

Project Data Sheet

St. Helens London

CLIENT: Aviva
LOCATION: St Helen's (Skyscraper) London
SITE DETAIL: 118 meters Tall; 32 floors
SECTOR: Commercial
DATE: August 2016
SERVICE: Gas usage/Meter Verification
DURATION: 3 Months
SCOPE: Energy (£) saving/Reclaim



The Challenge

UNDERSTAND - Work to precisely understand the building gas usage, when compared to the gas supplier data; deliver business objective and energy saving targets. Identify inaccuracy or reclaim potential.

SELECT – Define the scope boundary. Measure the existing gas usage accurately; continuously monitor to identify supplier metering inaccuracies.

DESIGN – Provide detailed equipment schedule; agree costs and savings.

DELIVER – Put in place the agreed project plan.

PERFORM – Provide a managed service continuously, real-time analysis of gas consumption, recommending measures for ongoing improvement, while providing support, training and education for building users.



www.meteranalysis.co.uk

- ✓ Unlimited user access over the internet
- ✓ Easy to understand energy dashboard
- ✓ Energy and carbon profiles on demand
- ✓ Saving opportunities identified with costing
- ✓ Initial steps towards ISO 50001 energy standards

How Aviva benefit

An effective energy management approach requires an understanding of energy usage/costs, bench-marking and energy performance. This includes matching energy use to requirements and maximising efficiencies. Gas consumption can vary depending on equipment and plant in use at the time, their state of repair and the amount and type of equipment installed on fixed assets. The fundamental goal of energy management is to operate at the least cost and least environmental effect. The judicious and effective use of energy to maximise profits (minimise costs) and enhance competitive position underpins this strategy. Accurate metering minimises energy costs / waste without affecting day-to-day business operations. The environment will benefit from reductions in energy use and carbon emissions which will improve the company image.

Specific Challenges

Provide those who are responsible for the 'businesses' of the site with the actual gas consumption and energy saving opportunities available to them. Key areas:

- Focusing on low and no-cost measures
- Assess the potential for any reclaim
- Raise awareness and motivate action
- Prioritise activities to maximise savings

As most areas of commercial buildings have no energy monitoring below that of the supplier fiscal meter, energy consumption is based on supplier data which can be flawed and prone to error. This highlights the importance of:

- Providing energy consumption reports for cost reduction and reclaim that will not be a burden on administration
- Using gas usage data to target energy reduction
- Gaining visibility of equipment energy related performance

The Solution

The PSW team managed the project from initial scope, through to specifying & installing rotary gas metering and establishing active alert monitoring levels.

Utility grade gas metering installed to the gas supplies of five DHW and space heating boilers to obtain accurate data. The data was transferred to our cloud based energy portal for analysis, reporting on demand and unlimited user access.

Results and opportunities

- ✓ Fiscal metering inaccuracies (25% over-reading)
- ✓ 'Out of hours' usage increasing consumption
- ✓ Flexible gas procurement opportunities
- ✓ Incorrect boiler sequencing identified
- ✓ Gas utility reclaim (up-to 7 years)