

# Middleton Grange

## Greener measures cut shopping centre's energy costs

In 1969, energy efficiency wasn't at the front of many people's minds, least of all when building shopping centres. So when Middleton Grange wanted to improve the situation 40 years later, it turned to the Carbon Trust for a carbon survey.



### The business case

With 140 retail outlets over two floors, Middleton Grange is one of the largest shopping centres in the north of England. Established in Hartlepool in 1969, it now directly employs 50 people.

Environmental performance is high on the agenda for Centre Manager, Mark Rycraft: "I am committed to reducing not only my personal impact on the environment, but that of Middleton Grange as well."

Mark had worked with the Carbon Trust at his previous workplace, so when he wanted to explore ways of making the shopping centre more energy efficient, he knew who to call.

Implementing the Carbon Trust's suggestions so far saves the centre 43,000 kWh – £4,000 per month at today's prices. But according to Mark that's just the beginning: "We are continually working to reduce our CO<sub>2</sub> emissions even further."

"Through the Carbon Trust's expertise and my desire to become more energy efficient we are now running a more cost effective business and dramatically reducing Middleton Grange's impact on the environment."

Mark Rycraft, Centre Manager, Middleton Grange

### Actions taken

The centre is heated by air handling units (AHUs), which heat and circulate air around the building. We suggested making sure the operating hours of the AHUs matched those of the centre, reducing the amount of energy wasted. The survey also found that some ventilation units were unnecessary, and the centre was able to switch them off altogether.

After a separate survey focusing on the lighting, the existing internal tungsten-halogen floodlights were removed. The centre also swapped the light fittings for more efficient alternatives, and installed passive infrared sensors (PIR) so that they are only used when needed. It has also developed a simple, one-page environmental policy statement.

Since the survey, Middleton Grange has been awarded EcoPerspective's Green Environmental Standard for Property Management, and is working towards Gold. Future plans include insulating pipes to retain heat, and an ongoing training programme to raise staff awareness.

### Savings at a glance

- Sector: retail
- Annual CO<sub>2</sub> saving: 275 tonnes
- Annual cost saving: £48,000

### Did you know?

In most organisations, lighting forms 20-40% of electricity costs. Switching to more efficient bulbs, installing sensors so that the lights switch themselves off when they're not needed, or upgrading your whole system can reduce your bill and cut your carbon footprint. [Find out more on our website.](#)

Another great way to cut costs and avoid wasting energy is to make sure your heating ventilation and air conditioning (HVAC) systems are properly insulated. Our guide [How to implement HVAC insulation \(CTL031\)](#) is the best place to start.