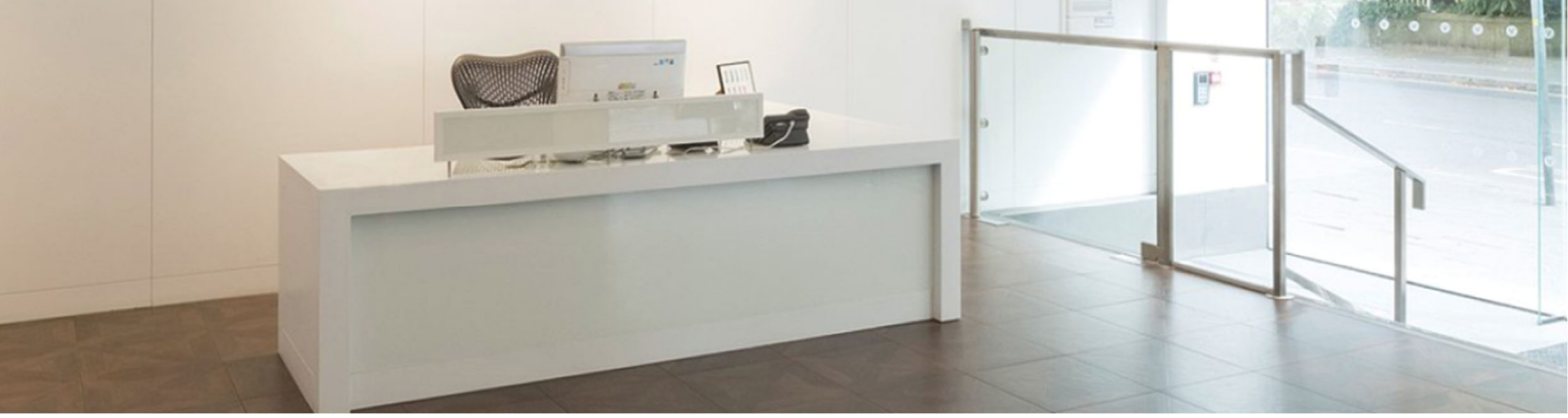
The gap analysis delivered:

1. A summary review report to a structure agreed in advance with Ashville and its stakeholders
2. An energy system audit report with recommendations for cost-effective improvements
3. An environmental aspects and impacts register to help develop Ashville's EMS.
4. An initial greenhouse gas (GHG) foot print covering Scope 1, 2 and most Scope 3 emissions, with recommendations for taking enhanced GHG emissions reporting forwards on an annual basis, including advice on behaviour change when working with tenants in managed properties.

Stage 3

A **Strategy Development Workshop** was held with the Ashville executive team, facilitated by the JRP Project Manager and another member of the JRP team.

Following discussion of the gap analysis report and findings, the workshop then explored the Net Zero objectives of Ashville in more depth and started to identify practical opportunities for intervention aligned with JRP's initial recommendations. By starting to co-develop the solutions, the executive team gained a



better understanding of what is needed in their respective areas of oversight to achieve the objectives.

A **Net Zero Roadmap** was developed based upon the Net Zero gap analysis completed in Stage 2 and the workshop, including:

1. Data improvement and monitoring.

2. Refined Net Zero trajectory including the impact of identified actions.

3. A Net Zero implementation plan was finalised based on good practice EMSs incorporating:

- ✓ Key actions overall and for each audited property
- ✓ Sustainable construction recommendation for new build and refurbished properties
- ✓ Projects to improve resource efficient performance at property/asset-level
- ✓ Budget costs
- ✓ Estimated benefits
- ✓ GHG impacts
- ✓ Indicative SBT and trajectory for Ashville UK
- ✓ Key roles and responsibilities

On-going support

Annual carbon foot printing

Ashville is now collating data annually from which JRP assembles the most recent year (MRY) footprint for comparison to the base year to monitor progress. This monitoring process was a recommendation of the action plan.

Net Zero support service

JRP is supporting Ashville by specifying upgrades in buildings not previously audited and reviewing M&E recommendations from other providers.

Results

- Substantial reduction in gas consumption at one building was achieved following the installation of external temperature sensors and improved management of the existing system, as recommended in the energy audit. This led to an actual reduction in gas consumption of 61% from their baseline.

- Improved data for Net Zero footprint from agreeing data access with tenants (replacing estimates based on floor area) – one property reduced the reported energy by 86% by using actual data.



For more information about any of JRP's services, call 0800 6127 567 or email info@jrpsolutions.com.