

The Environmental Warehouse



Economic and Environmental advantages
of Sustainable Design

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About Gazeley



One of the top five warehouse developers in the world

Operational in Europe, China, India and Mexico

Pioneer in sustainable development

Gazeley brand delivers the same service and product throughout the world

Gazeley adds value through strategic partnerships with customers

Subsidiary of Wal-Mart



Magna Park UK



8 million sq ft

7,000 new jobs

Eco environment



First ECO project – 43,000 sq m



CO² Emissions saving pa
6% (156 tonnes)

Energy Usage saving pa
7% (364 MWh)

Water Usage saving pa
57% (500,000 litres)

Operational saving pa
€21,000



John Lewis, Milton Keynes – 65,000 sq m



CO² Emissions saving pa
39% (1826 tonnes)

Energy Usage saving pa
40% (2990 MWh)

Water Usage saving pa
61% (740,000 litres)

Operational saving pa
€350,000



Business is Awakening



WAL*MART

Going Zero Carbon & promoting it

**MARKS &
SPENCER**

Carbon Neutral in 5 years

SHARP

“Zero global warming company by 2010”

DU PONT

72% reduction on 1990 CO² levels



Kyoto+ internally, saves \$650m in last 3years

HSBC 

First bank to go carbon neutral

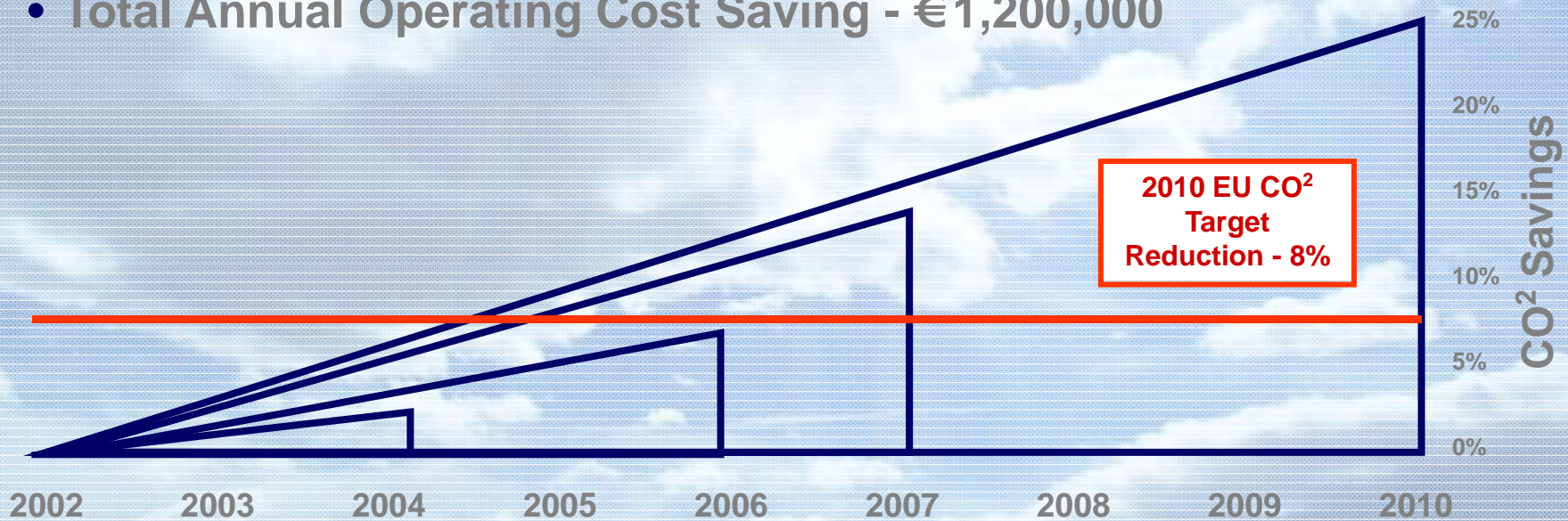


£3bn for bio fuels in 10 years

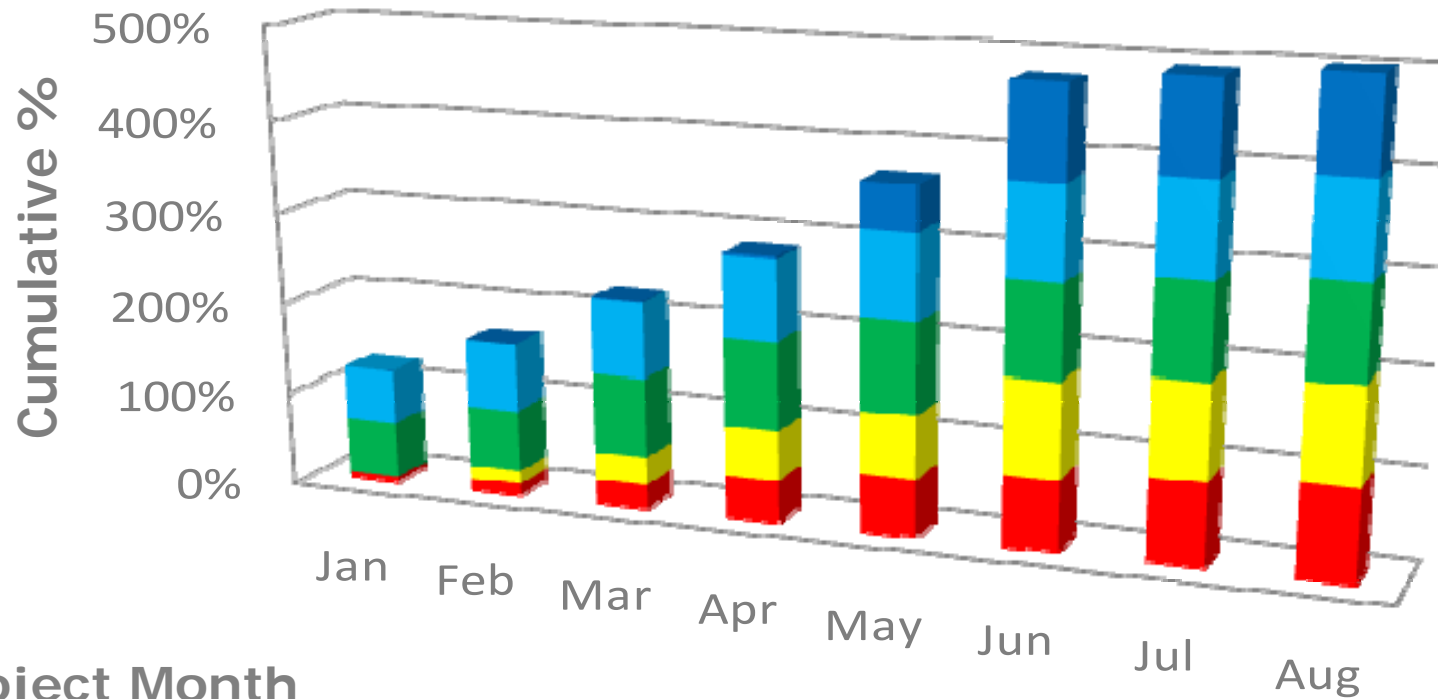
Performance Achieved



- Portfolio – 13,000,000 sq ft
- Overall CO² reduction – 13%
- Total Annual Operating Cost Saving - €1,200,000



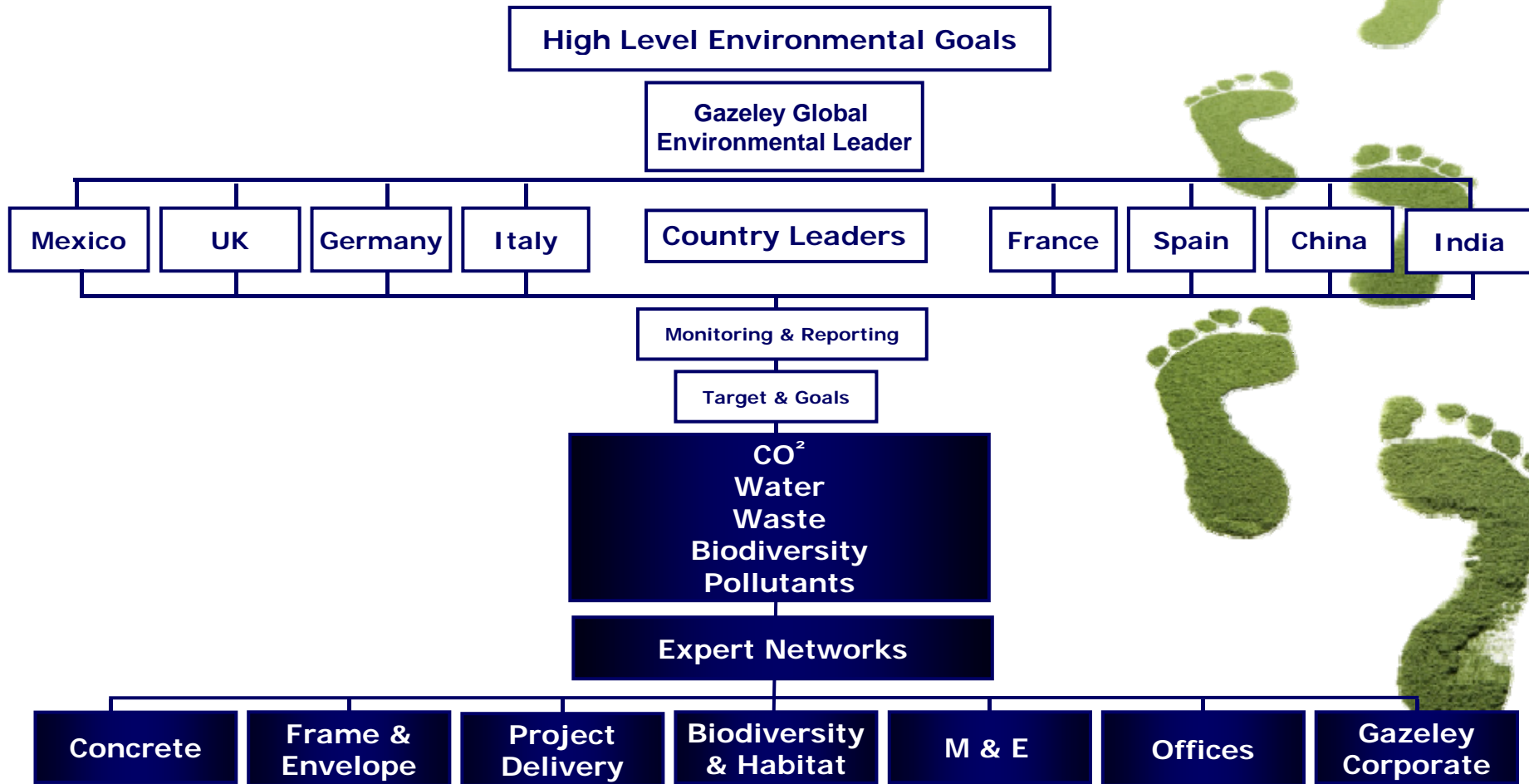
Site Impacts in Relation to Construction Programme



Project Month

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
■ Waste	0%	0%	1%	3%	49%	100%	100%	100%
■ Fuel Consumption	56%	71%	83%	88%	93%	100%	100%	100%
■ CO2 Emissions	62%	68%	84%	92%	94%	100%	100%	100%
■ Water Usage	0%	14%	30%	54%	68%	100%	100%	100%
■ Programme Completion	5%	12%	26%	46%	63%	77%	90%	100%

EMS Organisation



Sustainable Strategy



OBJECTIVE

- Develop a Sustainable office environment
- Improve Waste Management on site
- Carbon Management
- Material Specification
- Supply Chain Management
- Sustainable Construction Solutions
- Communication

TARGET

- Implement a Waste Management System
- Reduce Site Waste by 25% by 2008
- Identify ways to reduce CO²e
- Help via develop industry recognised metrics
- Identify Sustainability Criteria via a Supplier POQ
- Produce an FKRS Green Spec Alternative
- Publish an Interim Sustainability Report by September 2007

Material Chemistry

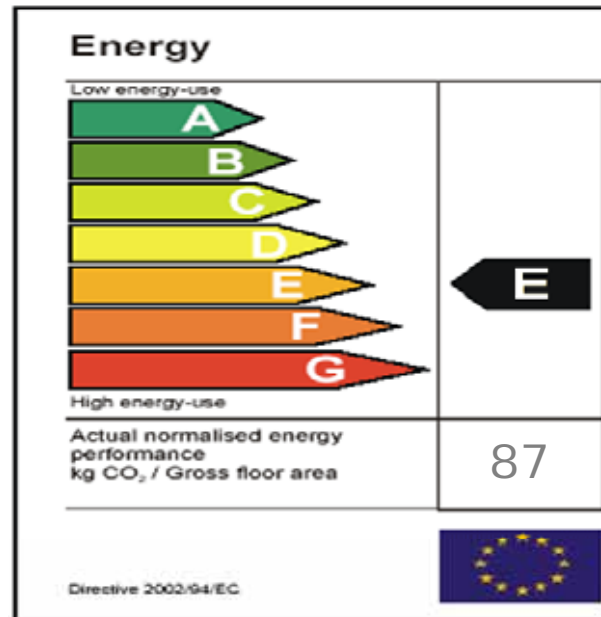


- Characterization
- Carcinogenic Impact
- Impact to Sexual Development and Reproduction
- Toxicity Impact
- Sensitizing Impact
- Impact to Earth Ecology

European Energy Performance of Buildings Directive

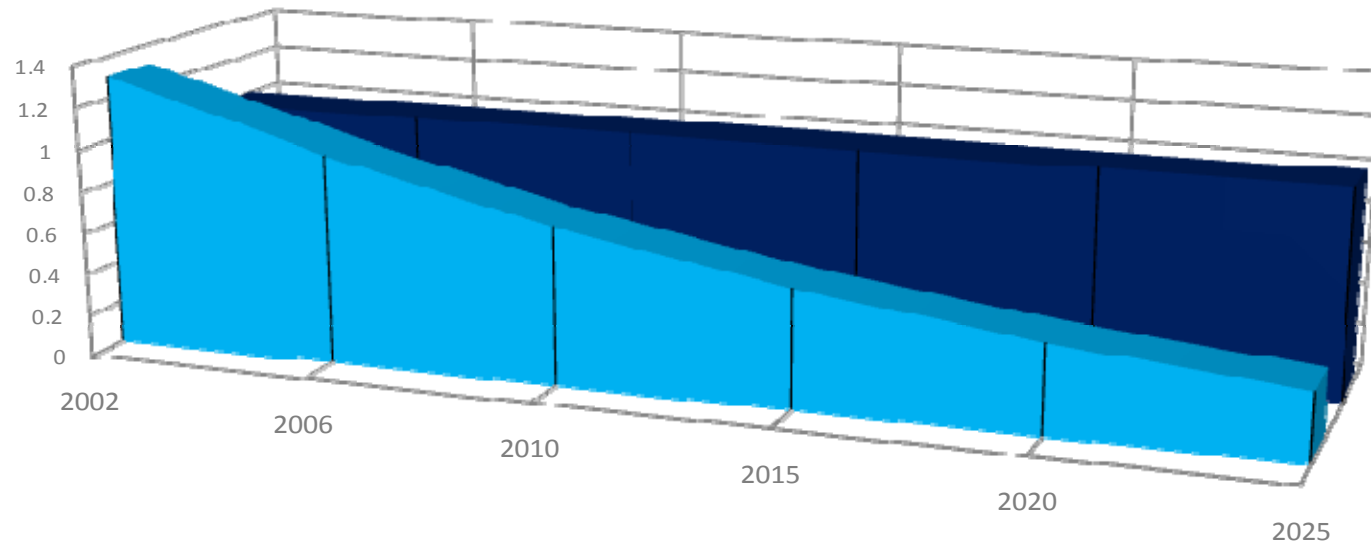


Energy
Certificate





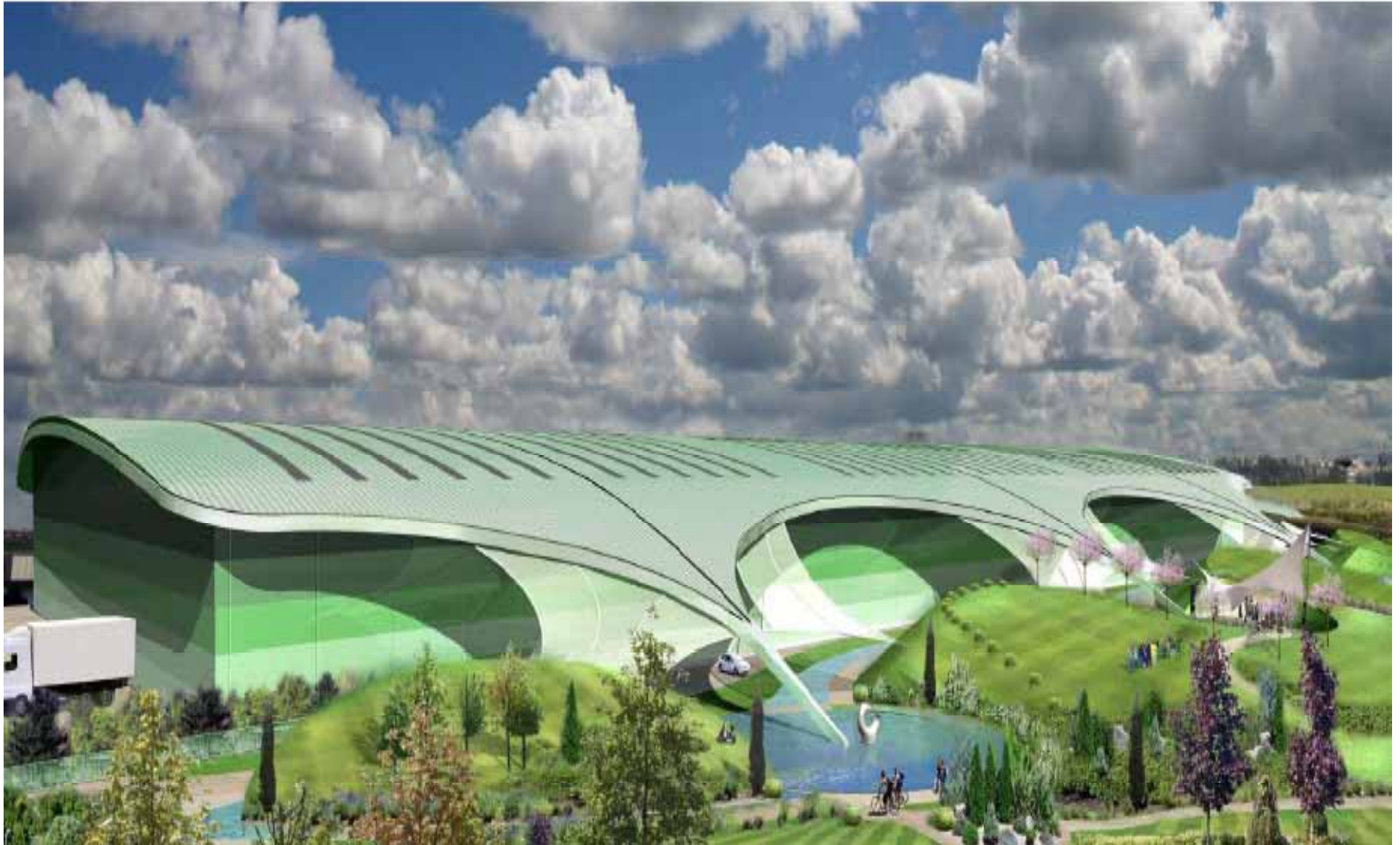
Certification Organisation	Building name
Street	Organisation
PO Box	Street
City	City
Tel	

Possible EPBD Trends 2002 - 2025



YEAR	COMPLIANT BUILDING	2006 SPECIFICATION EFFICIENCY RATIO	DIFFERENCE	ADDITIONAL CO ² PRODUCED BY 2006 SPEC BUILDING
2002	1.0	1.3	+30%	+30%
2006	1.0	1.0	NEUTRAL	NEUTRAL
2010	1.0	0.75	-25%	+33%
2015	1.0	0.56	-46%	+79%
2020	1.0	0.42	-58%	+138%
2025	1.0	0.32	-68%	+213%

-  2006 Regulatory Compliance
-  Anticipated Improvements to Regulatory Compliance



Focus on whole
system change



Culture is a serious
competitive
advantage

Have a plan,
measure
performance and be
accountable

