Transforming heritage buildings: embrace sustainable FM practices

Tuesday 13 May 2025



STRATEGIC LEADERS



SUSTAINABILITY SPECIAL INTEREST GROUP



RISING FMS NETWORK



Introduction to today's event

- Health & Safety
- Fire Evacuation Procedure
- Toilets
- Mobile Phones
- Timings for today's event

The Strategic Leaders Forum: Our objectives



Promote the growth of Certified and Fellow members globally.



Advocate for strategic leaders' needs within IWFM.



Enable strategic leaders to network, upskill and pursue CPD.

Integrate feedback into IWFM programmes and develop an assurance framework.



Support IWFM's collaboration with international WFM networks on shared goals.

Get involved – join our Committee

If you're passionate about WFM, thoughtful about what can change for the better and keen to share your learnings, volunteering gives you the chance to make a lasting difference for others in the profession.

By volunteering on our Committee, you will:

- Build a thriving professional community through connection, support, and shared knowledge
- Lead industry innovation and keep members ahead of the curve
- Inspire the next generation and shape the future of workplace and facilities management
- Develop leadership skills while tackling key industry challenges

To find out more, contact **communities@iwfm.org.uk**





Matt Baker City of London Head of Facilities Management



Sunil Shah Acclaro Advisory Director



Chris Oldham City of London Senior Policy and Programme Manager



Nigel Mee CBRE Area General Manager



Simon Redfearn CBRE ESG Director

iwfm

Transforming Heritage Buildings

Implementing Sustainable FM

Sunil Shah, Acclaro Advisory



15/05/2025

SFMI: Our Purpose

Established by Acclaro Advisory in 2013, the Sustainable Facilities Management Index (SFMI) empowers the property management sector to build lasting value. Through our trusted assessment framework, expert knowledge and collaborative community, we help you achieve measurable results in decarbonisation, social impact and wellbeing strategies. We do this in a variety of ways:

Drive best practice

The SFMI encourages the adoption of sustainability best practices, industry knowledge and setting higher standards across the FM sector.

Combat greenwashing

By educating the market and benchmarking performance, we help reduce greenwashing and promote genuine sustainability efforts.

Showcase sustainability in FM

We highlight the real, measurable benefits of sustainability for FM organisations, from cost savings to enhanced reputation.

Improve transparency

Our structured roadmap helps organisations clearly define and communicate their sustainability progress, both internally and externally.

Foster open dialogue

By bringing together FM providers and client teams, the SFMI creates a platform for open communication and meaningful collaboration.

Sustainable FM: Criteria



MANAGEMENT SYSTEMS ECOLOGY & BIODIVERSITY ENERGY WATER CIRCULAR ECONOMY TRANSPORT PROJECTS HEALTH & SAFETY EMPLOYMENT SUSTAINABLE COMMUNITIES STAKEHOLDER ENGAGEMENT SUPPLY CHAIN MANAGEMENT WELLBEING EMPLOYEE DEVELOPMENT RISK MANAGEMENT BOARD COMMITMENT SUSTAINABILITY FRAMEWORKS DISCLOSURE FINANCIAL COMPLIANCE CONTRACTS DIVERSITY & INCLUSION COLLABORATION



Key themes

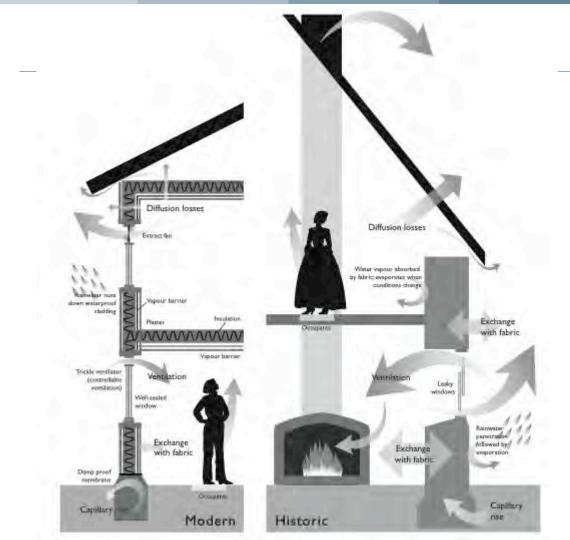
The SFMI has identified critical sustainability priorities that FM providers must integrate across their strategy, operations, and value chain to stay ahead in a changing market.

Our partners are already making significant progress, embedding sustainability into their management structures and decision-making. These initiatives are not only enhancing internal efficiencies but also creating new revenue opportunities and strengthening market positioning.

By aligning with these key sustainability areas, FM providers can drive long-term business value while leading the industry towards a more sustainable future.







Most historic buildings need to breath Refurbishments need to understand:

- large scale the performance of the whole building must be holistically assessed with regard to heating, ventilation, insulation and energy efficiency
- medium scale moisture barriers, relative humidity
- smaller scale thermal bridging, material compatibility.



Climate Change Impacts on Heritage Buildings

Various documents been prepared by Historic England to provide guidance and advice to applicants and decision makers....

Historic England Adapting Historic Buildings for Energy and Carbon Efficiency Historic England Advice Note 18 (HEAN 18)	Increasing Temperatures	OverheatingFabric deteriorationShading
	Increasing Humidity	Condensation and deteriorationMould growth
	Increased Precipitation	Flooding and standing waterPhysical and chemical deterioration of fabric
	More storm events	Cumulative storm eventsDamage to fabric and roof areas

The Oxymoron

Draughty old buildings, with untouchable façades...





RE World.com



Case Study – MoJ, Marylebone



Technologies included

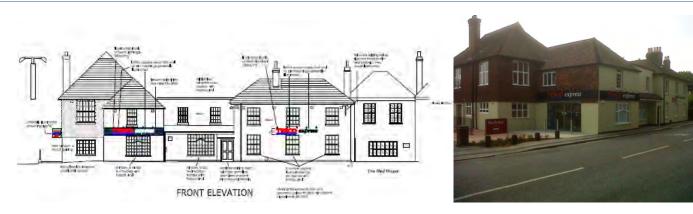
- Solar water heating
- Ground source heating
- Ground source cooling
- Rainwater harvesting



- Other measures
 - High performance glazing
 - Thermal mass
 - Shading
 - Air permeability rates



Case Study – Tesco Express



- Signage Issues
- Character preservation
- Energy efficiency
- Emissions
- Materials

- Refrigeration
- Water consumption
- Recycling
- Travel





- 1. Important to understand and promote the energy saving credentials of historic assets.
- 2. Wherever possible early discussions should be completed between all parties.
- 3. Substantial advice available.
- 4. Conservation appreciation





The Sustainable Facilities Management Index exists to drive ESG leadership in the FM sector through a partnership programme built on research, assessments, strategic solutions and collaboration. Through sharing the expertise and insights developed through its projects, it challenges the sector to embrace best practice and drive innovation that can empower the sector to raise standards in sustainable FM.

Find out more: <u>www.acclaro-advisory.com/sfmi</u> Get in touch: <u>Website contact form</u> Email: <u>info@acclaro-advisory.com</u> Telephone: +44 (0) 118 327 3519



Chris Oldham, City of London Corporation

Skills for a Sustainable Skyline Taskforce's Skyline Skills Hub

13 May 2025

SKILLS FOR A SUSTAINABLE SKYLINE

Who are we?

- The new 'Skyline Skills Hub' was created by the Skills for a Sustainable Skyline Taskforce.
- The Skills for a Sustainable Skyline Taskforce aims to address green skills and workforce diversity gaps for Central London's commercial built environment. The Taskforce has a membership of over 350 firms from across the built environment, who have all volunteered their pro bono expertise to drive change in the green real estate skills space.
- The Skyline Taskforce is currently raising awareness of the new Skyline Skills Hub so that it achieves its aim of increasing green training and diverse new entrants into the sector.
- Although the Skyline Skills Hub is focused on London's commercial sector, **much of the Hub's content is also relevant** to **other UK cities** and the **domestic built environment**.



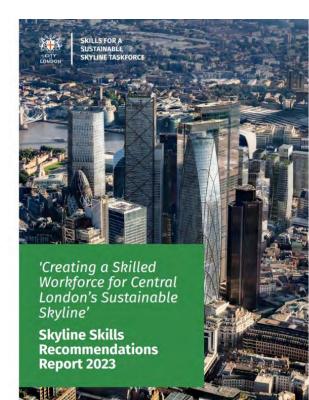
About the Skills for a Sustainable Skyline Taskforce

- The Skills for a Sustainable Skyline Taskforce was launched in 2022 by the City of London Corporation to bring leaders from across the industry together to collectively identify and address the green skills gaps throughout Central London's commercial built environment.
- The Taskforce's aim is to better understand the barriers in attracting the diverse workforce the sector requires and find solutions to help promote the green reskilling and upskilling of existing workers, whilst raising awareness of green careers amongst Londoners, particularly those from underrepresented demographic backgrounds.

About the Skills for a Sustainable Skyline Taskforce

- The Taskforce is supported by over 350 leaders from across the commercial built environment, including representation from local authorities, GLA, central Government, employers, industry bodies and training providers.
- Taskforce members feel strongly that the growing skills gaps in 'green jobs' is one of the biggest business challenges that they currently face. The wider industry agrees, with 44% of respondents in a Taskforce survey saying the built environment lacks skilled workers to achieve net zero targets.

Skyline Skills Recommendations Report





Skyline Skills Recommendations Report

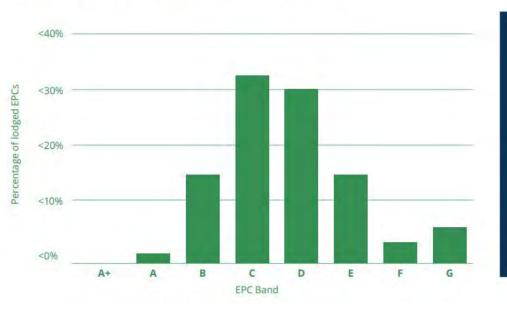


Figure 1: EPC profile of commercial properties across the 12 boroughs

Figure 2: Estimated low carbon skill need for the 12 boroughs: person-years

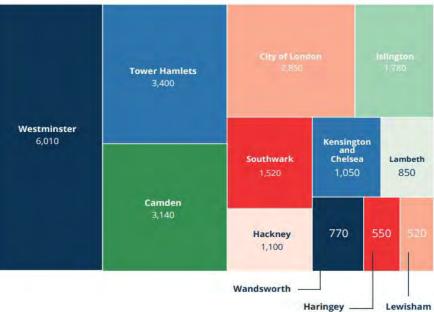


Figure 1: EPC profile of commercial properties across the 12 boroughs

Figure 2: Estimated low carbon skill need for the 12 boroughs: person-years

Skyline Skills Recommendations Report

High Level Recommendations



The Planning Pipeline

Recommendation 1: Create an easily accessible way to collect and share data on upcoming developments and retrofit activities within Central London so that the sector can better quantify workforce skills shortages needed to undertake the work. This platform could build on the Greater London Authority's existing platform: the Planning London Datahub.



Industry Accountability

Recommendation 2: The sector should have seniorlevel accountability for sustainability and skills training. Organisations should also develop targeted strategies to encourage sustainable design and retrofit as well as to work with clients and tenants to efficiently run in-use operations.



Training and Apprenticeships

Recommendation 3: Develop sustainability training, apprenticeships, and upskilling courses for emerging job roles by actively engaging and collaborating with IfATE and training providers.



Policies for a Skilled Workforce

Recommendation 4: Work with government to set more ambitious green skills legislation for the built environment. This can include exploring ways to reform Section 106 policies, playing an active role in shaping the Procurement Bill (currently being reviewed by Parliament), and reforming the Apprenticeship Levy.



Diversity and Culture

Recommendation 5: Invest in attracting diverse candidates to a wider spectrum of sustainable roles across the built environment. Achieving this will involve collecting diversity data, setting targets and strategies, and taking action to reform organisational cultures so that they are fair and inclusive.



Promotion and Engagement

Recommendation 6: Engage with schools and colleges as well as generate positive PR to better promote the sector's role in addressing climate change and its wide-ranging career pathways.

The Skyline Skills Hub is a new, **free website showcasing and signposting to best practice for green skills** across Central London's commercial built environment.

This includes:

- Showcasing and signposting to best practice across London in green upskilling, reskilling and attraction of diverse new entrants
- Interactive content, including videos and a careers and upskilling guide to encourage disadvantaged and underrepresented groups to pursue a career in the sustainable built environment in Central London.
- Key messages to amplify on green skills, which has come from the Skyline Taskforce's research and consultations with industry over the past two years.

The Hub is designed to raise awareness of the good jobs in the sector, encourage new entrants, and promote green upskilling and reskilling. It poses a compelling argument for addressing the green skills gap through investing in the workforce.

The Skyline Skills Hub's main target audiences are:

- 1. Employers; building clients, developers and contractors
- 2. Workforce; SMEs and sole traders etc
- 3. New Entrants; young people, parents/teachers and experienced hires from other sectors
- 4. Policy Makers; local authorities, Government departments, training providers etc

The Hub's delivery:

- The Hub will be **actively promoted** to its target audiences **throughout 2025**, and maintained and **updated post-2025 by** industry experts.
- The <u>main ask</u> on industry is that organisations use their internal and external events, meetings and social media activity to showcase the value of the new Hub and encourage the four target audience to start using it.

Join us as we build a greener, more sustainable London together!

The Skyline Skills Hub is aimed at the four groups of people who we believe have the biggest role to play in using their skills to green the built environment.

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Research from Kingfisher plc, owner of B&Q and Screwfix, found that aver half of the tradespeople surveyed had seen an increase in requests for green jobs,



Testimonials

View more

Dr Bola Abisogun OBE, Founder & CEO,

Digital Twin Skills Academy

"Positive' social change and everything we do is founded in promoting greater

equity, diversity, and inclusion, for all

Between 2022 and 2023, the share of green talent in the workforce grew by a median of 12%, while the share of job postings requiring green skills grew 22.7%

Why does the built environment need people like you?



Around a quorter (27%) of working adults in Great Britain reported in May 2023 that they would describe any part of their jab as a "green jab", while around 11 ao (14%) reported that all or most of their jab relats to "green" octivities.



Employers

For business leaders. building owners, and SMEs interested in integrating green practices into their operations.

View more

View more

Workforce

For employees, career

changers, job seekers, and

sole traders looking to

develop green skills and

pursue sustainable

careers.



New Entrants

For career switchers, young Londoners, career advisers, teachers, and parents who are guiding the next generation towards careers,

View more



Policymakers

For local authorities, government departments, philanthropic organisations, and training providers shaping sustainable policies.

View more



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General resources What does best practice and existing opportunities look like for green skills across **Central London's** commercial built environment?

Drive Business Growth with a Green **Skilled Workforce**

Central London's built environment sector is a major driver of the UK's sustainability ambitions. Buildings are responsible for nearly 40% of global greenhouse gas emissions and 76% of emissions in London alone. Building retrofit is critical to our decarbonisation agenda, with 95% of emissions from the built environment over the next 30 years expected to come from existing buildings. Embracing sustainability not only makes sound business sense for the future but also brings significant advantages today.

The need for skilled workers is urgent; to achieve sustainability goals, an estimated 26,000 additional built environment workers will be needed in Greater London by 2026. However, the current workforce is neither sufficiently skilled nor expanding guickly enough to meet this demand. As an industry leader, your role in preparing your workforce for sustainability is sustainability is crucial.

This section provides insights and guidance on actively upskilling and reskilling your teams, and adopting a collaborative approach to training and recruitment. The time for action an areen skills is now - and London needs sustainability leaders like you to play your crucial part.

Resources

Whether you're an experienced professional in the built environment, a school leaver, a career switcher or a guardian of a young person looking for a potential career, organisations across the sector are already running a huge range of areen skills programmes and initiatives.

You can find a tailored selection of best practice resources and existing opportunities in each section of the Hub.

The Way

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Sustainability

Highlighting the

and initiatives

View more

benefits of areen skills

training programmes

Why focus on green built environment skills?



26,000

Over 26,000 extra construction workers are needed in Greater London by 2026.



The UK is anticipating that over 100,000 people will need to be recruited and upskilled to carry out the work

100,000



0000

0000



buildings.

contribute 76% of areenhouse 95% of emissions over the next 30 years come from existing

10%

required.

By 2050, 10% of London jobs will be areen, but the workforce is not growing fast enough to meet the demand for these roles.

Become a Leader for Diversity and Inclusion in Your Workforce

The built environment offers a range of accessible, rewarding and inclusive career opportunities with significant potential for growth. We encourage businesses to highlight these pathways to a broader audience. By tapping into a more diverse workforce, your business will find a diverse range of thought and skills needed to lead innovation and revenue.

Businesses can play a key role in showcasing role models, considering career changes, and supporting alternative entry routes such as apprenticeships, traineeships, and work placements. Together, we can build a more inclusive and dynamic future for the built environment. Only 13% of the sector is made up of women, and 3.4% of construction managers are from ethnic minorities





Adapting Roles and Skills for Green Building Innovations

In addition to existing skills gaps, the transition to sustainability is increasingly impacting certain roles that are becoming increasingly outdated, and will require upskilling or reskilling to meet the sustainability challenge:

Surveyors

Surveyors measure and map land, buildings, and construction sites, providing key data for exciting projects. Now, surveyors also train as retrofit coordinators, leading the charge in making homes and buildings greener. You'll play a crucial role in upgrading properties with ecofriendly tech, reducing carbon footprints, and shaping a sustainable future. This career blends innovation with environmental impact perfect for anyone wanting to make a real difference.

Electrical Engineering	+
Roofer	+
Architects	+
Plumbers	+



Cathryn Greville, Head of Fairness, Inclusion and Respect at Supply Chain Sustainability School

The Supply Chain Sustainability School's recent UK Diversity Survey demonstrates the critical importance of quality data in addressing equity, diversity and inclusion issues access the built environment sector. Without relevant data, organisations simply cannot identify, understand and address the real issues they face in their businesses and supply chains, and they cannot track the success of any initiatives put in place to make the workplace more inclusive



Guide for parents, teachers and career advisers

An exciting commercial built environment career for young person!

The built environment is one of the largest and most significant sectors in the world. It impacts on our daily lives in so many ways, from the buildings we live and work in, to the systems that provide us with energy and water, to the transportation systems we use to get from A to B.

It is a vibrant and rewarding sector in which your young person can thrive and grow, with very competitive salaries, exceptional training and progression opportunities and the chance to change the world. The truth is there has never been a better time to join the industry!

Case studies What does best practice look like in business?

LSBU Green Skills Hub

The LSBU Green Skills Hub is an innovative project designed to provide training and education in green skills. The hub offers courses in areas such as retrofitting and renewable energy, helping to equip the next generation of workers with the skills they need for the green economy.

View more



Build The Way View more

Green Careers Hub View more



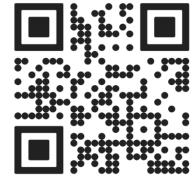


TLA Education View more

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Invitation to explore the Skyline Skills Hub

Visit the Hub website by using this link:



SkylineSkillsHub.co.uk



Let us know what you think

The Hub will be **continually reviewed and updated to reflect industry views and best practice - and <u>your feedback</u> will be reviewed** when we are next updating the Hub, to ensure that it remains a relevant, engaging and compelling resource to drive the green skills agenda.



Fill in our feedback form:

Skyline Skills Hub



Key questions:

Are there any **key messages** which reflect your professional/lived experience that are **missing** from each section of the Hub?

Are there any **additional examples of existing best practice in green upskilling and talent attraction** that we should be showcasing in each section?

Would **you** be **willing to link to the Hub** on your company website?

Are there **any upcoming opportunities in your organisation to promote** the new Hub? e.g. **meetings, events and social media activity**

Coming up: Future Skyline Skills Commitment

Future Skyline Skills Commitment

Investing in the future of London's built environment workforce

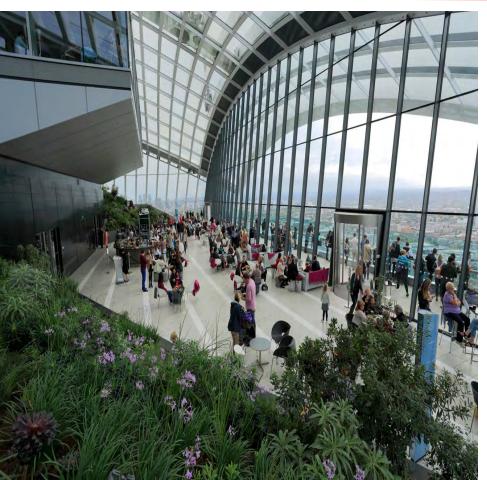
The new Future Skyline Skills Commitment aims to encourage built environment employers to offer more employment and training opportunities for new entrants, including for young people aged 16-18+.

The Commitment will be self-monitored and will include three levels for businesses to opt into joining. The Skills for a Sustainable Skyline Taskforce is working at pace to encourage building clients and developers to give preferential supplier status to firms who sign up to the new commitment, in recognition of their work to recruit new entrants into the sector. The new 'Future Skyline Skills Commitment will launch in September 2025 and will be hosted on the Hub when it goes live. The new Future Skyline Skills Commitment aims to encourage built environment employers to offer more employment and training opportunities for new entrants, including for young people aged 16-18+.

To apply, please register your interest at:

skillsforasustainableskyline@cityoflondon.gov.uk

Final thoughts



Thank you for supporting the Skyline Skills Hub.

Next Steps:

Thank you for sharing your thoughts today – we will reflect on today's insights when we are next reviewing and updating the Hub.

Please continue to share the Hub as widely as possible so that we can drive forward the green skills agenda – contact <u>Chris.Oldham@cityoflondon.gov.uk</u> to explore how we can collaborate to raise awareness of the Hub via your networks.

SkylineSkillsHub.co.uk



Tower of London

Sustainability in Heritage

Nigel Mee Area General Manager

Simon Redfearn ESG Director



- CBRE and HRP have been in partnership for 30 Years
- Mechanical Services Expanding with Decarbonisation Strategies
- Partnership vision Bringing the Tower in to the 21st Century



A Brief History

- 1066 The Battle of Hastings
- 1078 The White Tower is completed
- Expanded in the 12th and 13th centuries to include the inner and outer wall and the Moat
- Served as a Royal Residence and Prison



The Village inside the City

- Post office
- Pub
- 102 residents on site

Assets

- 38 Boilers
- 21 LTHW systems
- 2 Cooling Towers
- 4 Chillers
- 27 AC split Systems
- 42 Water tanks
- 54 Calorifiers

"Bringing the Tower in to the 21st Century"

This vision statement was birthed in a monthly review, after finally connecting the two BMS systems on site together and joking that we have brought the Tower into the 19th Century.

How do we do this?

- Control getting a BMS connection to every extremity of the campus and to every asset
- Decarbonisation Strategy Creating a joint strategy that focuses on sustainability
- Implementation finding solutions that do not interfere with the heritage of the site

Challenges

Historic England

- Accessibility
- Balancing preservation with modern needs

Electrical generation

- Incoming power from UKPN
- Inability to generate on site

Change of Hearts and Minds

- Sentiment and Tradition
- Financial constraints (Charity)

What is a Decarbonisation Strategy?

A decarbonization strategy is a plan to reduce or eliminate carbon emissions from all sources, with the ultimate goal of achieving net-zero emissions.

"Maximum Engineering Potential"

What are we doing at the Tower?

- Boiler Centralisation
- LTHW zoning
- IOT Sensor installs
- Air Source Heat Pumps
- Cooling tower and Chiller Removal



Tower of London

Sustainability in Heritage

Thank you

Nigel Mee Area General Manager

Simon Redfearn ESG Director

Sustainability Survey 2024 in partnership With Equans UK & Ireland

Our Sustainability Report 2024, has found there is widespread intent to meet the 2050 deadline for net zero, as 75% of organisations say they expect to reach this.

To download the report, visit iwfm.org.uk/insight or scan the QR code >





Upcoming courses

Environmental sustainability skills for facilities managers

This two-day course is intended to support Facilities Managers and Supervisors to understand their role within environmental sustainability and the impact it has on their team and department.

NEBOSH - National General Certificate in Occupational Health and Safety

The course provides the understanding of how establishing the competence required by any organisation to deliver its services is the foundation for being able to evidence the management of competence.

Upcoming course dates

16 – 17 June



Live virtual training



Upcoming course dates

12 June – 31 July Exam date: 6 August



Live virtual training



Upcoming London events

Walk on the wild side: Veterans in FM networking evening ZSL London Zoo Tuesday 20 May, 6pm – 8.30pm £20 + VAT

Electric barge summer social with the Rising FMs Paddington Central Wednesday 2 July, 6pm – 10pm £20 + VAT



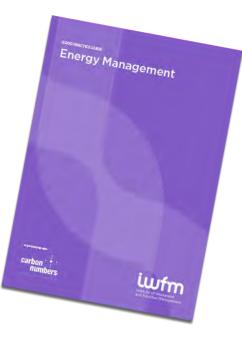
Upcoming webinars

iufm

Unlocking the power of professional growth with mentoring Thursday 15 May, 12pm – 1pm



Register here >



Energy Management GPG in partnership with Carbon Numbers

Download at iwfm.org.uk/insight or scan the QR code to download >



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What to consider when developing a holistic net zero strategy



This guidance toolkit, developed in partnership with Inenco, explains the different phases of developing a holistic environmental sustainability strategy, the considerations and clear outcomes at each stage, and the common barriers you may experience.

Visit our website to download iwfm.org.uk/insight

or Scan the code >



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New! IWFM Market Outlook Report 2025



FREE to IWFM members £19.99 for non-members

To access the report, visit our website iwfm.org.uk/insight

> or Scan the QR code





Just launched! The Tech Survival Guide

This training guide empowers professionals to confidently navigate the digital transformation of the workplace.

Perfect for professionals who feel overwhelmed by the pace of technological change and are looking for practical, digestible insights to enhance their tech proficiency.

20-minute bitesize e-learning episodes

- **Episode one:** Emerging and future technology
- Episode two: How to utilise data
- Episode three: Get to grips with workplace data standards



Individual episodes IWFM Member: £25 Non-Member: £30 Full guide IWFM Member: £65 Non-Member £70

ACADEMY

Find out more: iwfm.org.uk



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STRATEGIC LEADERS



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- Certified and Fellow members are eligible to join the Strategic Leaders Forum.
- Make sure you're not missing valuable opportunities to connect, learn and lead by ensuring you have opted in to receive exclusive updates and event invitations.
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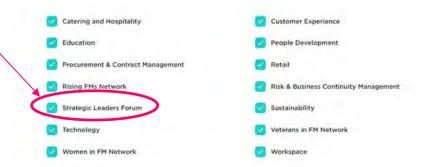




Community Groups

Please select below which Special Interest Groups (SIGs) and Networks you would like to opt-in to receive communications from. By opting into a SIG or Network, you will automatically be added to their forum group.

You are automatically allocated a Region upon joining IWFM. You will receive communications about the Region and be added to the Community groups forum. You are only able to belong to one Region at a time but you can change it anytime by selecting a different Region below.



Membership IWFM for organisations Professional development Insight News

CPD numbers

If you have attended in person, please use this code: **8997565**

If you have attended online, please use this code: **3558663**



info@iwfm.org.uk iwfm.org.uk



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