

Low Energy/Carbon Retrofit

Jones Lang LaSalle Upstream Sustainability Services

We can support your transition towards a low carbon economy by using the refurbishment cycle to substantially reduce the carbon intensity of your assets. Low-energy buildings are cheaper to operate and have a lower carbon footprint, both of which are attractive occupational factors.

Jones Lang LaSalle offers an end-to-end service from identifying buildings that represent an opportunity, through to determining the most cost-effective measures to reduce energy and carbon, project managing the refurbishment works, and ultimately leasing the completed space. Our project scope can range from the simple retro-commissioning of building management systems through to structural upgrades of building fabric.

How we stand out

- Unique ability to provide a full turnkey solution including design/engineering, finance, project management and leasing strategy
- In-depth market knowledge complements sustainability expertise to identify the optimal client solution
- Track record in delivering substantial energy reductions through refurbishment and fit out works
- Award-winning client case studies – e.g. Empire State Building, New York City



What we can deliver for you

Building energy audits
Benchmarking & consulting
Engineering solutions
Capital/ finance solutions
QS and project management
Marketing & Leasing
Property Management

How you will benefit

- Depending on the building, low energy retrofits can unlock up to 40 percent of energy savings
- Provides a comprehensive view of how energy projects/ROIs interact to reach optimal solution
- Reduces greenhouse gas emissions, promotes sustainable design and operations in existing buildings
- Future-proofs the long-term asset value



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Expertise in Action

Global Insurance Group

Challenge

- To design a comprehensive carbon reduction programme across both the corporate and investment portfolios
- To quantify potential savings achievable by implementing different carbon abatement measures
- To provide a ROI framework for investment decision making with regards to energy and carbon reductions

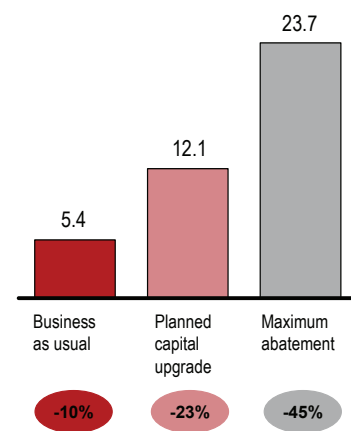
Solution

Advice provided to the client included the following:

- Calculation of energy and carbon baseline for sample portfolio and comparison against industry benchmarks.
- In depth energy and carbon audits on seven properties in France, Germany, Italy & Switzerland to identify energy saving and carbon abatement opportunities.
- Evaluation of each carbon abatement measure according to capital cost, NPV and payback period, CO2 reductions etc.
- Packaging of carbon abatement measures according to three different investment scenarios – low/no cost; payback within 5 years; and maximum abatement potential.

Net energy reduction potential

GWh/year



Results

- An understanding of the carbon and energy performance of sample portfolio and positioning against industry benchmarks
- Identification of substantial energy / carbon savings according to each of the 3 investment packages

Why Jones Lang LaSalle?

Upstream Sustainability Services is an integral part of Jones Lang LaSalle, a leading real estate services firm. This UK centre of excellence for sustainability consultancy, draws on 40 experts with 15 years experience, to apply our collective know-how and value-driven approach to manage and improve the sustainability performance of our client's portfolios and assets.

Jones Lang LaSalle has global reach, whilst maintaining a deep knowledge of local markets. The UK team possess multi-disciplinary expertise in all aspects of real estate investment, management and development. Sustainability considerations are embedded across this entire range of services.

