

# Timing is everything — risk vs reward in retrofitting for net zero

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James Garner and Nicola Sharkey

# Here with you today/about Gleeds

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**JAMES GARNER**

Global Head of Insights  
and Analytics, Gleeds



**NICOLA SHARKEY**

UK Insights and Research Lead,  
Insights and Analytics, Gleeds

gleeds

Independent since

**1885** **71** global  
offices

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**20** **1800**  
countries employees worldwide

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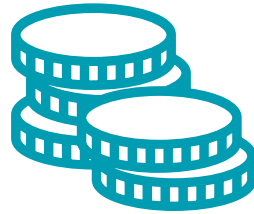
Americas / Asia Pacific / Europe / MENA

# What are the factors encouraging decarbonisation?

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Government  
targets



Asset value



Consumer  
demand/  
expectation



Energy costs



Maintenance

# What is the basis for the presentation?

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Transforming  
Existing Hotels to  
Net Zero Carbon

ARUP

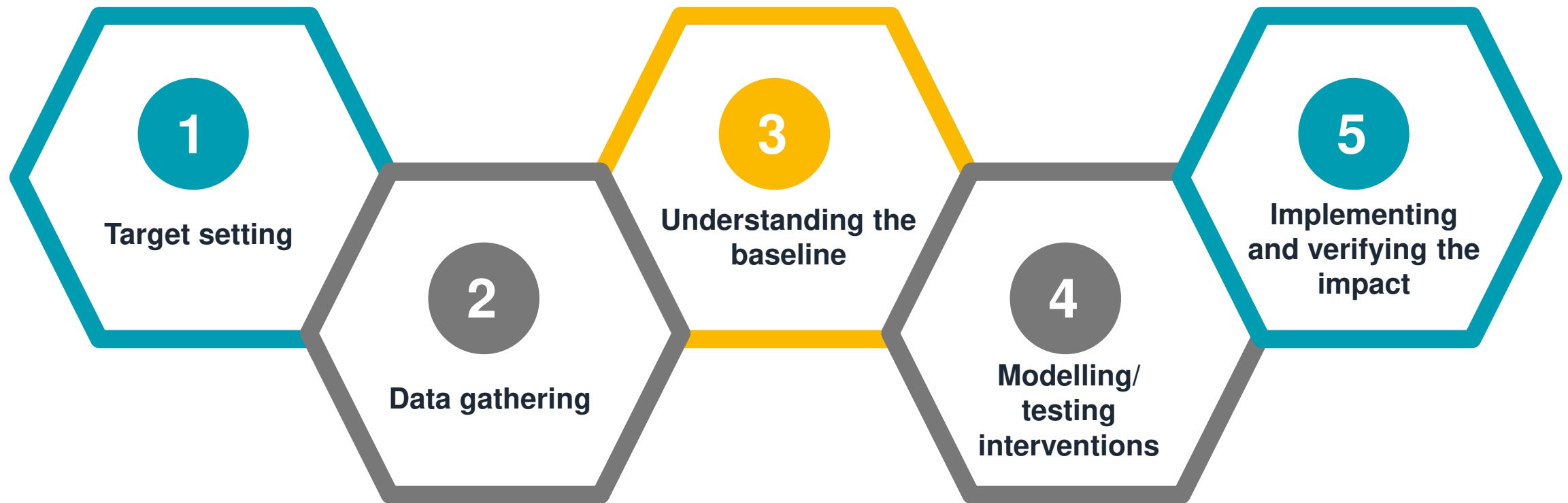
gleeds

IHG  
HOTELS & RESORTS

Schneider  
Electric

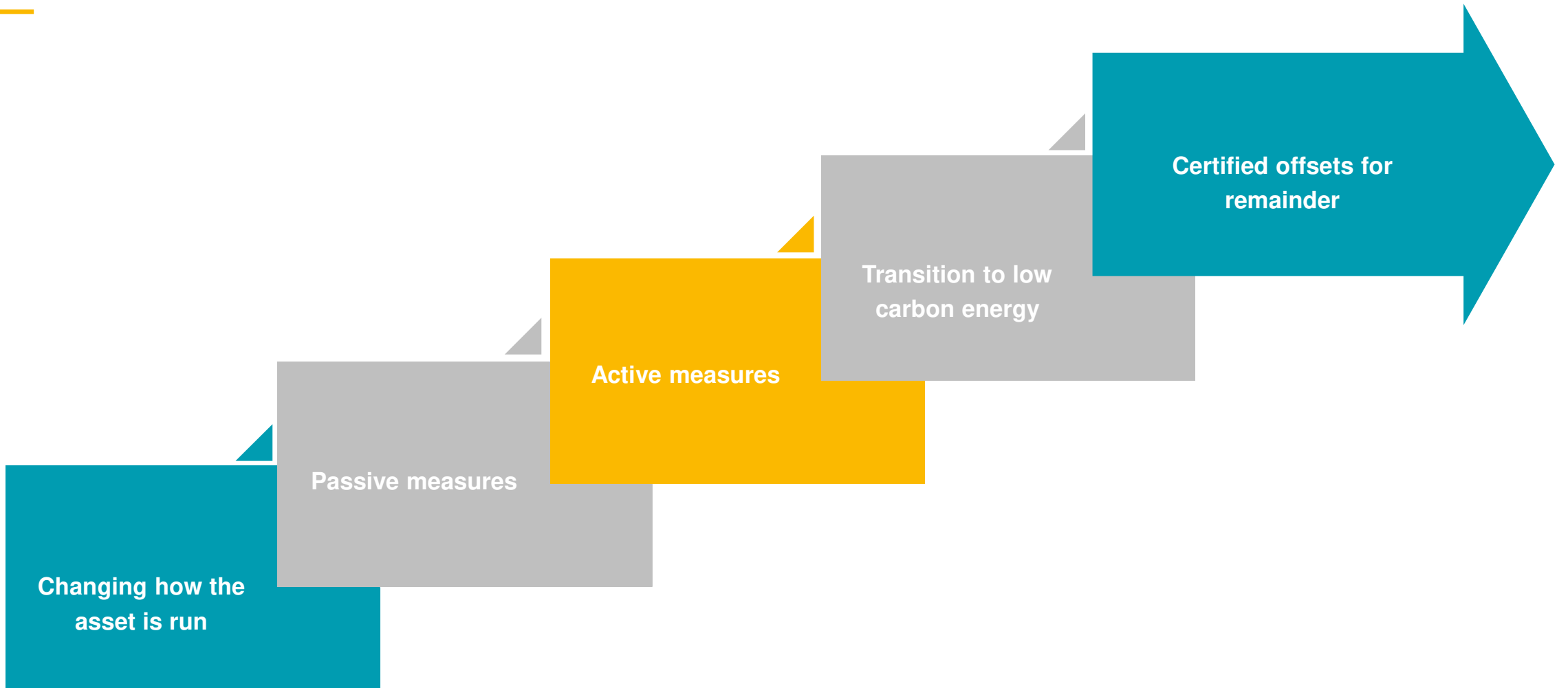
# What steps are needed to reduce operational emissions?

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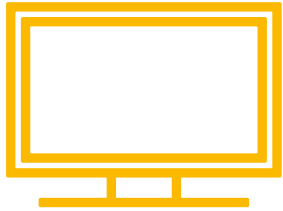
# What are typical interventions?

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# What operational changes can be made?

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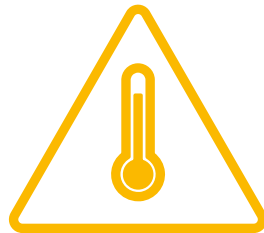
Monitoring and  
controlling use



Smart metering  
or networked  
sub-metering



Room  
controllers/  
presence  
detection



Review heating  
set points



Culture

# What are typical passive measures?

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Window  
replacement



Upgrade façade  
to improve  
thermal  
performance



Improve air  
tightness



# What are active measures?

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Replace boilers  
with more  
energy efficient  
models



Achieving NZC  
ultimately  
means  
switching away  
from gas



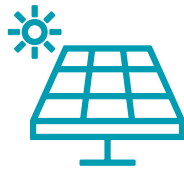
Reduce hot  
water  
consumption



Switch to LED  
lamps/add  
controls

# Are there other opportunities?

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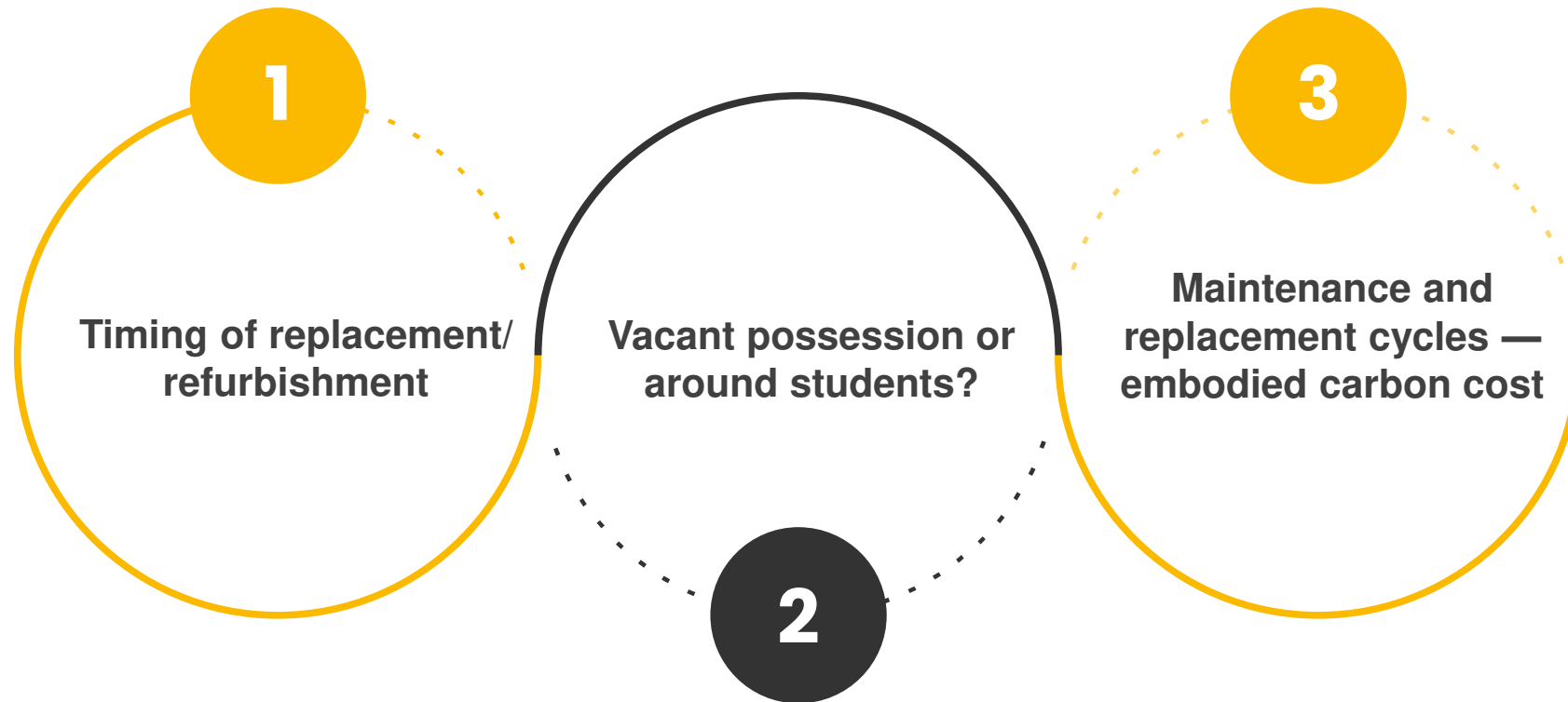
Generating  
renewable energy  
on site



Offsets

# Why is timing important to minimise disruption?

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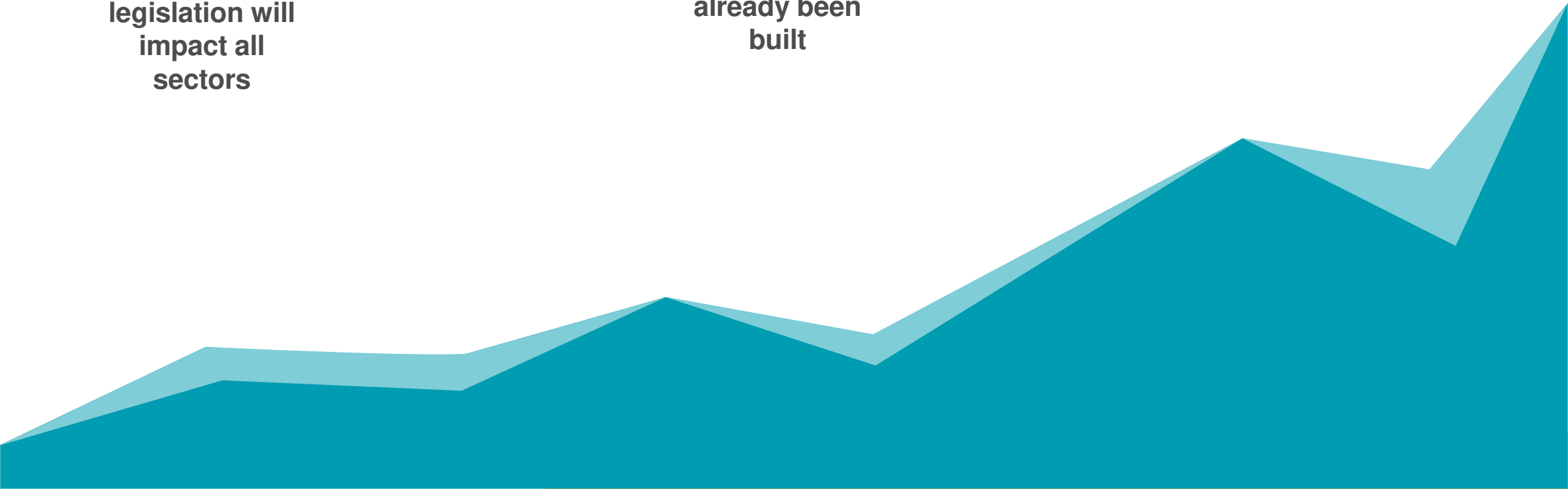
# Why is timing important in terms of demand?

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Increasing  
legislation will  
impact all  
sectors

80% of the  
buildings we  
will use in  
2050 have  
already been  
built

Huge demand



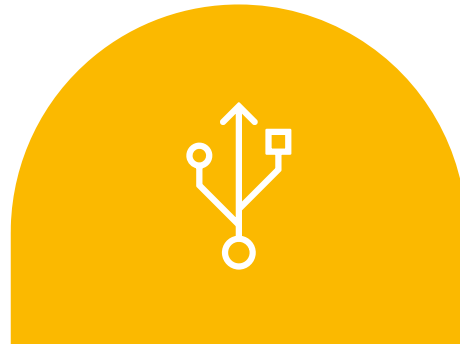
# Why is timing important to maximise the opportunity?

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Demand brings opportunities:



Scaling up brings  
cost down



Advances in  
technology

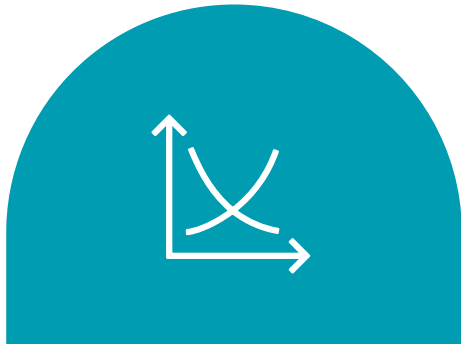


Governments  
will need to  
incentivise the  
switch to electricity

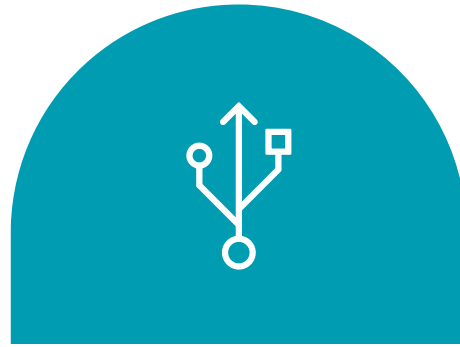
# Why is timing important considering the market challenges?

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But there are market challenges:



Materials cost  
escalation



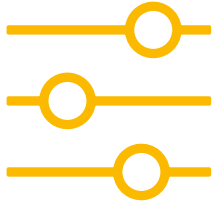
Labour and skills  
shortages



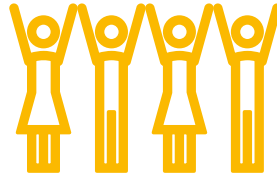
Large scale action  
at the same time

# Summary

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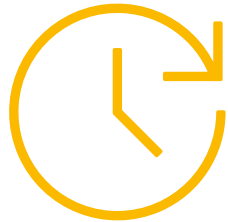
There are a  
range of  
interventions



Some easy  
wins with  
minimal  
disruption



Timing is key



Future flexibility  
is important as  
technology will  
advance



Plan for  
maintenance/  
replacement  
cycles

# Want to know more?



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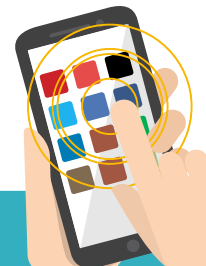


[linkedin.com/in/jamesgarner1976](https://www.linkedin.com/in/jamesgarner1976)



[linkedin.com/in/nicola-sharkey](https://www.linkedin.com/in/nicola-sharkey)

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# Thank you