

Case Study Leighton Contractors

- constructing a culture of sustainability



About Leighton Contractors

Leighton Contractors is a leading contractor and service provider to clients throughout Australia and New Zealand.

The company's core business spans construction, industrial engineering, infrastructure development and investment, resources and telecommunications services.

Leighton Contractors Northern Region's tenancy in Brisbane houses over 100 employees and coordinates a range of construction projects throughout the region.

Tied in with the company's wider approach to environmental sustainability, the tenancy is focused on reducing its greenhouse gas emissions and ensuring operations are more energy efficient.

A commitment to environmental sustainability

The launch of the organisation's Environmental Sustainability Strategy in 2008 marked a long term commitment to the management of environmental sustainability.

This strategy has aimed to set the pace within the construction industry with Leighton Contractors becoming a leader in sustainable operations.

Joining CitySwitch Green Office in July 2009 has provided a structured platform for Leighton Contractors to achieve their office based energy efficiency targets as part of the organisation's greater Environmental Sustainability Strategy.

Goals

- To lead the organisation's various offices by example through Head Office achievements
- To achieve a 4 star NABERS Energy tenancy rating

Steps towards a greener operation

Through the CitySwitch Green Office program, Leighton Contractors aims to improve their current NABERS Energy tenancy rating from 3 to 4 stars, prior to moving to their new tenancy in Fortitude Valley in 2010. The new tenancy, currently under construction by Leighton, has achieved a 6 Star Green Star in Office Design v2 and is also targeting a 6 Star Green Star Office As-Built Rating.



Signatory status	
Date joined CitySwitch	July 2009
Tenancy size	2583 sqm
NABERS Commitment rating	★★★★
Website	www.leightoncontractors.com.au
Key outcomes	
Total predicted energy cost saving for year 1	\$5,946
Total predicted CO ₂ emission reduction for year 1	33.82 tCO ₂ -e
Technology	De-lamping, transition to T5 lighting, incentives, computer monitoring, behaviour change.

Changing technology, shifting behaviours

Achieving sustainable outcomes

Building on existing site-based initiatives, Leighton Contractors' Environmental Sustainability Strategy examined the impacts of daily office operations and identified opportunities for improvement.

As a result, a range of energy reduction initiatives have been implemented including:

- 'De-lamping' (127 unnecessary lights were removed)
- transitioning to T5 lighting
- enabling energy saving features on office equipment
- ensuring that future appliance purchases are energy efficient
- labelling light switches to illustrate lighting zones
- labelling computers and equipment with 'don't forget to turn me off' stickers
- encouraging staff to switch appliances off at the wall
- liaising with building management and cleaners to develop a system for ensuring lights are switched off overnight
- conducting surveys and competitions to engage staff
- checking computers, lighting and equipment before and after work hours to verify that they are being switched off.

Keeping the team engaged

Whilst impressive energy reductions have already been achieved, Leighton Contractors has recognised that the biggest challenge will be sustaining employee and stakeholder engagement to ensure lasting behavioural change.

A range of ongoing initiatives will aim to maintain commitment among employees, including:

- nightly computer efficiency checks with small chocolate rewards given to employees who turn their computers off each night
- regular updates and information about energy impacts, regulation, programs, rebates and opportunities for reducing consumption
- participation in Earth Hour and numerous other events, with employee participation encouraged via emails, presentations and text messages
- presentations, posters, newsletters, surveys and competitions to determine what employees are currently doing, gauge interest levels and identify 'green champions'
- profiling staff to showcase energy efficiency initiatives that employees are undertaking at home.

"Leighton Contractors holds environmental responsibility as a core company value and the CitySwitch program is one of many tools that will help us to translate those values into tangible outcomes.

Office behaviours and processes are an integral way for our employees to 'walk the talk' in environmental sustainability every day, and CitySwitch is the perfect vehicle to support that"

Darren J Weir,
General Manager, Northern Region Construction

... and what worked best?

De-lamping within the tenancy saw a total of 127 unnecessary T8 bulbs removed. This initiative is set to reduce electricity consumption by 15,621 kWh per year, saving approximately \$2,500 per annum in electricity costs. All removed lighting was marked for future reference, meaning that they will not be replaced and energy savings will be sustained.

Get involved

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

