

# TREND CASE STUDY

## Trend BEMS has cut energy bills by more than £100,000 at London headquarters

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The use of a Trend BEMS has cut energy bills by more than £100,000 within two years at the London headquarters of the Financial Times (FT). The headquarters of the world-renowned FT newspaper is located adjacent to Southwark Bridge on the banks of the River Thames. Arranged over seven storeys, it is home to a 1,100-strong workforce, and as part of an ongoing drive to improve performance, reduce CO<sup>2</sup> emissions and cut energy costs, the company wanted to ensure that all building services were functioning as efficiently as possible.



The first place to start was the BEMS - and Chartwell Energy Solutions, part of the Chartwell Group, was called in to offer its advice. Andy Horrigan, the company's Energy Manager, comments, 'In 2013 we were tracking the emergence of a new platform called Demand Logic - a plug-and-play system that collects data directly from a facility's BEMS. Within a week, it could offer a complete snapshot of how the building services were operating. It appeared to be the perfect tool with which to analyse a building as large and multifaceted as the FT's London home.'

The device is plugged into the Trend BEMS control panel, which collects data and broadcasts it to the cloud and software in the form of a web-based interface, which collates that data into a central, secure location.

'This allows us to pinpoint exactly where the issues are,' says Andy Horrigan. 'At the FT building, we could piece together a picture within a week, built from 25,000 data points throughout the network. Once we had a clear snapshot of what was actually happening, we could then start asking questions based on our engineering expertise and work out whether issues were centred on software or hardware.'

After analysing the data captured, Trend provided the Chartwell Energy Solutions team with specialist training and tools to deal with the older parts of the system. This was particularly cost effective, as instead of replacing parts, the existing system could be tweaked to yield the best results.'

Two years later, energy use has been cut by around 2,290kWh/day average, translating to a total saving in energy of more than £100,000 within the first two years. Further, occupant comfort has been dramatically improved, with complaints about the office being too hot or too cold falling by 50 per cent since the project's completion.

'The long-term data captured by the system meant we could identify issues that would be harder to find using conventional approaches,' concludes Alan King, Director at Chartwell Energy Solutions. 'In particular, it enabled us to see how the building was performing out-of-hours, overnight and at the weekends. As well as the results already achieved, the work we've done has given the FT onsite teams more confidence in their building and in their BEMS.'

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