

Energy Management

Major investment in energy efficiency at The Vic

One of MediaCity's most iconic office buildings, 'The Victoria', has undergone a major refurbishment and repositioned itself simply as 'The Vic', with a focus on health, wellbeing and mindfulness to appeal to the needs of the modern occupier.

Peel L&P has invested in a £9 million transformation of the 115,000 sq ft building and its external spaces, with £1,105,000 dedicated to installing state-of-the-art energy saving equipment which means The Vic will smash its annual energy and carbon saving target.

The Vic is under the wing of Peel L&P's well-established ISO 50001 energy management system, which sets a minimum annual activity-adjusted energy reduction target of 3% for the significant assets it manages. Due to a massive capital investment in energy saving equipment as part of the refurbishment, The Vic is

anticipating an energy and carbon saving of at least 25% in 2019/20.

Paul Chappels, Director of Facilities and Asset Management for Peel L&P said:

“With The Vic refurbishment we had an ideal opportunity to introduce cutting-edge technology into the building to make it as energy efficient as possible. This makes great sense for our tenants, for Peel L&P as managers of Grade A office space, as well as for the environment in terms of lowering the carbon footprint of our building.

The savings we are making are already evident week on week and we are confident our energy efficiency investment will help us to surpass our 3% energy reduction target. With a payback of 9 years, it made perfect sense to invest in energy saving technology and future-proof The Vic.”



The combined energy saving projects implemented at The Vic since 2018 are predicted to reduce gas and electricity use by over 1,000,000 kWh, which is nearly 600 tonnes of carbon dioxide a year.

Energy saving initiatives include

Integrating a Combined Heat and Power (CHP) system capable of generating 16,000 kWh of electricity per year for site use.

Installing a 1,000 kW modular condensing boiler, which will reduce annual gas use for heating by 16%, providing 500 litres of high efficiency domestic hot water.

Replacing over 450 fluorescent and sodium-vapour (SON) lamps with microwave-controlled LEDs in the multi-storey car park.

Fitting 17 high efficiency motors and Variable Speed Drives (VSDs) on our low temperature hot water and chilled water distribution systems.

Upgrading 8 VSDs on our Air Handling Units (AHUs) to improve the control and efficiency of our existing Variable Air Volume (VAV) system.

Installing 4 heat recovery devices with the potential to annually recover over 50% of the building's heat from the extracted air.

Replacing the old BMS with a modern, web-based platform capable of being controlled from hand-held smart devices



Peel's commitment to energy efficiency through ISO 50001



At Peel we're proud to lead the way in energy efficiency and management processes. We were the first major UK property group to achieve ISO 50001 certification for our energy management system in 2015, re-certifying in 2018, plus the highest-ranked property company out of 29 benchmarked by the Carbon Trust in 2012, and the first developer to achieve the BREEAM Communities standard at our MediaCity development in 2011.

"This is probably the best ISO 50001 system I've seen."

Tim Watts, Lucideon ISO 50001 Auditor
Our outstanding Energy Champions,

located across the business, identify opportunities for energy saving, create the business case and hand-hold the projects through to completion. Since the scheme began, over £1.6 million worth of energy saving projects have been completed which translates into a saving of over 8,200 tonnes of CO₂e per year since the system was put in place. Despite a high rate of delivery of energy saving projects, over £830,000 worth of potential opportunities are still in the pipeline, and the overall payback on energy efficiency projects remains under 2 years. Our investment in energy saving at The Vic demonstrates our continuing commitment to saving energy and reducing our carbon emissions.

The micro Combined Heat and Power (CHP) system is capable of generating 16,000 kWh of electricity per year for site use