

Sustainability Management Programmes

Jones Lang LaSalle Upstream Sustainability Services

The management of sustainability programmes for diverse and complex real estate portfolios is both challenging and time demanding. We are able to facilitate delivery for you through project management of any outsourced property managers, capacity building and performance monitoring and reporting. Along with practical advice at an asset or portfolio level, we can ensure ongoing improvements in energy and sustainability performance are realised across your managed portfolios.

How we stand out

- Over ten years experience of delivering sustainable property management programmes
- Proven case studies with award-winning clients such as Hermes Real Estate and The Crown Estate
- Access to specialists in energy, building systems engineering, renewable power, portfolio optimization, lease transactions and change management



What we can deliver for you

Performance monitoring tools
Best practice guidance
Fund, portfolio and asset level performance reports
Managing agent forums
Benchmarking
Track improvement recommendations and implementation

How you will benefit

- Effectively implement your sustainability strategy across your portfolio
- Ensure any outsourced property managers are equipped to implement new ways of working, and have the necessary support
- Reduce potential risks
- Reduce operating costs
- Reduce waste
- Engage and inspire employees and tenants alike
- Improve asset performance



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Expertise in Action

Hermes Real Estate

Challenge

Hermes Real Estate is leading real estate manager in the UK, with in excess of £5.8 billion of gross assets under management (as at 31st March 2010). Upstream Sustainability Services has had a retainer relationship with Hermes since 1997 and has provided extensive support to the company in developing and delivering its Responsible Property Investment strategy.

Solution

- Integration of sustainability throughout property life-cycle, working with asset managers and fund managers to influence investment decisions
- Extensive monitoring of asset and fund performance, including guidance and support for outsourced property managers
- Benchmarking key assets against the industry
- External RPI reports and communications



Results

- Won BBP Gold Portfolio Award 2010 for the least carbon intense portfolio in London
- Achieved a reduction in CO2 of 3% in 2010, equating to savings of -£332,000
- Sent only 2% of waste direct to landfill in 2009 across its entire portfolio

"Hermes Real Estate has been working with Upstream for over ten years now. Throughout this period we have received thoroughly comprehensive, insightful and professional advice which has enabled us to develop a market leading management programme covering all areas of our investment activity. Upstream fully embrace a partnering approach which promotes creative thinking and leading edge results."

Hermes Real Estate

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.