



# A Property Management Perspective on Net Zero

**Carl Brooks, Head of Sustainability – Property Management**  
**[carl.brooks@cbre.com](mailto:carl.brooks@cbre.com)**



# ESG across the whole lifecycle



## ACQUISITIONS / DISPOSALS

- Pollution prevention and control
- Climate change analysis
- BREEAM In-Use
- Sustainability Due Diligence



## PLANNING

- Sustainability and energy statements
- Lifecycle Assessments
- Brownfield investigation and remediation
- Environmental, socio-economic, and health impact assessments



## CONSTRUCTION / REFURBISHMENT/ FIT OUT

- Sustainable refurbishment and fit-out guide
- Sustainability certifications
- Wellness certifications
- Designing for performance



## PROPERTY MANAGEMENT

- KPI and data management
- Compliance
- Stakeholder engagement
- Certifications
- Energy audit
- Digital buildings strategy
- Social Value Snapshot



## OVERSIGHT / GOVERNANCE

- Policies and procedures
- Investment Committee requirements
- Reporting and benchmarking
- Valuing sustainability

# Property Management focus



HOW TO MEET  
ESG & CARBON  
TARGETS



HOW TO REDUCE  
OPERATIONAL  
COST



HOW TO IMPROVE  
PRODUCTIVITY &  
WORKPLACE  
WELLBEING



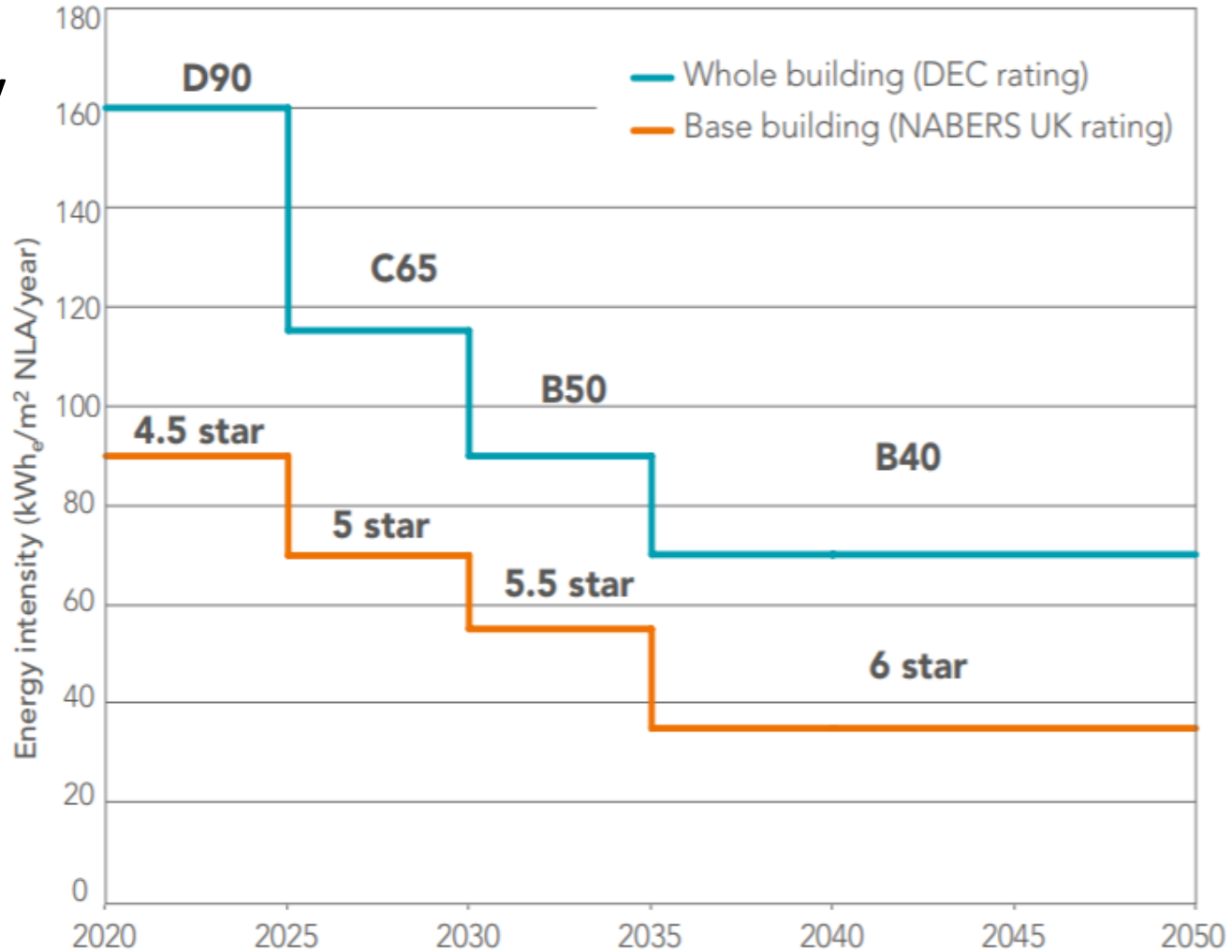
HOW TO IMPROVE  
SERVICE AND  
ENHANCE EXPERIENCE



HOW TO MITIGATE  
AGAINST  
OBSOLESCENCE AND  
IMPROVE VALUE

# Scale of the challenge

- UK-GBC Pathway



# Reality check

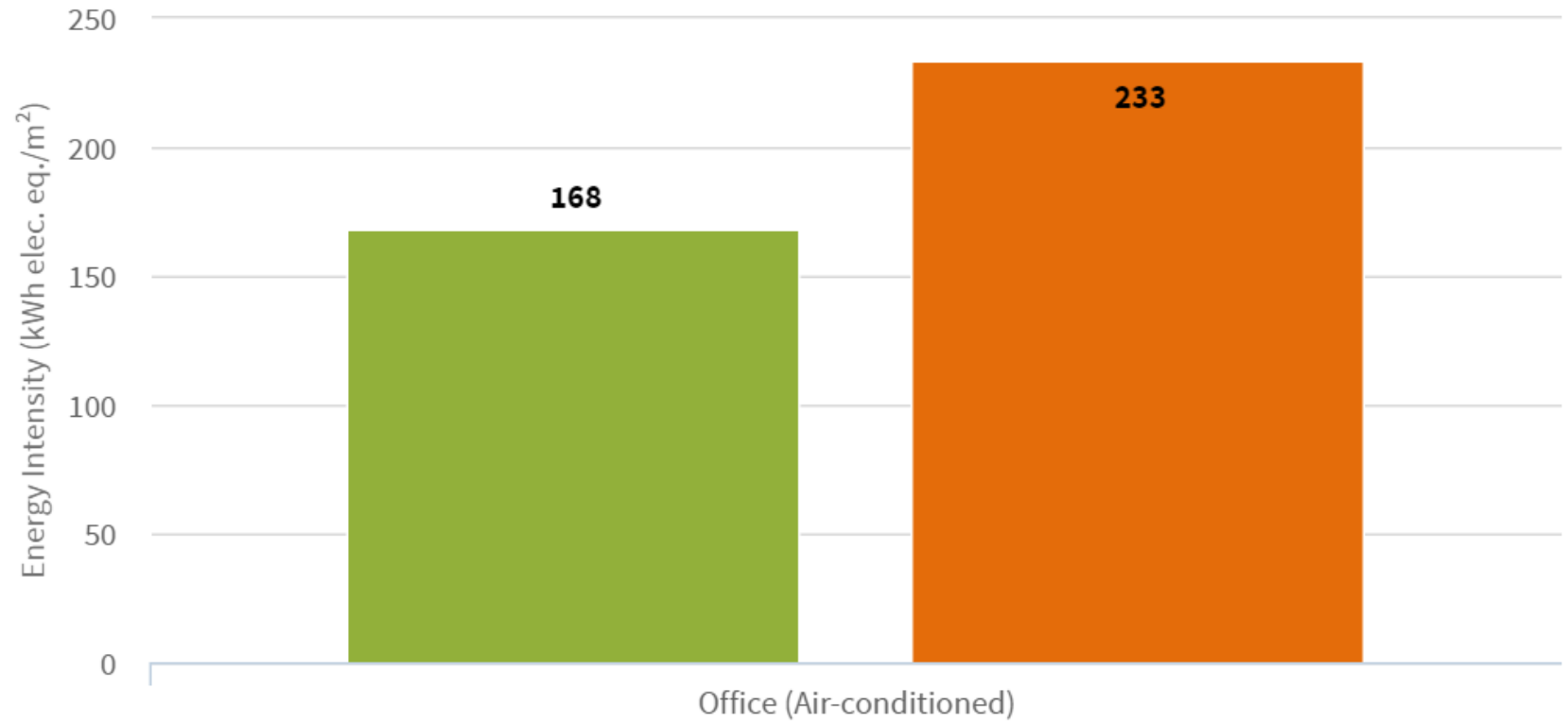
- REEB EUI (2019)



LONDON site 1

Add another building

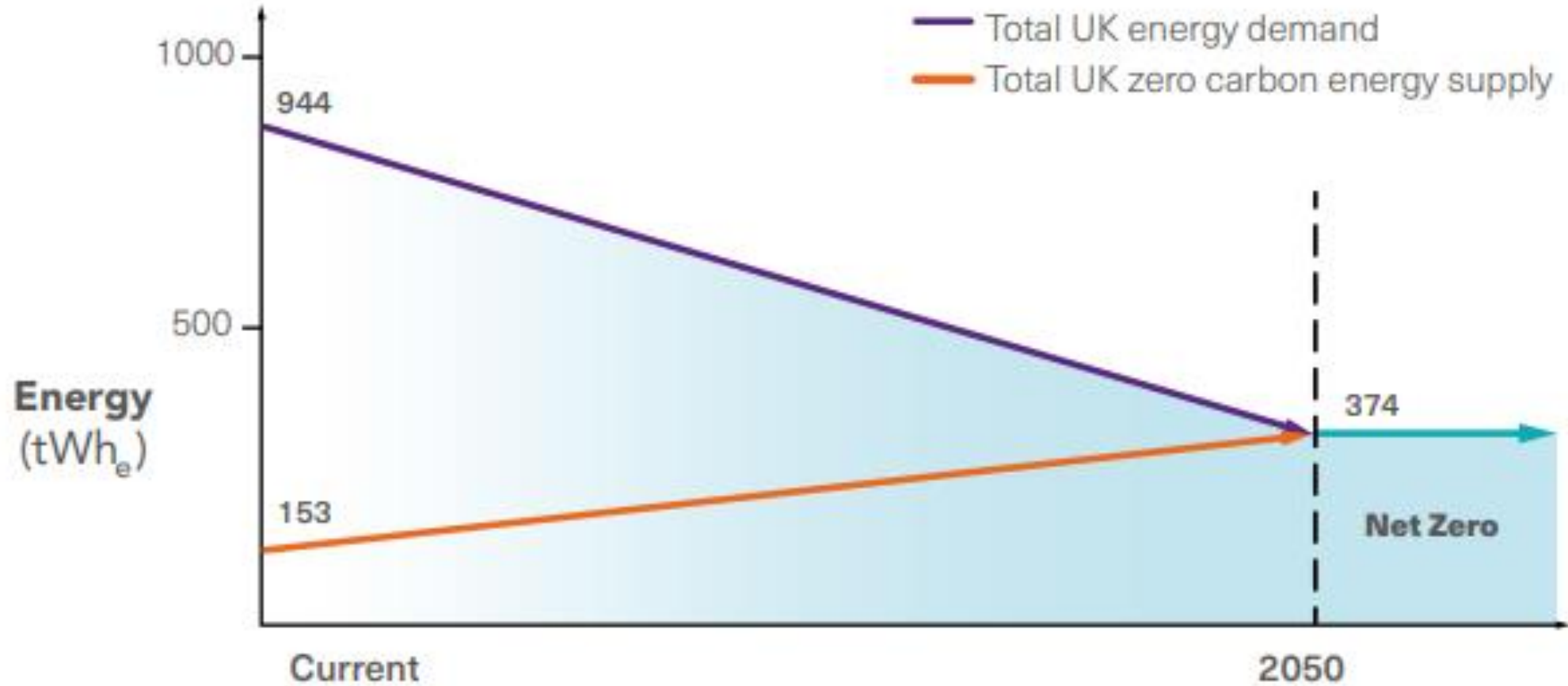
Energy Intensity



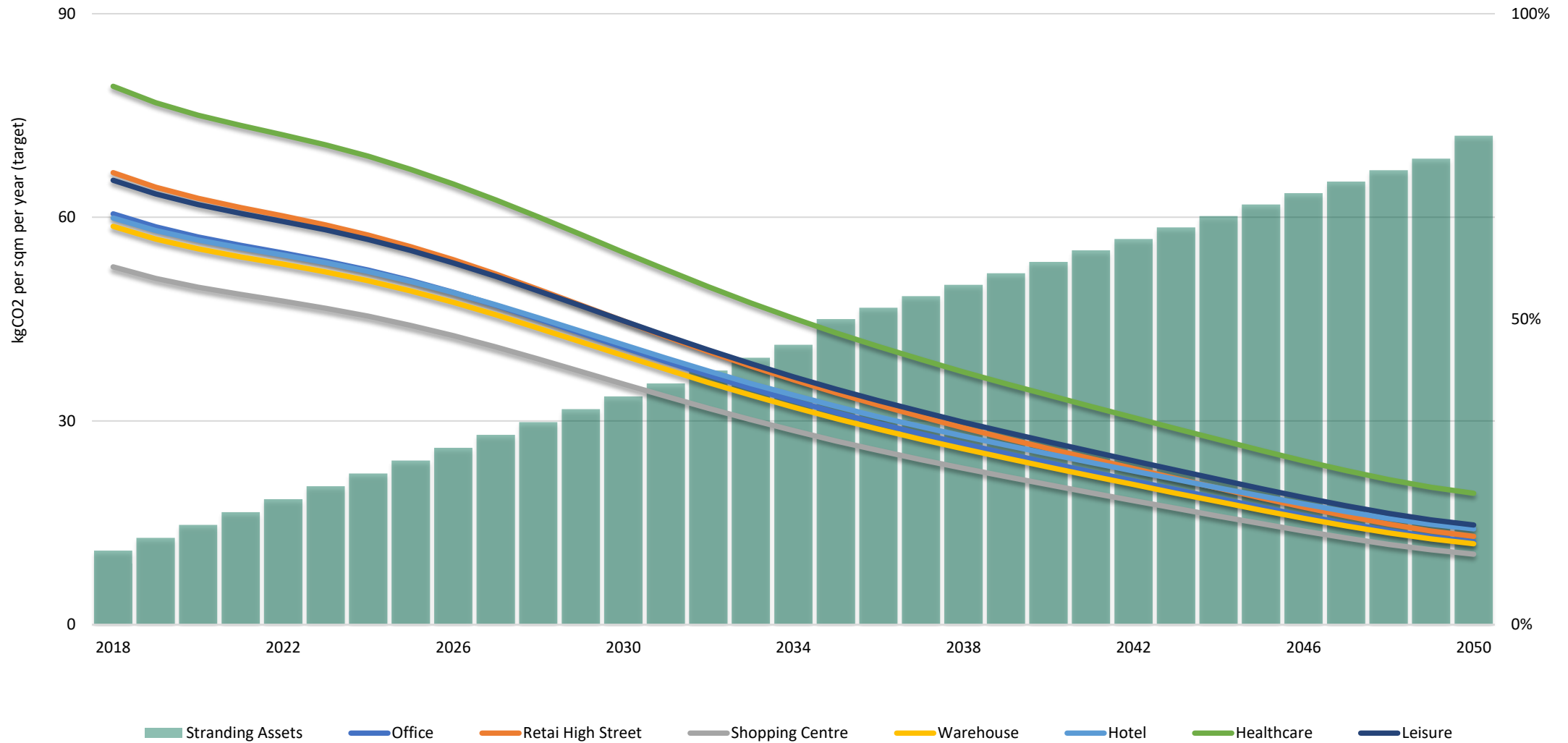
Best Practice Typical Practice Your building

Start over

# Passive actions aren't enough



# Doing nothing isn't an option



# Case Study

## R1 – IMMEDIATE ACTIONS

Review operation and control of M&E systems, including control set points, time schedule, and system optimisation. Phased lighting replacement to LED lighting.

Energy ↓ 15% Carbon ↓ 13%

## R2 – RETROFIT

Plan to decommission the boilers in line with their end of lifecycle and replace with air source heat pumps. This will have a marginal effect on energy savings but a huge impact on CO2 footprint as it decarbonises the existing heating system.

Energy ↓ 1% Carbon ↓ 12%

## R3 – RENEWABLES

Installation of small array of Solar PV.

Energy ↓ 1% Carbon ↓ 2%

## R4 – RENEWABLES

Enter a power purchase agreement to finance an off-site renewable plant to produce 50% of electricity demand.

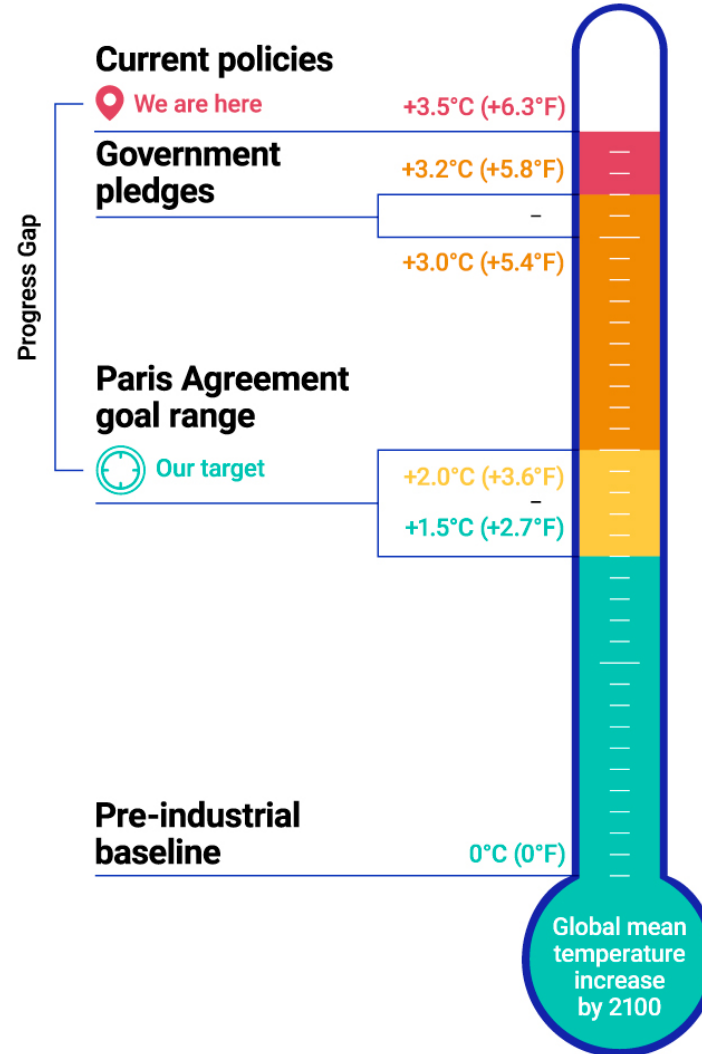
Energy N/A Carbon ↓ 50%





# So, is Regulation required?

Corporate Pledges =  
2.3 – 2.6°C



## What happens if we fail to reach our goals?

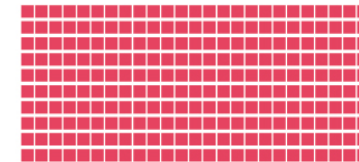
Low-lying areas become uninhabitable

Species extinctions increase  
30% of plant and animal species could be extinct by 2070.

Source: PNAS (2020)

Food and water become more scarce

Mortality rates increase  
250,000 additional deaths per year could occur between 2030 and 2050.



Source: World Health Organization (2018)

Equatorial regions become uninhabitable

Economic losses increase  
2% of U.S. GDP (over \$400B) could be lost with a 4°C rise in temperature.

Source: Brookings (2019)





# Thank you

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