

Creating a Low Carbon Built Environment – Rhetoric into Reality?

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Introductions

- Alan Somerville Energy Director, Capita Symonds
- Wendy Pringle Zero Carbon Homes Development Manager,
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- Steven Hardman Commercial Director, Infinis
- David Peck Managing Director, Buccleuch Property
- Gil Levy Partner, Sustainable Capital Development LLP

The Topic

“Creating a Low Carbon Built Environment – Rhetoric into Reality”

Background

1. Real Estate industry has struggled to embrace the low carbon question:
 - Sustainability
 - Green Leasing
 - Energy Efficiency
2. Market barriers prevent wholesale move towards low carbon buildings.
3. Have we now reached the energy tipping point? Have energy prices finally reached a level whereby the market will see real value in low carbon buildings.

Carbon & The Built Environment

- Domestic property sector accounts for 27% of UK carbon emissions
- Commercial & Industrial property sector accounts for 20% of UK carbon emissions.
- The built environment accounts for nearly half of the UK's carbon emissions.

Real Estate Market – The Issues

- Understanding Energy! – pricing and security
- Cost
- Valuation of buildings
- Purchaser / occupier behaviour
- Vendor behaviour
- State of the market

Conclusions

- There is a massive opportunity within the built environment to reduce carbon emissions & respond to the looming uncertainty in Energy pricing & security.
- Cultural and technical market shifts are required to deliver change.
- Lenders / owners / occupiers / developers & advisors need to respond to the changing landscape.
- The advisory market should take a leadership position.
- Capita Energy Services for Real Estate Investors / Developers & Occupiers.
- Capita Centre for Transformation & Sustainability.