

CASE STUDY

Optimisation through intervention

The Guinness Partnership



Optimisation through intervention

To support The Guinness Partnership's Net Zero 2050 strategy, BAM has implemented an innovative, sustainable IoT monitoring system and occupancy sensing solution at their head office, Bower House in Oldham. This new, collaborative approach to facilities management monitors occupancy and energy use to determine a positive five stage plan of action with ability to easily scale up to other facilities and sectors.



“The project at Bower House has changed the way we manage our building. We now have a consumption baseline to track optimisation in £ and kWh. We can clearly see issues impacting energy consumption and carbon emissions, making it easier to develop solutions with data backed proposals. And most importantly, we’ve delivered a significant reduction in operating costs and have predictable utility spend.

Chris Haney, Head of Workspace - The Guinness Partnership

Monitoring the Situation

Working in partnership with TGP and digital experts Integrated Buildings, motion and heat mapping sensors provide in-depth, live occupancy data. Nine wireless sub-meters detail and baseline the current electrical usage by HVAC, lighting and power systems across the 54,000 square foot site. BAM FM have also installed 37 sensors covering critical systems such as air handling units, motors and boilers.



Data Driven Solutions

All data is consolidated in a cloud-based monitoring platform providing performance and operational insights. This enables us to design interventions to reduce energy consumption whilst maintaining office comfort levels. These interventions are delivered automatically into the system controls.

Sustainable Results

Initial baselining of current system energy usage indicates an energy saving forecast of 40% which equates to £60,000. Reduced manual interventions and the need for travelling also reduces scope 3 carbon emissions, creating a more environmentally friendly workplace aligned to TGP's vision of improving people's lives.



40% energy reduction



£60K annual energy savings



ROI in 8 months



Enhanced indoor air quality