NEXT PHASE PILOT OF MANCHESTER HUB SMART BUILDING PROGRAMME

11 Portland Street is the largest property within our Manchester Hub and also the most diverse in terms of occupier needs, With a combination of food & beverage retailers, corporate hospitality & events and commercial office space the property can experience great fluctuations in the occupancy from time of day to day and even hour to hour.

Since 2020, our Smart Building Programme has reduced energy usage at 11 Portland Street by 16.5% in Gas usage and 23.5% in Electricity. However our Earth Day commitment for 2024 is to take this one step further and create a Smart Building that can react to occupancy requirements and individual zoning needs.

THE NEXT PHASE

➤➤➤ Integration of Multiple Systems.

Combining various BMS & plant room systems within the property can lead to improved efficiency and streamlined operations. When different systems work together seamlessly, it reduces redundancy and enhances overall performance.

The primary goal is to create Energy Savings & Value for Money

Integrating smart technologies and sensors means energy consumption can be optimized. For example:

- **HVAC (Heating, Ventilation, and Air Conditioning):** Real-time data from air quality sensors can help adjust HVAC settings, ensuring efficient operation while maintaining comfort.
- **Demand-Based Operation:** Systems can operate based on actual demand rather than running continuously, leading to energy savings.

THE JOURNEY TO AN EVEN SMARTER BUILDING

Smart Technologies and Sensors

- The inclusion of smart technologies, such as occupancy sensors and air quality sensors, is a forward-thinking approach. These sensors can detect human presence, monitor air quality, and adjust system settings accordingly.
- Occupancy Sensors: These sensors detect whether a room or area is occupied. By using this information, systems like lighting, heating, and cooling can be optimized based on real-time demand.
- Air Quality Sensors: These sensors measure pollutants, humidity, and temperature. They allow systems to respond dynamically to maintain a comfortable and healthy indoor environment.

Peripheral Devices

- The additional peripheral devices mentioned (such as occupancy and air quality sensors) play a crucial role in enhancing system functionality.
- Improved Functionality: These devices provide valuable data, allowing systems to adapt and respond intelligently. For example, adjusting ventilation rates based on air quality or optimizing lighting levels based on occupancy.
- Operating Parameters: By fine-tuning system parameters, overall performance improves, leading to better user experience and resource utilization.

In summary, integrating multiple systems and incorporating smart technologies with peripheral devices can create a more efficient, responsive, and sustainable property.

A site review to identify ideal locations for positioning sensors within open plan office areas is due to commence **1st May 2024**, to do this initial phase we simply need access to walk the floors and discuss with our BMS contractor the optimal location and system configuration for these units.

IF YOU WISH TO DISCUSS THIS PROJECT OR OUR COMMITMENT TO WIDER ESG INITITIVES DO REACH OUT TO YOUR BUILDING MANAGEMENT TEAM