

Real Estate ESG Services

Creating buildings fit
for the future

The integration of environmental, social and governance (ESG) considerations into the acquisition, operation and management of real estate yields significant benefits for landlords, tenants, and investors. These include:



Enhanced long-term value

Implementing ESG practices can enhance the long-term value of real estate assets. Energy efficient, healthy buildings with positive social impacts are more likely to attract tenants, yield higher rents, and maintain their value over time.



Risk mitigation

ESG integration can help identify and mitigate regulatory, operational, and reputational risks. By adhering to responsible practices, property owners can avoid fines and penalties related to non-compliance and maintain a positive reputation in the market.



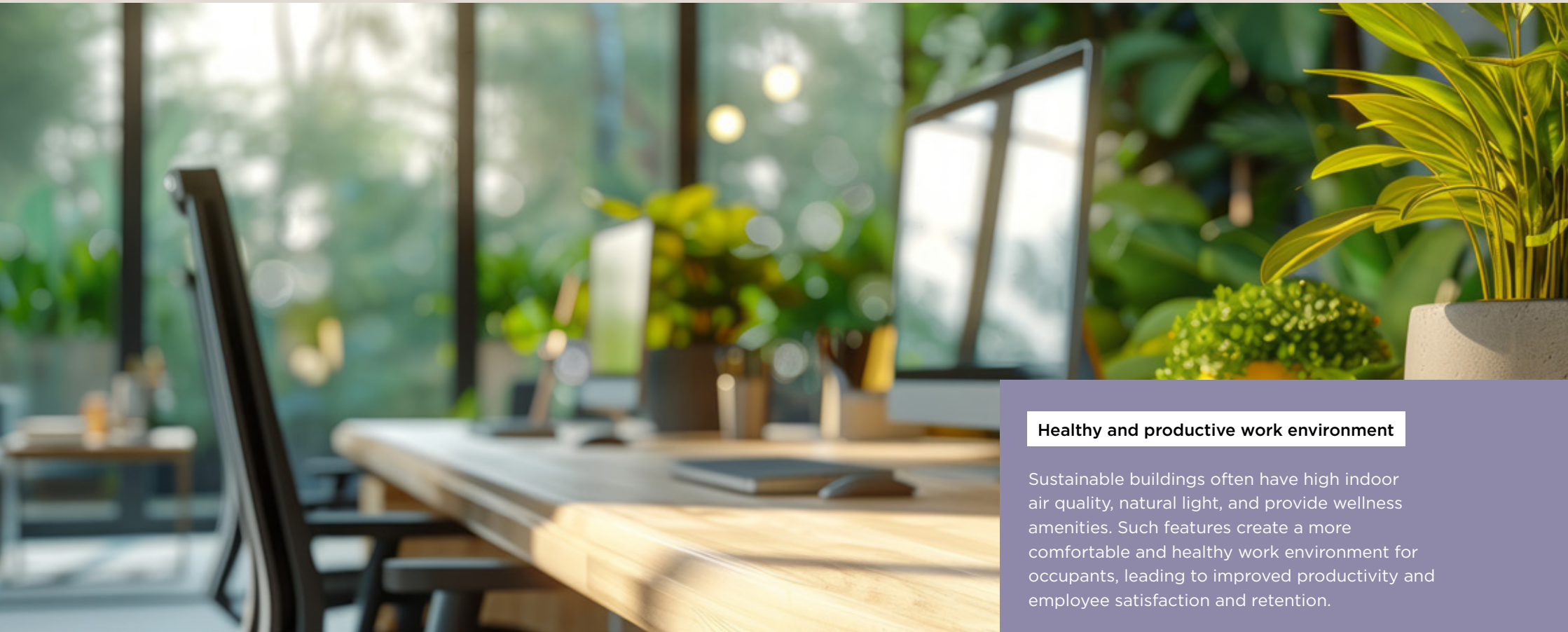
Tenant and stakeholder expectations

Tenants and other stakeholders are increasingly looking to occupy space which supports the health and wellbeing of their people, helps deliver against their own sustainability commitments, and is more cost efficient to operate.



Cost savings and reduced operating expenses

Energy-efficient buildings lead to lower utility bills and operating expenses for tenants. Features like energy-efficient lighting, HVAC systems, and water-saving fixtures can significantly decrease operational costs over time.



Healthy and productive work environment

Sustainable buildings often have high indoor air quality, natural light, and provide wellness amenities. Such features create a more comfortable and healthy work environment for occupants, leading to improved productivity and employee satisfaction and retention.

Our real estate ESG services

Carter Jonas is able to support investors, asset owners and occupiers to identify and incorporate ESG criteria into decision making, developing and implementing a strategic approach to decarbonizing the building in line with net-zero goals. We can evaluate the environmental performance of the asset, assessing factors such as resource efficiency, greenhouse gas emissions, indoor environment quality, and the feasibility of on-site renewable energy generation.

By assessing these impacts, we can identify opportunities for efficiency savings, evaluate readiness against existing and future compliance obligations, and identify measures to improve building users' health and wellbeing.

ESG data management

- **Operational management**
Undertaking an audit of the availability of utilities data necessary for corporate reporting (energy data, waste data etc) and providing recommendations to improve data capture systems and processes.
- **Metering strategies**
Assessing the feasibility of installing automatic meter reading (AMR) meters to allow for the collection of consumption data in half-hourly intervals allowing more accurate monitoring of energy usage.
- **Tenant recharging**
Accurately apportioning utility costs across several areas and tenants within a property. This ensures utility costs are accurately recovered in full and supports better analysis of energy usage and reduction programs.

- **Environmental risk management**
Assessing and documenting the environmental risks associated with the day-to-day operation and ensuring that all mandatory and voluntary environmental-related compliance is in hand.

Resource efficiency

- **Energy and carbon**
Assessing and benchmarking energy efficiency and carbon intensity performance for the property. Providing costed recommendations for improvement aligned with implications for the building's energy performance certificate (EPC) and compliance with Minimum Energy Efficiency Standards (MEES) regulations. Assessing the feasibility of installation on-site renewable energy technology and EV infrastructure in addition to grid connections and project delivery services.
- **Water**
Undertaking a water audit to assess usage across the site and identify any opportunities for reduction. For example, installation of low-flow taps, sensors on urinals, rainwater harvesting for use by the grounds maintenance team, potential groundwater abstraction. Developing suite of costed interventions aimed at reducing overall water consumption on site.
- **Waste**
Undertaking a waste audit across site to gain visibility on type, quantity and disposal method of waste. Identify opportunities for improvement aimed at reducing overall waste arisings, boosting recovery rates, and providing good quality data for the monitoring, measurement and reporting of waste performance.

Wider considerations

- **Health and wellbeing**
Assessing the asset's indoor air quality, light and noise levels and their impact on occupier health and wellbeing.
- **Green buildings: ratings and certification**
Identifying green building certifications most relevant to your organization and undertaking a gap analysis to assess the potential scores against these frameworks, including but not limited to: EPCs, DEC, TM44s, BREEAM, NABERS, LEED and Fitwel. Assessing whether gaining the certification would be beneficial to the property and occupiers and providing costed recommendations for improvement pathways to comply with requirements.
- **Natural Capital**
Understanding and developing the natural capital assets around a building to enable them to contribute towards the delivery of sustainability objectives. Creating biodiversity net-gain strategies to support the development of your buildings.

Contact us

For further information, or to discuss your property requirements, please contact a member of our team:



Tom Roundell Greene
Head of Sustainability
07585 881 374
thomas.roundellgreene@carterjonas.co.uk



Jamie Baxter
Associate Partner -
Energy and Infrastructure
07598 580 511
jamie.baxter@carterjonas.co.uk

34 offices across the country,
including **9** in central London

carterjonas.co.uk