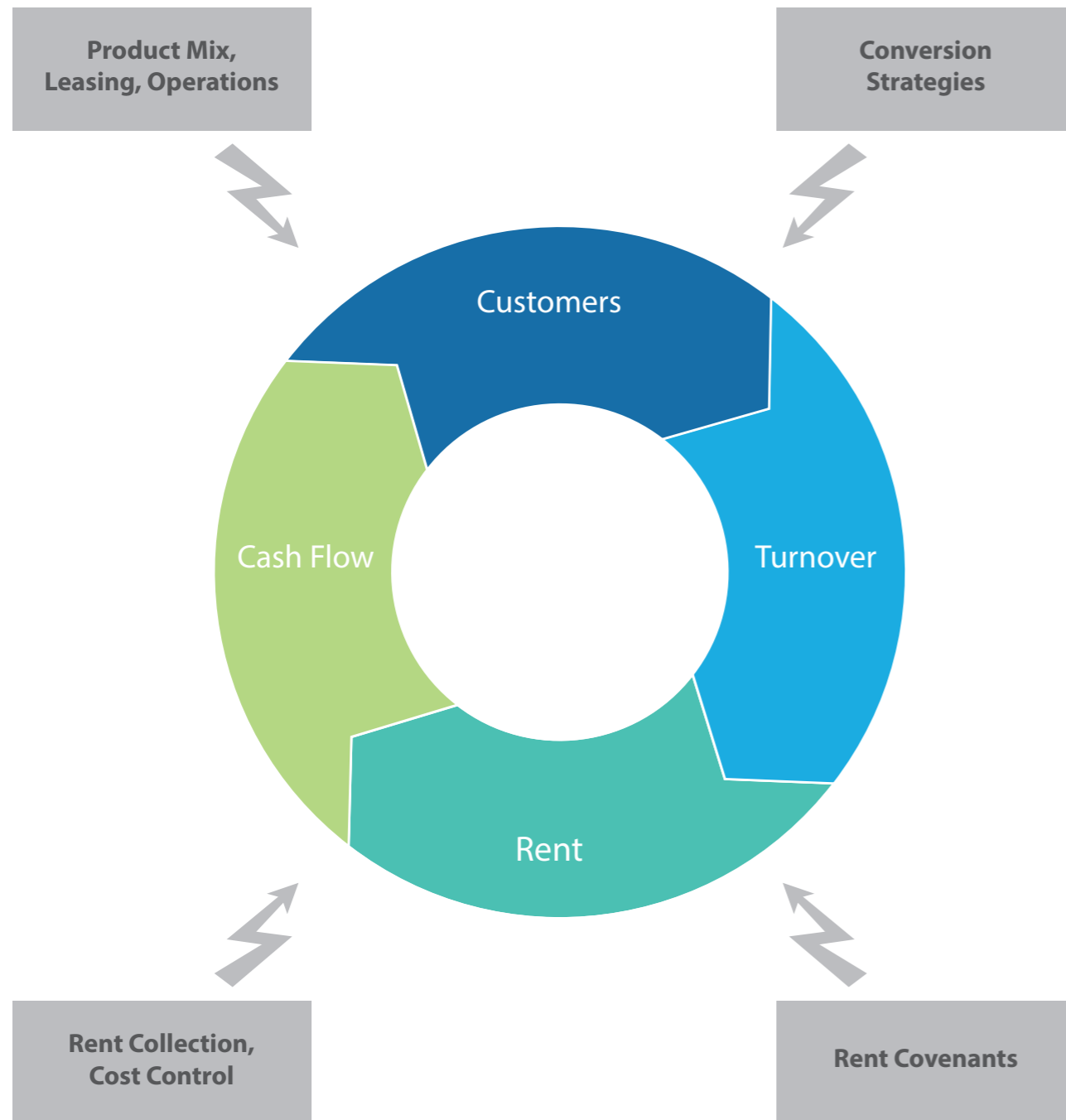


# The Profit Cycle: Existing Centre

Figure 1: Re-examining the Profit Cycle of an existing Shopping Centre



# Sustainability 2015/16



**Owner:** Invesco **Area:** 840,000 ft<sup>2</sup>  
**Managing agent:** Jones Lang LaSalle **Tenancies:** Mixed use of 90 tenants  
**Built:** 1982 **Footfall:** 16 million per annum

Key Objectives	To maximise the efficiency of our use of natural resources	To prevent pollution & contamination wherever possible	Improve quality of recycling to increase rebates	To reduce energy & water	To reduce carbon	
Sustainability Features	<b>GROWING GREENER PLEDGE</b> Energy, Waste and Water audit scheme for tenants with a 83% engagement. Identifying 4,253,000 kWh & 3000m <sup>3</sup> water reduction.	<b>RECYCLING</b> Recycling bins situated throughout the centre for customer participation	<b>CAMPAIGNS</b> "Switch me off" labels and "Every drop counts" for staff awareness	<b>BICS ROOM</b> British Institute of Clean Science. Amenities are constructed entirely from recycled materials	<b>GREEN COVENANTS</b> New leases include green provisions	<b>PUBLIC TRANSPORT</b> Location encourages the use of public transport in line with centre's travel plan
	<b>BMS/TEM</b> Building Management System allows detailed monitoring of every aspect of the centre. Trend Energy Management providing graphs and detailed analysis	<b>SPILL KITS</b> Installed throughout the centre to tackle hazardous waste and potential pollution	<b>RETROFITTING</b> Roof light replacement includes Natural Ventilation to be completed in 2015 Providing LED lighting with controls as part of a mall refresh	<b>TRAINING</b> 120 Staff have one day induction on environmental awareness with periodic refresher courses	<b>COMMUNITY ENGAGEMENT</b> In 2015 we've Collected 1654 presents for less fortunate children Planted over 300 trees Provided 38 volunteers (304hrs) for Sailability	<b>EMERGENCY PREPAREDNESS</b> Having weekly tests which include all elements of fire, H&S and Environmental Impacts. Also on occasion in conjunction with All the emergency services
Outcome	<b>ZERO WASTE TO LANDFILL</b>	<b>£10,000</b> saved over the last 5 years by reducing water usage	<b>99%</b> recycling rate by the centre	<b>40%</b> carbon reduction during the last 5 years	<b>45%</b> overall reduction in energy consumption over the last 5 years	
Awards	2007: LOO OF THE YEAR 5 year star award, CAR PARK Park Mark Award, INVESTORS IN THE ENVIRONMENT Green Award 2008: BRONZE STAR NATIONAL RECYCLE AWARDS, GREEN APPLE AWARD With Peterborough Environment City Trust, PETERBOROUGH EVENING TELEGRAPH BUSINESS AWARDS Contribution to the environment	2009: GREEN APPLE AWARD For Retail Industry, NATIONAL RECYCLING STAR AWARDS Gold, INVESTORS IN THE ENVIRONMENT Green Award 2010: 2 LOO OF THE YEAR 5 Star, CARBON TRUST STANDARD, NATIONAL RECYCLING STAR AWARDS Gold, INVESTORS IN THE ENVIRONMENT Green Award	2011: 2 LOO OF THE YEAR 5 Star, CARBON TRUST STANDARD, INVESTORS IN THE ENVIRONMENT Green Award, ISO14001:2004 Accreditation	2012: INVESTORS IN THE ENVIRONMENT Green Award 2013: INVESTORS IN THE ENVIRONMENT Green Award, 2 LOO OF THE YEAR Platinum & Gold levels, GREEN APPLE AWARD For energy efficiency, TRAVEL PLAN AWARD Bronze certificate of development	2014: ISO14001:2004 Accreditation, Recertification (until 2017) 2015: INVESTORS IN THE ENVIRONMENT Green Award, TRAVEL PLAN AWARD Silver Certificate of Implementation, AWARDS FOR EXCELLENCE Retail Recycling Champion - Finalist, GROWING GREENER AWARDS - Delivered with the Green Organisation to tenants, Achieved the revised ISO14001:2014 standard	
	Future projects	<b>Sustainable Development</b> New 77,000 ft <sup>2</sup> development which will be sustainably built with the opportunity of a location for PV	<b>Beekeeping Program</b>	<b>Rainwater Harvesting</b>	<b>Green Wall</b>	