



SUSTANABILITY

“How can FM companies take competitive advantage of the sustainability agenda?”

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What do we mean when we talk about Sustainability?

'development which meets the needs of the present without compromising the ability of future generations to meet their own needs'



Balancing the **economic**, **social** and **environmental** considerations across all parts of the business

To date what has been the approach to Sustainability in the sector?

- Historically seen as a reactive area
- Focused on specific environmental issues:
 - Health & Safety
 - Lighting & Heating
 - Waste Disposal
- Cost driven with short-term payback focus

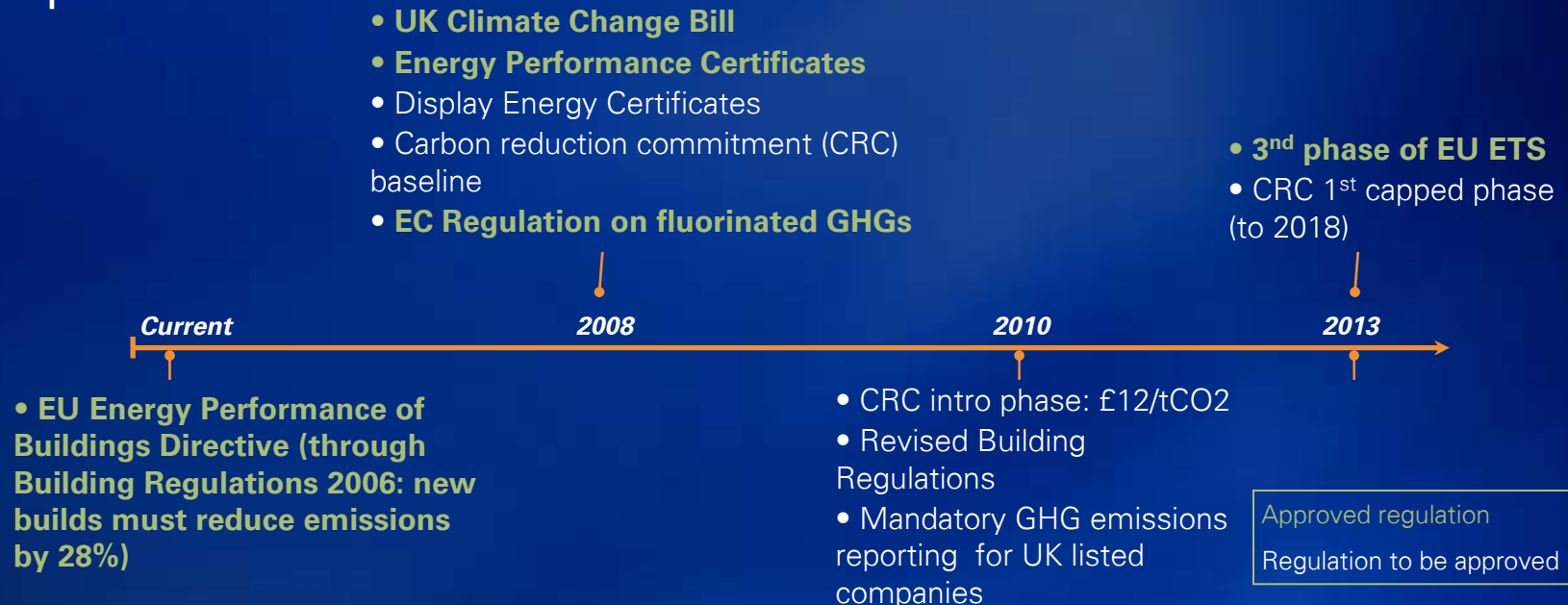
What is changing the focus of Sustainability?

- Increasing National and European legislation
- Public sector commitment
- Reputational management
- Employee retention and recruitment
- Growing investor interest
- Customer demand

The immediate challenge of Climate Change

- Climate change presents 4 sets of risks for business

- Regulatory
- Physical
- Competitive
- Reputational



Delivering your customers sustainability objectives

Government Estate targets

By 2012

Central Government's office estate to be carbon neutral by 2012

Reduce water consumption to an average of 3m³ per person/year for all new office builds or major office refurbishments

Only timber and timber products originating either from independently verified legal and sustainable sources or from a licensed FLEGT partner used on the Government estate

BAA estate targets

By 2020

Zero waste to landfill

70% of BAA contract waste to be recycled/composted

85% of construction waste to be recycled/composted

Marks and Spencer targets

By 2012

Reducing the amount of energy we use in our stores by 25% per square foot of floor space

Reducing our store and office mains water usage by 20%

Increasing our use of small and small local suppliers by improving the understanding of our buying teams of the different needs of small producers

What will you do to help achieve your customers goals?

Opportunities

- Growth in environmental legislation and concern over impacts of climate change
- Outsourced project management and business consultancy services
- Move towards management of services – operational to strategic
- New technology to broaden/enhance role in providing management data

Where next?

- Development of mechanisms for managing social, economic and environmental issues in an integrated way
- FM sector to drive agenda rather than simply react to client needs
- Managing sustainability risks but also to identify business opportunities
- Collation of performance management data – energy, H&S, waste.....
- Meeting public sector procurement needs