

CASE STUDY | MANCHESTER SCIENCE PARK

SERVICES | Energy Performance Certificate
| Building Logbooks
| Energy Consultancy

SOLUTION | digitalenergy®



"With a constantly changing tenant base from various sectors, our energy usage is never a constant. With the help of i-Prophets Energy Services, we are now able to track the changes, ensuring tenants are charged by their usage and not more."

David McTear | Facilities Manager, Manchester Science Park

"Science parks provide an environment geared towards supporting and nurturing innovation in knowledge based business," said David McTear, Estates Manager at msp. "However, by the very nature of their operations, science parks' energy usage is constantly changing."

He explained: *"msp's property portfolio includes a number of multi-occupancy buildings of different sizes and ages, each one accommodating high tech businesses at different stages of their development. To accommodate new tenant companies joining the Park and incorporate the varying needs of current tenants as they develop, for example converting two units into one as a firm increases, msp's property must be regularly modified. As a result of these continual changes, msp's energy consumption fluctuates month to month and keeping a record of that energy usage as well as pinpointing actions we could take to reduce our carbon footprint was a challenge."*

One of the UK's leading science parks, Manchester Science Park, was one of the first UK businesses to implement a holistic approach to energy compliance using i-Prophets Energy Services' digitalenergy® solution support services across its portfolio of properties.

msp is regarded as a pioneering force in the Science Park sector and with the increasing drive for UK businesses to reduce their carbon footprint, combined with the introduction of new energy performance legislation in 2008, the Science Park was expected to be at the forefront of new innovations in the environmental sustainability field.

The solution was i-Prophets Energy Services' unique digitalenergy software and specifically, the use of the integral online building logbook to simplify the management of information.

Regarded as the hub document in the logging and monitoring of a building's energy performance, the logbook also enables all relevant documents to be linked together as well as providing key references to details held in less accessible Operations & Maintenance (O&M) manuals, Business Management System (BMS) manuals and commissioning records.

After successfully trialling the software at its Kilburn House property in 2007, **msp** took the decision in 2008 to roll out digitalenergy to all buildings within its property portfolio— a total of eight properties accommodating more than 90 companies.

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"As a multi building enterprise with sites at three Manchester locations, **msp** has appreciated the ability to pool energy information for all our buildings in a single, online space," explained David McTear. "This has provided us with an accurate and cost effective tool to monitor energy consumption and track the impact of any changes, such as switching on the air conditioning or reducing heating by a few degrees, without having to dig out manual reports to complete arduous year on year comparisons."

However, while the logbook element has already proven to be a convenient tool for **msp**'s Estates team, David believes the logbook's functionality will prove increasingly beneficial to demonstrate compliance, with the information now being utilised by i-Prophets Energy Services accredited assessors to produce Energy Performance Certificates (EPCs) and air conditioning inspections.

"Energy Performance Certificates (EPCs) provide potential property tenants or owners with information on the energy efficiency of the building, which has an effect on the energy costs and carbon footprint considerations" said David.

"EPCs are also one example of how the logbook within digitalenergy has proactively assisted **msp** in meeting its compliance requirements, as all energy information for each building is stored in the Government approved logbook."



"msp wanted to be prepared by pre-empting future developments and i-Prophets digitalenergy solution provides us with the tools we need for future compliance"

David McTear | Facilities Manager, Manchester Science Park

David also pointed out that the EPC highlights suggestions for future improvements to energy efficiency and, while there is currently no requirement to take action on the EPC energy recommendations report, he wanted to have the tools to meet any future compliance requirements in place – minimising disruption.

"The UK government is committed to reducing its carbon dioxide emissions by 60 per cent before 2050 so we were aware that the roll out of EPCs was likely to be only the beginning in terms of legislation. msp wanted to be prepared by pre-empting future developments and digitalenergy provides us with the tools for future compliance," he stated.

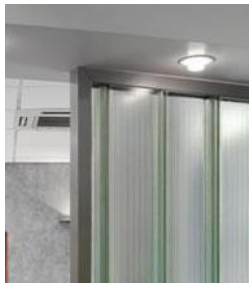
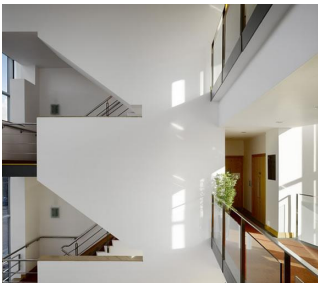
"The larger the estate, the harder it can seem to stay on top of all the different energy consumption records and compliance demands," he stated.

"digitalenergy's software works by linking building energy data across a building portfolio, which can then be correlated to provide the organisation's entire energy consumption."

Environmental buildings legislation can be viewed as an additional stress with organisations struggling to get to grips with what they see as the different demands of the Carbon Reduction Commitment" Richard continued.

"However, approached in the right way and with the right technology, the process of gathering the information can be used to pinpoint problem areas and open up real opportunities for good energy management and increased efficiency" he concluded.

For more information on Manchester Science Park go to www.mspl.co.uk, or for more information about i-Prophets Energy Services and our digitalenergy solution, please see below for contact details.



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