



Long-term benefits of energy efficiency — Paul Cottam.

**"If equipment and resources are not working at optimum levels, businesses face losing money through inefficient energy use and affecting the levels of service they provide to their own staff and customers"**

is likely to come at a cost in the future. Therefore, companies should be focusing on fine tuning, system sizing, compliance and energy usage to save money and also make a vital contribution to the ongoing success of a business.

Finally, it is worth bearing in mind the recently introduced CRC Energy Efficiency Scheme that will affect around 5000 UK public and private sector organisations using above 6000 MWh of electricity a year, equivalent to an annual bill of £500 000. Whilst at first glance the scheme looks like a significant financial outlay, those companies that work to drive down levels of energy consumption are likely to achieve savings well beyond the cost of participation.

It is clear that energy efficiency can only become a greater issue in years to come, so those companies willing to optimise their building portfolio through enhanced maintenance, refurbishment and management control are those businesses likely to benefit in the future.

Paul Cottam is managing director of GSH in the UK and Ireland  
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Technology solutions include 3D building modelling and simulation that perform dynamic thermal and energy simulations for properties, whilst energy management software allows the automatic monitoring and targeting of energy consumption. These tools make it possible to predict energy usage, CO2 emissions, operating costs and occupant comfort in order to understand where energy is being wasted in corporate, office and commercial buildings.

Failure to optimise a building as a result of ineffective maintenance and refurbishment will cause serious operational issues and ultimately become counter productive. Reduced investment may lower overheads in the short term, but it

## System Hygienics cleans up prison ductwork

System Hygienics has added to its list of projects for cleaning ventilation systems in prisons with a large-scale contract at HM Prison Doncaster. The contract involved cleaning ductwork in six areas of the prison — initially including the three house blocks, entry building, staff offices, visiting area, kitchens and internal services. This work was followed by the company being invited back to complete further cleaning of the 65-bed healthcare centre, gymnasium and segregation unit.

Other ductwork-cleaning contracts recently completed by System Hygienics include HMP at Hull, Parkhurst and Wolds.

The JetVent system was used to clean ventilation ductwork with negligible disruption to the day-to-day running of the prison. Minimal access to ductwork was required, as up to 50 m can be reached from one point. Before-and-after photographs and a certificate of cleanliness was provided to verify that cleaning was achieved to HVCA TR/19 standards.

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Large-scale cleaning of ductwork in HM Prison Doncaster has been completed by System Hygienics.

## Johnson Controls notches up 10 years of 30-year FM contract

Johnson Controls has marked the first 10 years of a 30-year contract for facilities management of the 10 000 m<sup>2</sup> British Embassy in Germany. The contract was awarded in June 2000. Services provided by Johnson Controls include contract and project management, management and maintenance (including energy management), cost planning and control, purchasing and procurement, waste disposal, janitorial and gardening services, copy and printing services plus a postal service, catering, events management, and snow and ice clearance.

The company's Metasys building-management system working with computer-aided facilities-management software has reduced costs and increased the flexibility of the embassy's operations with an exchange of up-to-date global information on the optimum technical maintenance of hundreds of different products.

The lifecycle approach means every element can be costed to take into account predicted replacement schedules.

Reliability is also increased, since integration of the building management and maintenance systems means that data on energy usage can be collected and stored, and maintenance can be scheduled to suit the building's occupancy patterns.

The Embassy houses 125 embassy staff and six Johnson Controls employees.  
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