

# Are you ready for the new economy?

Real estate is critical to the transition to a net zero carbon economy.

We are committed to partnering with our clients on this journey. Having made our own commitment to net zero carbon buildings across the UK, we know what it means to be leaders in sustainability and the opportunities this presents.



# Delivering net zero carbon buildings

We are in a time of unprecedented change and growing concern over the climate emergency. With buildings accounting for 40% of emissions, real estate has a significant role to play.

Businesses acting now are the ones to benefit most as they prepare themselves for inevitable legislation; to protect and enhance asset value; and to meet investor, staff and occupier demands.



Meet growing customer, staff, investor and occupier demands



Protect and enhance asset values



Prepare for growing legislative and disclosure demands



## Managing climate risk



*Once climate change becomes a defining issue for financial stability, it may already be too late. While there is still time to act, the window of opportunity is finite and shrinking.*

*Companies that don't adapt will go bankrupt without question.*

**Mark Carney** | Governor of the Bank of England



**81%**

of asset owners view climate change as a material risk

Annual impact of flooding in Europe  
**£5.5bn**

Intensity of extreme weather events  
**↑250%**  
in three decades



# Delivering net zero carbon buildings

## Supporting you throughout the process

We can help you optimise your pathway to net zero carbon, throughout the property lifecycle.

### 1

#### Creating your net zero carbon business plan

- Establish your carbon footprint and scale of opportunity
- Develop your net zero carbon business plan, optimising your route to net zero carbon, balancing investment in:
  - embodied carbon
  - energy efficient design, construction and refurbishment
  - reducing operational energy
  - green energy supplies
  - offsetting projects
- Establish your net zero carbon pathway and asset specific targets
- Gain buy-in from your stake holders into net zero carbon.

### 2

#### Enabling your portfolio wide transition

Integrate net zero carbon policies and processes into:

- Acquisition and disposal procedures
- Development, refurbishment and operational standards
- Procurement of materials, suppliers and energy
- Governance practices.

### 3

#### Delivering the transition

- Material selection advice, incorporating circular economy principles
- Energy optimisation, underpinned by our smart building technology, IntelliCommand
- Investment grade energy efficiency and renewable energy audits and project management
- Integration into leasing approach to support your business case
- Power purchase agreements, energy procurement and carbon offsetting support.

### 4

#### Monitoring and disclosing your progress

- Develop best practice methodology for disclosure
- Data management, utilising our online systems and carbon accounting tools
- Management reporting and ongoing budgeting to track progress
- Assurance and disclosure of performance against your net zero carbon pathway.

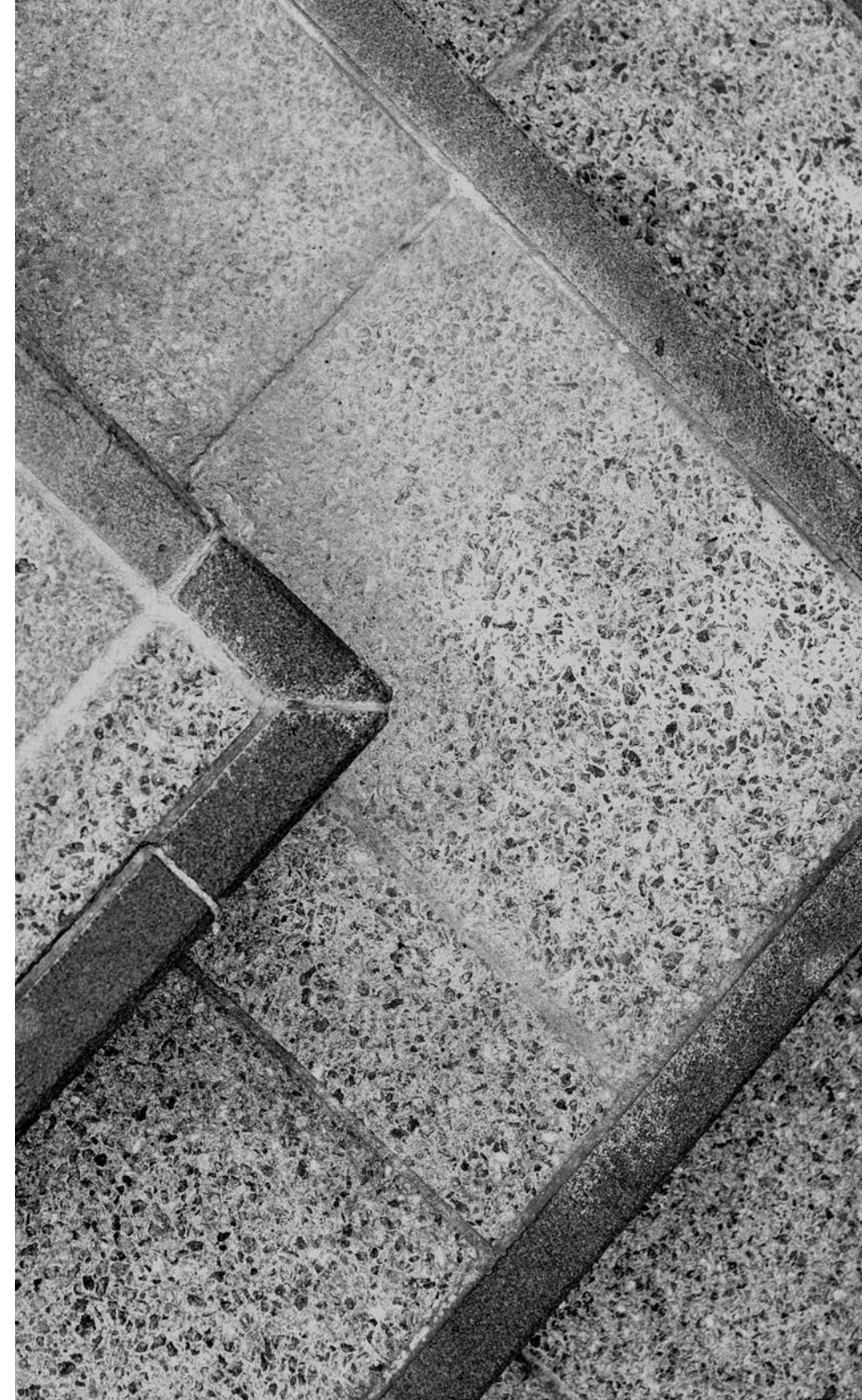
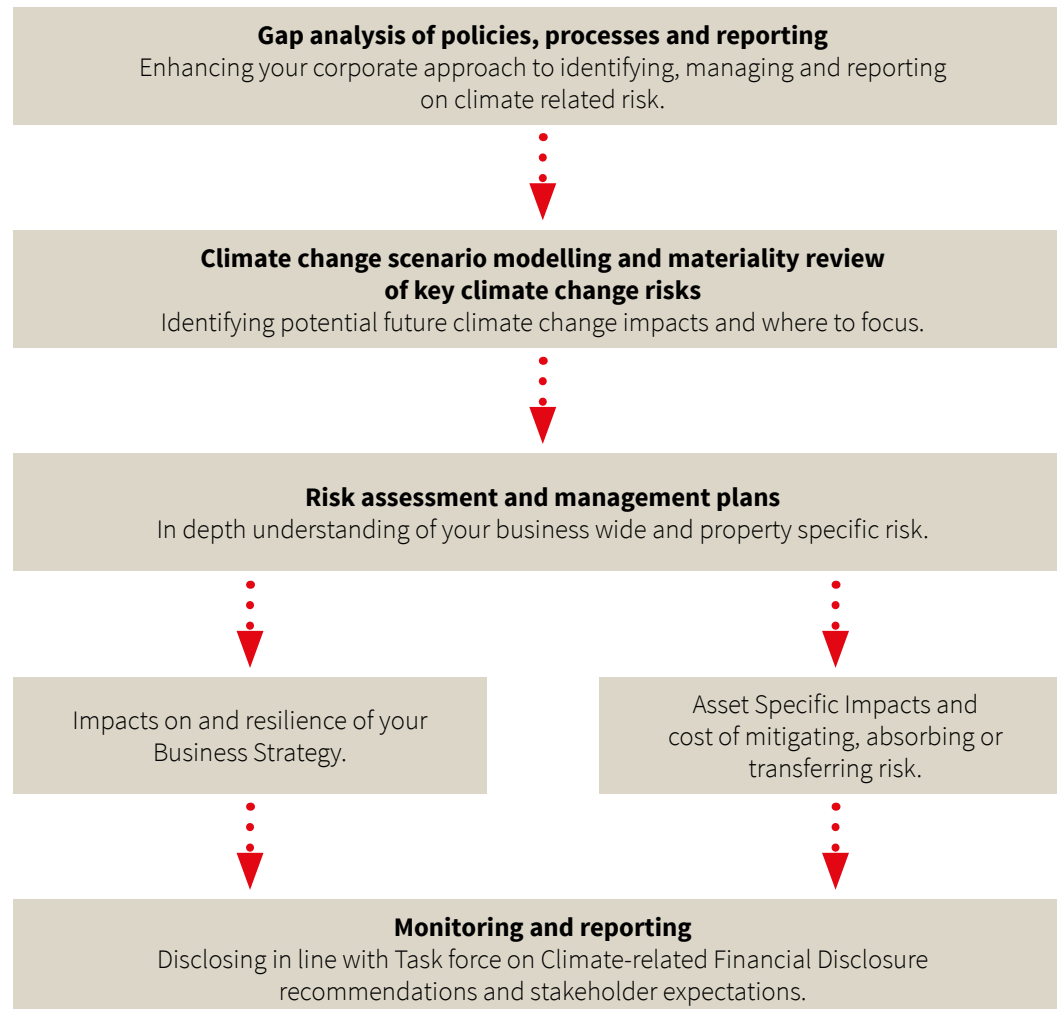




# Managing climate risk

## Supporting you throughout the process

We want to help you to manage the risks of climate change and to capture the opportunities in the transition to a net zero carbon economy.



# Why us?

## Thought leadership

As a partner of the UKGBC Advancing Net Zero programme, we supported the development of the Net Zero Carbon Buildings Framework.

We have also contributed to the real estate sector specific guidance on reporting Scope 3 emissions and are inputting into the UKGBC's work on the development of recommended minimum energy intensity targets for net zero carbon buildings.



## Our suite of tools

Leveraging our own carbon calculators, forecasting tools, cost models and our industry experience, we can help you optimise your transition to the net zero carbon economy.



### Net zero carbon business plan

Commercially focused business plan, utilising our forecasting tool to project the impact of business growth and carbon reduction actions on your footprint, into the future.



### Delivering carbon savings

We leverage the range of energy management tools, such as IntelliCommand, our smart building software, to drive operational energy savings.



### Monitoring and disclosure

We utilise our robust data management systems and business intelligence solutions for ongoing data management, tracking progress, forecasting and disclosure of energy use at both asset and portfolio levels.

## Case study

### Supporting Hammerson to lead the transition

We provided Hammerson with support to establish their net positive ambition, to transition to a net zero carbon future by:

- Creating the business case for the Board; setting out the risks, opportunities and potential scope of net positive for the business
- Calculating their carbon footprint, quantifying their direct and indirect impacts, developing their methodologies and long-term plans; and providing the necessary models and tools to support action.

“

*We are delighted to be the first real estate company globally to launch a comprehensive Net Positive objective. It has taken a lot of work just to get us to the point of launch and JLL's Upstream Sustainability Services team has played an important role in helping us get here.*

”

**Louise Ellison** | Head of Sustainability, Hammerson







## Our journey to net zero carbon

We are the first property consultancy in the UK to commit to achieve net zero carbon for our UK workplaces by 2030 and to use our influence to spearhead the wider adoption of net zero carbon buildings. To do this we will:

### **Lead by example**

By 2030, we will only occupy workplaces which are net zero carbon in operation.

### **Educate and influence**

Train employees on net zero carbon buildings, also offering this training to clients and suppliers.

### **Make it mainstream**

By 2021, Integrate net zero carbon into all services for all buildings we advise on.

### **For our full commitment, please visit:**

[jll.co.uk/en/about-jll/jll-commits-to-net-zero-carbon-in-the-uk](https://jll.co.uk/en/about-jll/jll-commits-to-net-zero-carbon-in-the-uk)

“

*At JLL we're aware of the need to act now and have set our own ambitious target to achieve net zero carbon for own UK workplaces by 2030.*

”

**Chris Ireland** | UK CEO, JLL

*Achieve Ambitions*



# Meet our team

In order to deliver your net zero carbon transition, we recognise the need for expertise at every stage of the property lifecycle. As such, we have built a team of experts from across the property disciplines to support you through your journey.

As the leading sustainability consultancy in real estate, we have over 50 sustainability consultants who bring the

**commercial skills** needed to develop pragmatic net zero carbon business plans and the **technical understanding** and experience of delivering net zero agenda.

We have extensive **sustainable design** and cost consulting capability, and can provide you with all of the **operational building services, engineering** and **property management** skills needed for successful on the ground delivery.

We have experts who can support you with **power purchase agreements** and **renewable energy investment** to help maximise the renewable energy opportunity and minimise the cost of carbon offsetting.



## Commercial Strategy

**Fran Leedham**

Head of Sustainability Strategy



## Net Zero Carbon Specialist

**Chiara Essig**

Technical Lead - Net Zero Carbon



## Sustainable Design & Construction

**Wayne Allison**

Director - Project Management



## Building Services Engineering

**Andrew Mercer**

Head of Energy Services



## Property Management

**Andries van der Walt**

Head of Sustainability  
(Property & Asset management)



## Power Purchase Agreements & Renewable Energy

**Dane Wilkins**

Lead Director  
Energy & Infrastructure



## Risk Management

**Christi Vosloo**

Climate Risk Lead

# Contacts

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