

## Case Study – Queen Anne’s Gate – Focus on Immediate Savings



### Background:

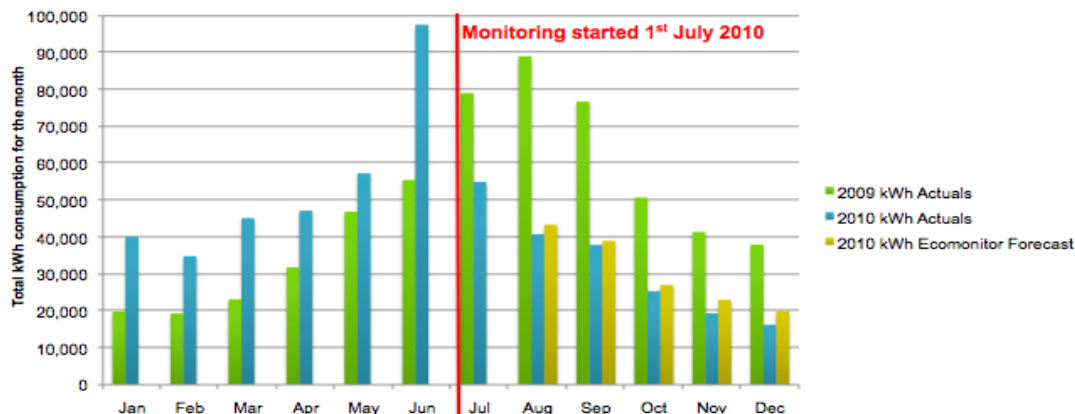
Our client manages 29 Queen Anne’s Gate, an office building near St. James’ Park in central London. It comprises 24,800 sq. ft over 8 floors with a full VRV air conditioning system and two passenger lifts.

At the beginning of 2010 our client gained a significant reduction in their energy tariff against the previous year, equivalent to a 34% decrease. With this financial advantage in place, our client was still experiencing energy costs that were significantly higher than they had budgeted.

### Service Provided:

By conducting a full building energy survey for our client, eco-monitor highlighted numerous examples of excess consumption, poor BMS controls and scheduling, and a low awareness of energy management disciplines that were leading to the high costs. We installed our sub metering and monitoring system into the building and the challenge was to reduce energy consumption and costs without negatively impacting on the tenant comfort levels.

### Monthly electricity consumption compared to previous years



### The Result:

Significant results were immediately achieved

- ✓ *Since monitoring started, the electricity consumption from July to December 2010 has reduced by 48% for our client, compared to the same period in 2009.*
- ✓ *The saving of 180,332kWh, which is 97 tonnes of CO<sub>2</sub>, is a financial saving of £14,767.*
- ✓ *Actual monthly consumption reflects eco-monitor’s forecasts*
- ✓ *Our client can now set energy budgets with confidence that they will achieve.*

If the client had not started monitoring the energy consumption within the building, the bill for 2010 would have been 50% more than budgeted. The client is now looking at making a small investment in the ventilation and chiller unit, and we are able to advise them on the running cost associated with each system to help them make an effective investment and measure the results and payback.