

More staff, less energy. Consecutive NABERSNZ ratings a winner for NDY tenancy

With NABERSNZ ratings dating back to 2016, Norman Disney & Young's Wellington office demonstrates what's possible with back-to-back tenancy ratings reflecting constant improvement and a reduction in energy use.

A success story

Over the past four years NDY has added 50 percent more staff to its Wellington office but has reduced its energy usage by nearly 5 percent in the same workspace. NDY says upgrading desktop computers to energy efficient laptops and small-scale behavioural changes by staff have been instrumental in ramping up its energy smart performance.



Small actions are delivering positive results. All lights are turned off and laptops are shut down at night, if someone comes in early in the morning they'll only turn on the lights they need, and we unplug equipment from the wall during holiday periods. When any appliance requires replacement – like the fridge in the staff kitchen – we'll opt for the most energy efficient product.

– says NABERSNZ accredited assessor and NDY senior project engineer, Julia Thompson



The tenant – Norman Disney & Young

Norman Disney & Young (NDY) is a global building services engineering consultancy with a presence in the United Kingdom, Canada, Australia and New Zealand. It has offices in Auckland and Wellington.

The location

NDY occupies around 400 square metres of central Wellington office space in the Podium at No.1 The Terrace, opposite the Beehive and Parliamentary precinct. Comprising a section of ground floor, a mezzanine space and shared bathrooms with a neighbouring café, NDY's workspace is open plan, comfortable and spacious. Ceilings feature exposed structure and services including energy efficient chilled beams. All lighting and small electricity used by NDY is recorded by a check meter at the tenancy distribution board.

The team

Approximately 33 people work in NDY's Wellington office. NDY supports flexible working so a handful of staff may be working from home on any given day.

Why NABERSNZ?

In the business of sustainable engineering solutions, environmental sustainability, smart energy performance and healthy buildings, NDY's ethos is a perfect fit with the objectives of the NABERSNZ rating tool.

“NDY's global sustainability team encourages transparency as well as education in energy efficiency. By seeking annual tenancy NABERSNZ ratings at our Wellington office, we're practising what we preach. We've also gained a solid understanding of the NABERSNZ process, so we can better promote the tool to our clients and the industry,”

– says Julia Thompson.

NABERSNZ Numbers



Ground Floor,
1 The Terrace,
Wellington

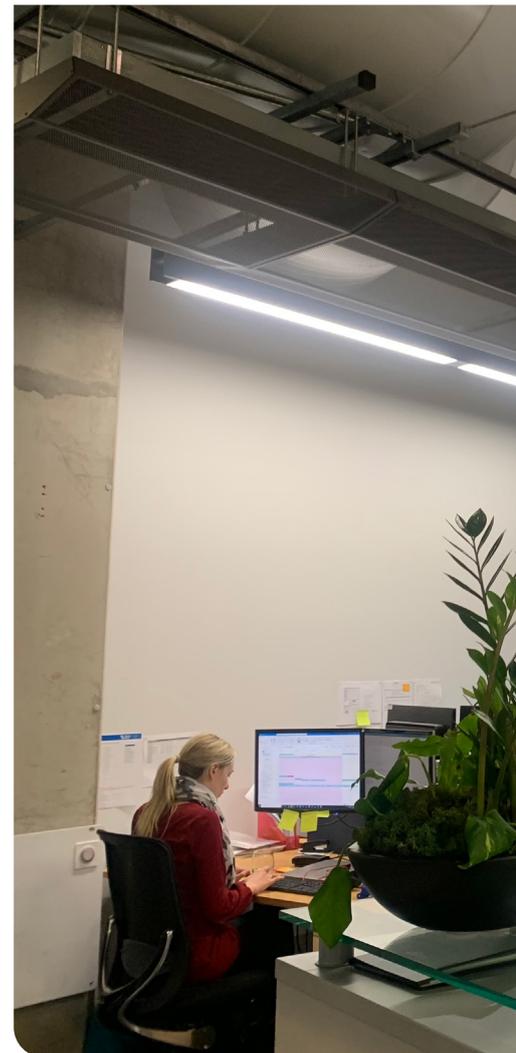


Tenant: Norman, Disney & Young (NDY)

Ground level: total floor area leased 400m²



2016: 3 star tenancy rating
2017: 3.5 star tenancy rating
2018: 4 star tenancy rating
2020: 4.5 star tenancy rating
2021: goal to maintain 4.5 stars



The NABERSNZ Effect

By embracing the transparency of NABERSNZ and reporting on its own performance NDY says it's sending a strong message to its clients and the wider market that the consultancy takes energy efficiency and its environmental impact seriously.



We always aim to lead by example. Here in the office, we're excited about what we've achieved so far, and our NABERSNZ journey makes us want to do better year after year. Our tenancy rating certificate is hanging in the foyer, and it's a great talking point with our clients and visitors.



The drive to improve

Since 2016 NDY have added 50% more staff to the space, while their annual energy use has dropped nearly 5%. NDY says its back-to-back NABERSNZ tenancy ratings have driven a reduction in NDY's energy bills, enabled it to identify any faults as they occur or issues as they arise. Its 2021 NABERSNZ goal is to maintain a 4.5 star rating.



We're already planning to implement new energy efficiency, health and well-being initiatives to our tenancy. It's a case of watch this space – we're always looking to improve.



Regular ratings have added momentum to NDY's campaign to save energy in its office, propelling the team to quantify its energy use and injecting a spirit of 'energy saving competitiveness' into the workspace.



NABERSNZ has had a big impact up the team's awareness of daily energy use and making us conscious of our contributions. For a single tenant it's a very straightforward process, and once data collection strategies are in place it's quick and easy to update the rating each year.



– says Julia Thompson

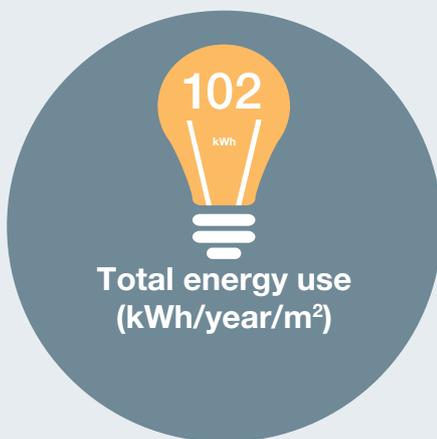
No.1 The Terrace

Owned by sustainably-minded commercial property entity Precinct Properties, No.1 The Terrace was built in the late 1970s. The building has been upgraded over time with high performance air-conditioning, the addition of a building automation control system measuring energy output, and the reconfiguration of building floors to deliver contemporary open plan office spaces. NDY is located in the ground and mezzanine of the 5 storey Podium at the address. The recently completed refurbishment of the adjacent 10 storey tower block and lobby at No.1 The Terrace has been awarded a 4 Green Star Office Built v3 certified rating (June 2021).



To find out more about getting a NABERSNZ rating, or to use the online self-assessment tool, visit the NABERSNZ website: nabersnz.govt.nz, email: nabersnz@nzgbc.org.nz or phone: (09) 379 3996 (ask for the NABERSNZ team).

NDY Tenancy key figures



NDY Snapshot

- NDY leases a 408.6m² space at No. 1 The Terrace
- Has 33 staff in its office on a daily basis.
- Has added an extra 22 staff to its office since 2016
- Has reduced its energy consumption by nearly 5 percent since 2016
- Energy use was 102 kWh/year/m²
- Yearly NABERSNZ tenancy ratings are driving constant improvement
- NDY's Auckland office has achieved a 4.5 star tenancy rating in its former premises – it's currently seeking a NABERSNZ tenancy at its new office
- NDY has three accredited NABERSNZ assessors and one trainee assessor across its New Zealand operation