



Grant Thornton – ENGIE Assure

ENGIE combines energy and facilities management to deliver guaranteed savings for Grant Thornton in new contract model





“We were delighted to add these additional energy-saving services to our existing and long-running facilities management contract. The initial savings delivered have exceeded our expectations, and we are looking forward to continuing to work with ENGIE to sustain these savings over the contract term.”

Stephen Hart,
Head of Property,
Grant Thornton UK LLP



Requirement:

As part of its long-running facilities management partnership with ENGIE, Grant Thornton UK LLP trusts ENGIE to support the company in managing its buildings in the most efficient and sustainable way. Following the relocation of Grant Thornton’s London headquarters and 1,000 staff to a fully refurbished office in Finsbury Square, ENGIE proposed a new style of energy-saving contract, called ENGIE Assure, which included the promise of guaranteed cost savings.

The Solution:

The ENGIE Assure contract devised for Grant Thornton included a guarantee to deliver savings of 5% on energy costs over the three-year contract. Most importantly, these savings would be achieved without the need for any capital expenditure, and would be delivered entirely through improved energy management, control protocols and plant and asset optimisation. The 5% savings are measured against a baseline year, with adjustments to allow for factors such as weather and tariff changes.



Energy savings agreement

By aiming to provide energy savings of 10% ENGIE would be able to collect the subsequent 5% of savings for cost of delivery. If the savings achieved exceeded 10%, the additional savings would be shared between Grant Thornton and ENGIE, in a gain-share arrangement. If ENGIE failed to deliver the 5% savings by the end of the contract term, it would make up the difference. By taking control of both energy and facilities management, ENGIE ensures that the energy-efficiency measures it identifies are properly implemented and followed through on site, so that the predicted energy savings are achieved.



Initiating data analysis from the beginning

Prior to the start of the contract, ENGIE's energy-management specialists spent time on site examining equipment, processes and controls. The company used its intelligent online data-management tool to collect and analyse data from all meter points and building energy management systems (BEMS), so it could establish patterns of usage and identify areas for improvement.

By carrying out this analysis before the contract start date, ENGIE was able to implement the new settings and controls from day one. The initial short-term measures identified included changing timer schedules and optimising temperature, pressure and other control settings, aligning plant operations more closely with building occupancy patterns and ensuring temperature and other sensors were correctly calibrated. By putting these changes into action immediately, ENGIE was able to deliver savings of 18% in energy costs over the first two months of the contract – significantly exceeding the promised 5%.



Maintaining and monitoring energy savings

These savings were achieved with no impact on the operational efficiency of the building or the comfort of its occupants. To ensure these savings are maintained, ENGIE conducts regular inspections of the site, as well as monitoring energy consumption data remotely, so that any anomalies can be investigated and promptly rectified. Further medium-term savings have now been identified, which will be introduced to maintain and extend the energy savings.

Following the introduction of the Assure contract, ENGIE was also appointed as energy supplier to the Grant Thornton estate. This will mean that energy consumption and expenditure data is much more readily available to the facilities and energy management teams, helping to support the prompt implementation of new efficiency measures.

For more information

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