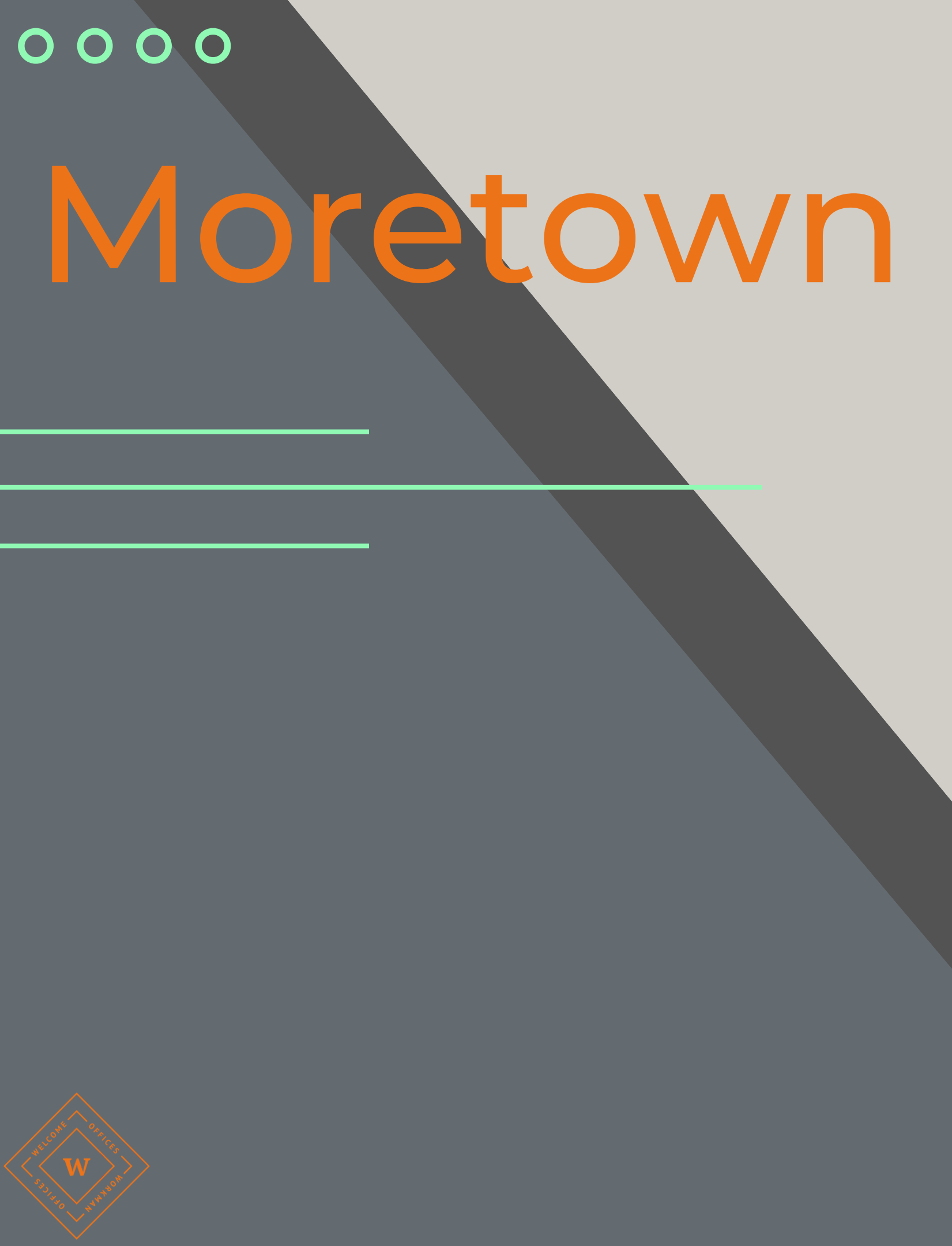
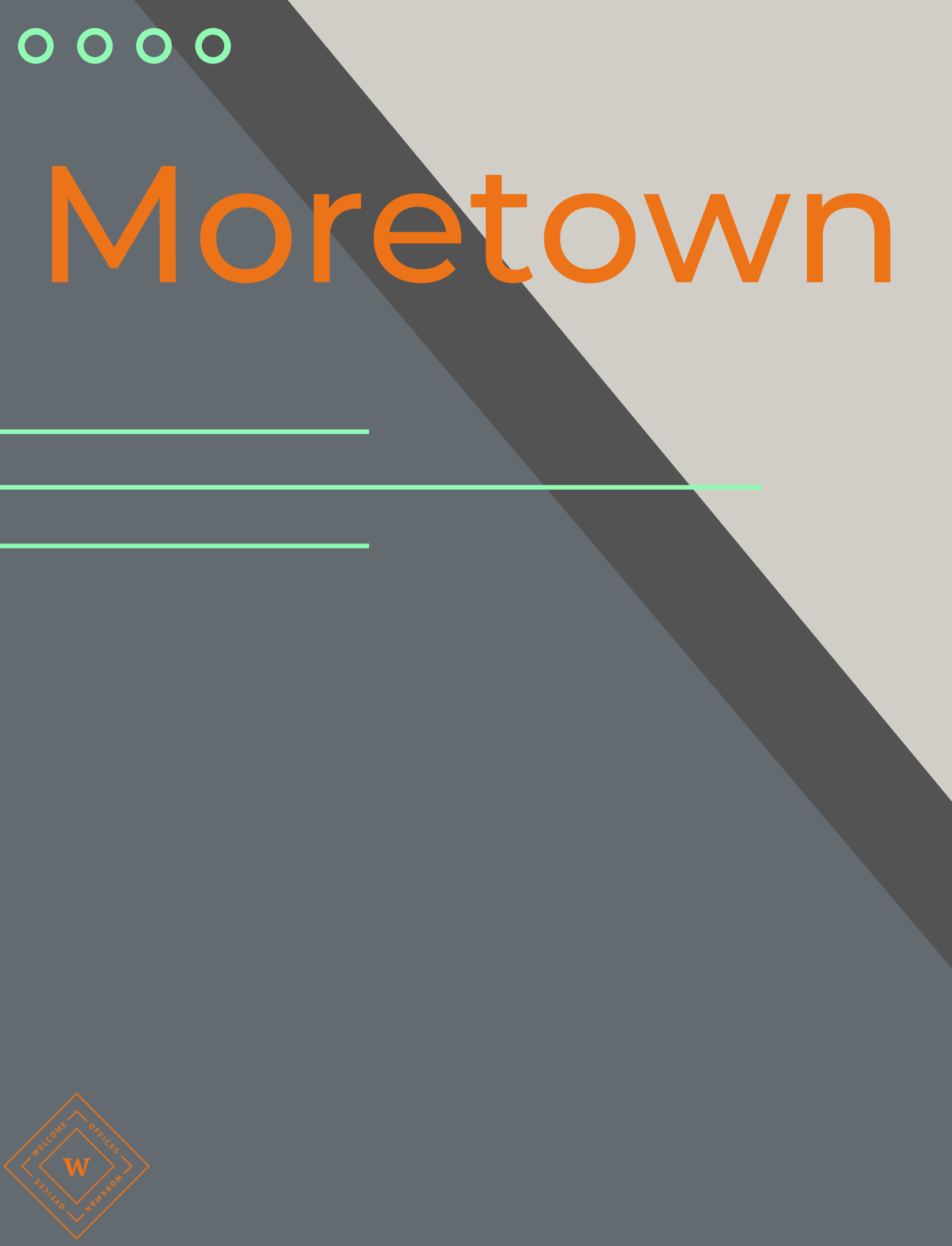
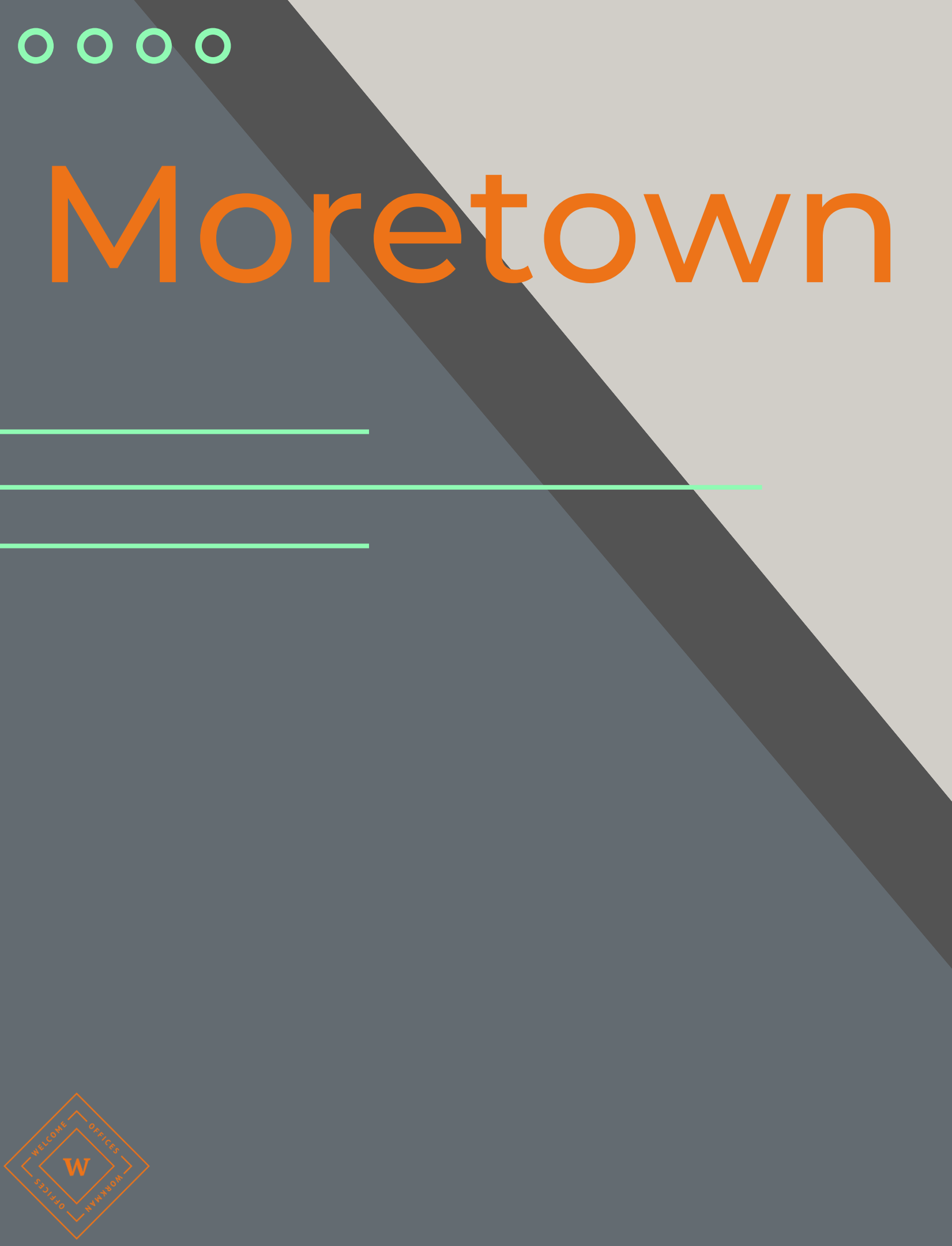


A stylized graphic design featuring a dark grey diagonal band across a light grey background. The word "Moretown" is written in large, bold, orange letters. Above the text are four small orange circles. Below the text are three horizontal orange lines of varying lengths. In the bottom left corner is a diamond-shaped logo with the text "WELCOME OFFICES" and a large "W" inside.

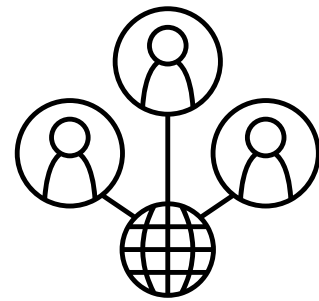


Social

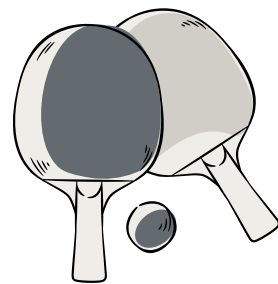
Workman is focused on our social impact at Moretown and have been implementing small changes to our operations to achieve this. Here are some of the things that we have been doing to improve our social impact for the buildings, tenants and client.



On site Café - serving hot drinks, lunch and snacks.



Internal and external communal areas for work and social events.

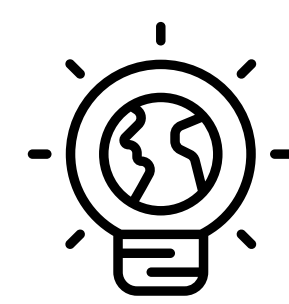


Games for the occupiers to use: including table tennis and table football.



Moretown events, bringing tenants together.

Sustainability



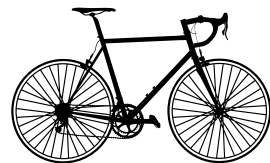
Energy Audit 2023

A NCZ report has been carried out. Our electricity is certified 100% renewable.



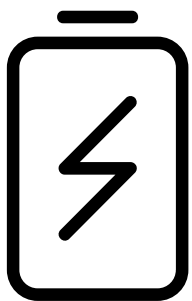
EPCs

TMS 6 has achieved an A rating, whilst a NCZ (Net Zero Carbon) is being developed to achieve an A or B rating on all other buildings.



Bike Store

We have 278 bike racks and shower facilities available to occupiers to encourage alternative means to travel to work.



EV Charging

We have 5 EV charging points in the underground car park.



BMS

TMS 6 benefits from a modern TREND BMS system. A new Schneider BMS system is being installed in buildings 1 to 4 which is due to be complete in 2024.

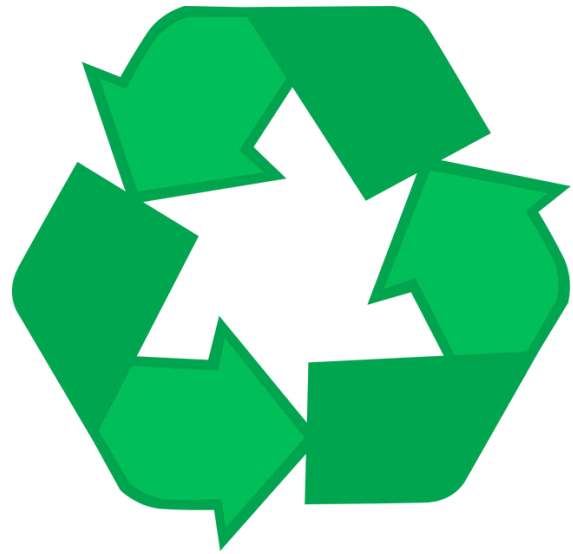


Bug Hotels

We have undertaken a biodiversity assessment which resulted in the installation of bug boxes. All bug hotels use waste materials from Moretown.

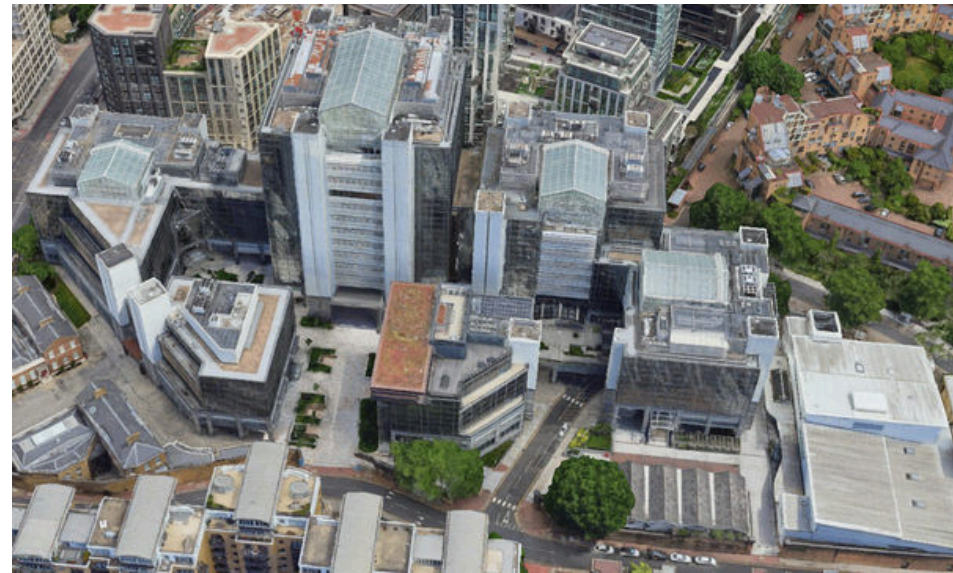
Environmental

Waste Management



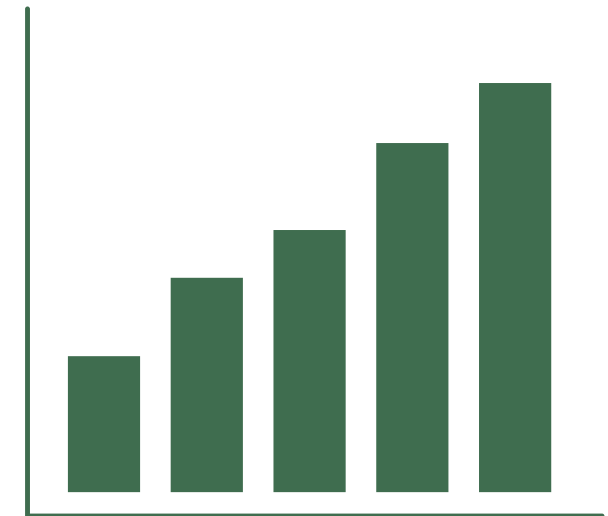
Discussion with ByWaters, are being held to identify sustainability improvements in waste management.

Building Health



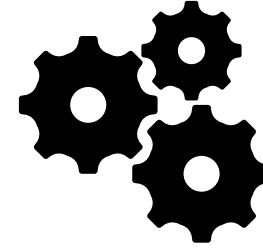
Buildings 1 to 5 operate on a variable air volume (VAV) system. The long term plan is to migrate to a VRF system in line with TMS 6, as part of the NCZ strategy.

Consumption Data



We are currently in the planning stage for an estate wide energy management system(EMS).

Energy Audit



Quick Wins

- Monitoring AHU filters and replacing as required to maximise efficiency.
- Lighting, PIR timers are being reduced in occupied areas, to reduce unnecessary operation.
- Use of air recirculation has been reintroduced to the AHUs to reduce electricity and gas consumption.
- Boiler temperatures have been reduced to save on gas consumption.
- Reception vertical and curtain heaters to be operated only when required to avoid wasted energy.
- Optimisation of plant run times & schedules is being continually monitored to avoid plant running when not required.

Ongoing Improvements (within 1 year)

- Common Areas - All lighting to be replaced with LED as and when it becomes obsolete.
- Reducing gas consumption by utilising electrically heated point of use hot water.
- Mothballing of building 5 is being considered which will significantly reduce energy costs across the estate.
- Utilising free cooling where possible.
- Improving energy data through additional metering on utilities.
- Upgrading to LED lighting when undertaking refurbishment projects.
- Improving the number of waste streams and data collection in partnership with ByWaters.

