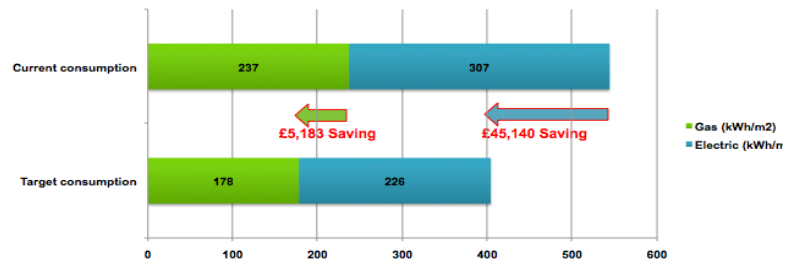


## Case Study - 50 Broadway – Focus on Gas Monitoring



### Background:

50 Broadway is a 70,000 sq. ft. property in St. James's Park, London. It comprises of eleven floors and has two tenants split evenly over the upper and lower floors. From our Energy Assessment, savings on electricity and gas were identified and our monitoring system was installed.



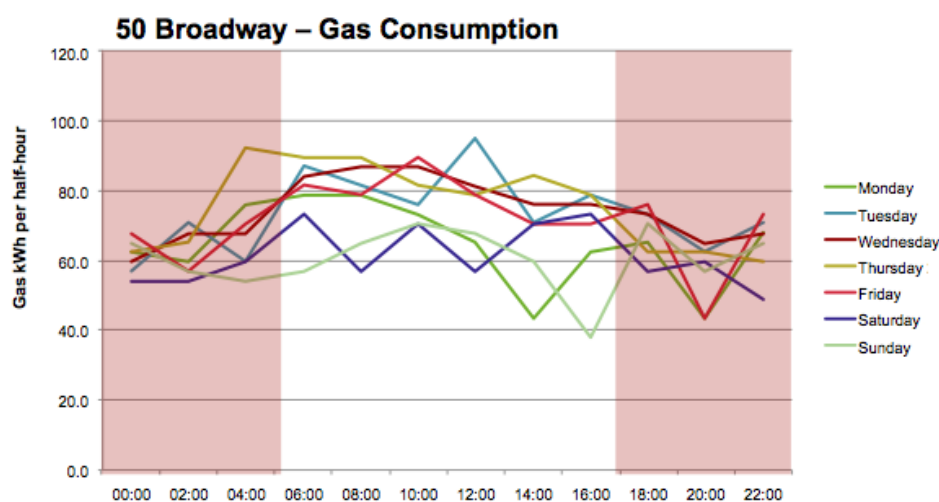
### Service Provided:

Our monitoring system can be applied to electricity, gas and water, and in this case we identified that gas was being consumed throughout the night, at a similar rate to the day time consumption. As the building was largely unoccupied throughout the night, this suggested that gas was being wasted. Changes have now been made to the BMS system and the client was able to reduce their gas consumption by 25% immediately, resulting in cost and carbon emissions savings. Correcting the gas consumption was particularly significant in this particular case as this client had experienced a 20% increase in their gas tariff three months prior to our installation.

### The Result:

The graph below is taken from a week in December 2010 where the average outside ambient temperature was 4°C and clearly shows erratic usage. Given the outside air temperature, there may be good cause to keep the heating on, but this particular building has been refurbished and insulated to a high standard, therefore heating now commences an hour or two before tenants start to arrive.

### Gas consumption over a one week period – out-of-hours consumption is evident



Monitoring gas as well as electricity gives a complete understanding of the relationship between the two fuel sources within a building. It can highlight conflicts between heating and cooling, identify costs associated with particular equipment and highlight inefficiencies in plant.

Monitoring of gas consumption has already yielded a 15% saving compared to the previous year and initiated a strategy to use the Summer Boiler to better effect.