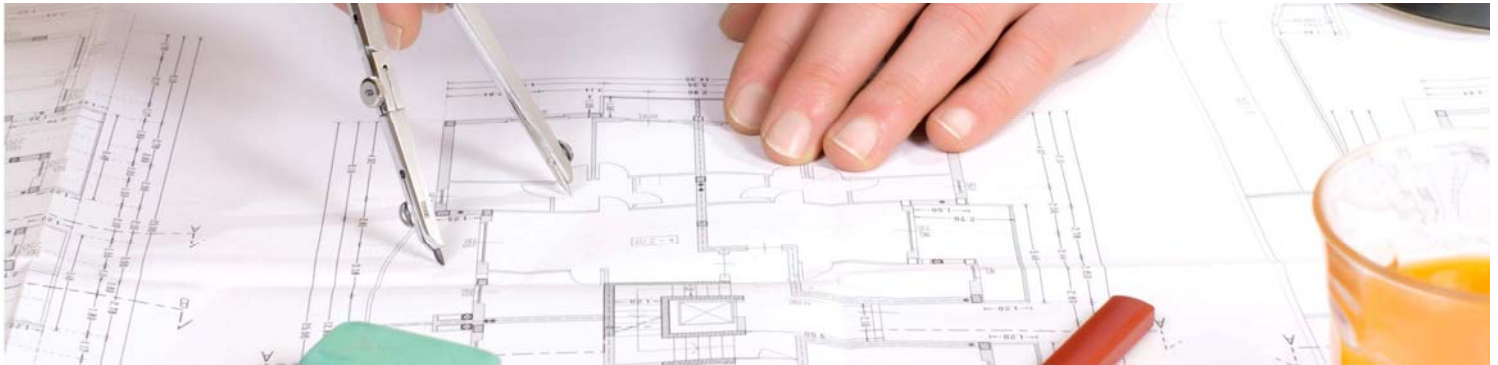


Case Study GlasgowHart

- smaller tenancy switches on to energy savings



About GlasgowHart

GlasgowHart is a design consultancy dedicated to the planning and delivery of creative, functional and intelligent workplaces.

Based in the inner-city Sydney suburb of Redfern, this small studio provides office fit-out feasibility studies and leading advice on workplace design to a host of clients.

A critical part of the service they offer is helping clients to understand the effect of their business operations on the wider environment.

Why CitySwitch?

Joining CitySwitch Green Office in 2007 allowed GlasgowHart to lead by example and set about reducing the effect of own their business operations on the environment.

In committing to achieve a 4.5 star NABERS Energy tenancy rating through CitySwitch, the close-knit team was able to focus on where they could achieve the best possible results in terms of reducing their carbon footprint.

Initial steps

GlasgowHart began their environmental audit by examining power bills to better understand the organisation's energy use and costs.

The team then explored changes that could be implemented to the day-to-day business operations without investing in, or making improvements to, the physical building itself.

As a small organisation, the staff agreed that simple changes to their work behaviour would offer the most efficient and cost effective way to make a real difference to energy consumption.

Goals

- Develop and implement an energy savings plan with limited budget
- Achieve a 4.5 star NABERS Energy tenancy rating
- Promote energy efficiency to staff and clients

GlasgowHart

Signatory status	
Date joined CitySwitch	August 2007
Tenancy size	73 sqm
NABERS Commitment rating	★★★★1/2
Website	www.glasgowhart.com.au
Key outcomes	
Annual energy savings	\$130 per annum
Cost of investment	\$25 for electronic timer
Technology	Behavioural change

Minor cuts collectively make a big difference

Cutting back on energy use

With an action plan in place, GlasgowHart set about achieving as great a reduction in energy as possible, with limited budget and within the control of the company as a tenant.

Simple and economical energy saving techniques were implemented including:

- activating automatic after-hours shut-down functions on all computers
- installation of a timer on the hot water system to ensure operation only during office hours
- defaulting to double-sided printing - if single-sided printing was essential, a policy to reuse this paper for mark-up drawings and drafts was introduced
- instructions to all staff to turn off stationery office equipment, monitors, lights and computers when not in use or when leaving for the day
- utilising sun drenched east-facing windows so that lights could be left off during bright days.

Finally, as there was no air conditioning system within the building, the office relied on natural ventilation giving it a head-start in keeping energy-hungry temperature control equipment to a minimum. Fresh air and a desk fan suffice on hot days and two small heaters keep the office warm in winter. Blinds are used on all windows to minimise heat escaping and entering the building.

Internal communication is key

Involvement in CitySwitch and the 4.5 star NABERS rating commitment was communicated at all staff meetings. The importance of reducing the firm's carbon footprint was constantly reinforced and as a result, actions such as turning off all office equipment at the switch at night have become second nature.

As a small office, it was relatively simple to ensure each team member was aware of the greater aims of being a sustainable business and was responsible for their own power usage.

The savings

Calling on the actions of staff to implement small behavioural-based changes brought significant benefits.

Average daily electricity consumption dropped from 15kWh to 12kWh with the only financial outlay being a \$25 timer for the hot water system. Annual savings of at least \$130 on energy bills were realised, resulting in a payback period of approximately 70 days on the cost of investment.

While the dollar savings may appear minor for a multi-national, they are significant enough for this small firm and collectively can make a big difference to our environment and our future.

Furthermore, GlasgowHart achieved an impressive 5 star NABERS Energy tenancy rating, half a star greater than their original 4.5 star Commitment.

“GlasgowHart is very proud to be part of CitySwitch. By joining this partnership program we have reduced our energy usage, changed our behaviour and in turn influenced as many businesses as possible to do the same.”

Jim McBryde
Director
GlasgowHart

Get involved

As a design consultancy, GlasgowHart encourages its clients and suppliers to join CitySwitch to commit to a reduction in CO₂ emissions.

Become part of the program and discover how small changes can make a big difference to Australia's future environmental health – and that of the planet.

Visit www.cityswitch.net.au for more information or call the CitySwitch Program Manager in your state. Contact details are listed on the website.

CitySwitch is a national tenant energy management program. Previously known as the 3CBDs Greenhouse Initiative, the program works with tenants to improve office energy efficiency, reducing the CO₂ emissions attributed to climate change.

CitySwitch Partners



Dedicated to a better Brisbane



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