



## **Environmental and Energy Policy**

The objective of Tower 42 is to be at the forefront in encouraging the responsible management of environmental conservation and recognises that its most significant environmental impact will be through the management of the property.

Tower 42 incorporates an assessment of the environmental performance of companies employed at the tower and will engage with those companies whose environmental performances are felt to fall below acceptable standards with the aim of encouraging them to adopt, as a minimum, industry best practice.

Additionally, Tower 42

- is committed to continuous improvement in minimising the negative environmental impact of its operations and promoting positive environmental practices
- recognises that it is a major user of resources in the provision of its services, the management of Tower 42 and the provision of information
- is aware of the UK Government's commitment to reducing greenhouse gas emissions and the targets agreed at both an international (Kyoto) and domestic level. As a result Tower 42 currently monitors energy use and promotes efficient use of energy within the tower
- recognises that environmental improvement makes sound business sense and that cost benefits for Tower 42, its owners and its customers can be obtained from prudent attention to environmental issues
- wishes to balance business needs with the aim of reducing its consumption of materials and energy. Tower 42 aims to set an example and provide guidance for its suppliers to follow. Where reducing its consumption is not a viable option, Tower 42 aims to utilise, wherever possible, materials of a recycled nature or those which can be re-used
- aims to work with environmentally responsible suppliers and integrate environmental criteria into all its purchasing decisions so that the environmental impacts bought in are minimised
- will endeavour to be a responsible neighbour in the communities in which it operates. Tower 42 will act promptly and responsibly to correct incidents or conditions that endanger safety, health or the environment, which arise from its activities. In such instances Tower 42 will comply with its legal duty to inform the appropriate authority and will promptly contact those who may be affected
- conducts an annual review of environmental performance to assess performance against targets, review the environmental policy and its priorities
- encourages all line managers to actively participate in, and where possible innovate, schemes to reduce environmental impact. All staff are encouraged to participate in schemes aimed at environmental improvement. The importance of communication is realised and two-way communication is encouraged
- actively communicates this policy to all stakeholders
- has implemented a programme, which includes targets for improvement and involves responsible staff members, to support this environmental policy

The consumption of energy within Tower 42 has a major impact on both the environmental and financial performance of the business. Optimisation of energy consumption offers opportunities to make worthwhile financial savings while at the same time minimising the negative environmental impact of that consumption

- Tower 42 proposes to achieve this by the following:
  - Efficient use of energy within the bounds of safe working and business requirements.
  - Minimise energy waste by continuous monitoring and accurate time scheduling and control of plant.
  - Maximise use of energy from renewable sources where possible.
  - Purchase energy from environmentally responsible suppliers where possible.
  - Minimise production of 'greenhouse gases' and other harmful by-products of energy use by optimum operation and maintenance of plant.
  - Endeavour to reduce the per capita energy consumption in Tower 42 by the setting of realistic achievable targets that are reviewed annually.
  - Maximise cost benefits of the installation of low energy use systems and controls where prudent.
  - Monitor performance by benchmarking against similar installations using information from sources such as the Major Energy Users' Council.
  - Procurement of future plant to be based upon whole life cost including energy use.
  - Actively encourage all members of Tower 42 staff and their contractors to participate in conserving energy.
  - Accelerate the decommissioning and replacement of energy intensive plant where viable.
  - Exercise current best practice using information gained through MEUC, BSRIA, IEE, CIBSE, BIFM and other bodies.
  - Keep abreast of current building services technology and practice through involvement in research.
  - Recycle redundant materials where possible.