



# Big Yellow Self Storage

## Energy Management Policy and Process

<b>Approved by:</b>	A Lee
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<b>Document Owner:</b>	R Wheeler
<b>Document for the attention of:</b>	All employees and individuals acting for and on behalf of Big Yellow, including, Professional Consultants. The scope of this policy includes the Company's energy broker.
<b>Next review date:</b>	31st December 2025
<b>Related Policy Document:</b>	Big Yellow CSR Policy Statement and Big Yellow CSR Policy Standard

# Background

Energy use for the day to day running of Big Yellow's stores, Head Office and Distribution Centre is one of the Company's most material Environmental aspects. Energy use is driven by quantifiable factors such as temperature, new stores openings and levels of customer occupancy. Electricity use is also driven by more variable aspects of our business, such as frequency of customers accessing our stores (and triggering motion sensor lighting) and the number of business customers in a store, who may make use of electrical socket supply in our stores.

Given the variable aspects to our energy need, over the last few years we have heavily invested in renewable onsite generation; efficient technology and lighting automation to ensure we have mechanisms in place to minimise or optimise energy use and Greenhouse Gas emissions. Furthermore, we have invested in good quality reporting infrastructure (half hourly AMRs for both electricity and gas, as well as an online reporting platform); this document sets out how we now optimise our management approaches and past investments to continue to deliver an ever more efficient organisation.

With the introduction of the Streamlined Energy and Carbon Reporting (SECR) requirements for our financial year 2019/20 formalising our Energy Management Policy and strategy is particularly timely.

## Part 1 - POLICY

### 1. Aim

The aim of our Energy Management Policy and Process is to continuously improve energy efficiency within the organisation. We will attempt to do so by taking into account economic benefits as well as optimising the use of available resources. The Policy must deliver against the overarching commitment to decarbonise our business and to ultimately support our net zero carbon strategy.

It is the Company's aim to:

- Improve operational efficiency and reduce its carbon impact;
- Increase renewable onsite energy generation; and
- Minimise the risk of business disruption should grid electricity be intermittently or temporarily unavailable.

### 2. Scope

The scope of the Big Yellow Energy Management Policy and Process includes all Big Yellow stores. It refers exclusively to energy used to operate our stores; energy used for construction or demolition activities sit within our wider supply chain. This may include a small amount of 'fit out' energy where an existing store is adapted.

Please note, our Big Yellow CSR Policy Statement and Standard do commit us to 'design buildings and services to minimise our carbon footprint as far as practicable via a range of mechanisms, such as passive building designs'. Please also see the Big Yellow Construction Corporate Social Responsibility Policy and the Big Yellow Construction Sustainable Procurement Policy for further information on these commitments.

### 3. Energy Management Policy

It is Big Yellow’s policy to:

- Reduce unnecessary expenditure – either directly through the purchasing of energy that could have been saved - or indirectly through associated carbon taxes;
- Improve effectiveness and efficiencies in our daily operations;
- Reduce greenhouse gas emissions, through a number of mechanisms, depending on most appropriate strategy at the time:
  - Investment in energy efficiency, such as upgrading to LED lights;
  - Investment in onsite renewable technology, such as solar PV facilities;
  - Optimising onsite renewable systems through supplementary technology such as battery storage;
  - Renewable Energy Purchasing ('green tariff'); and
  - Offsetting or 'carbon sink' projects.
- Improve the lifespan of our equipment by minimising stand-by time
- Reduce our dependence on fossil fuels through the use of renewable energy.

**4. Policy Ownership**

This Policy is owned by the Operations Director.

**5. Responsibilities**

The overall responsibility for this Policy rests with the Operations Director.

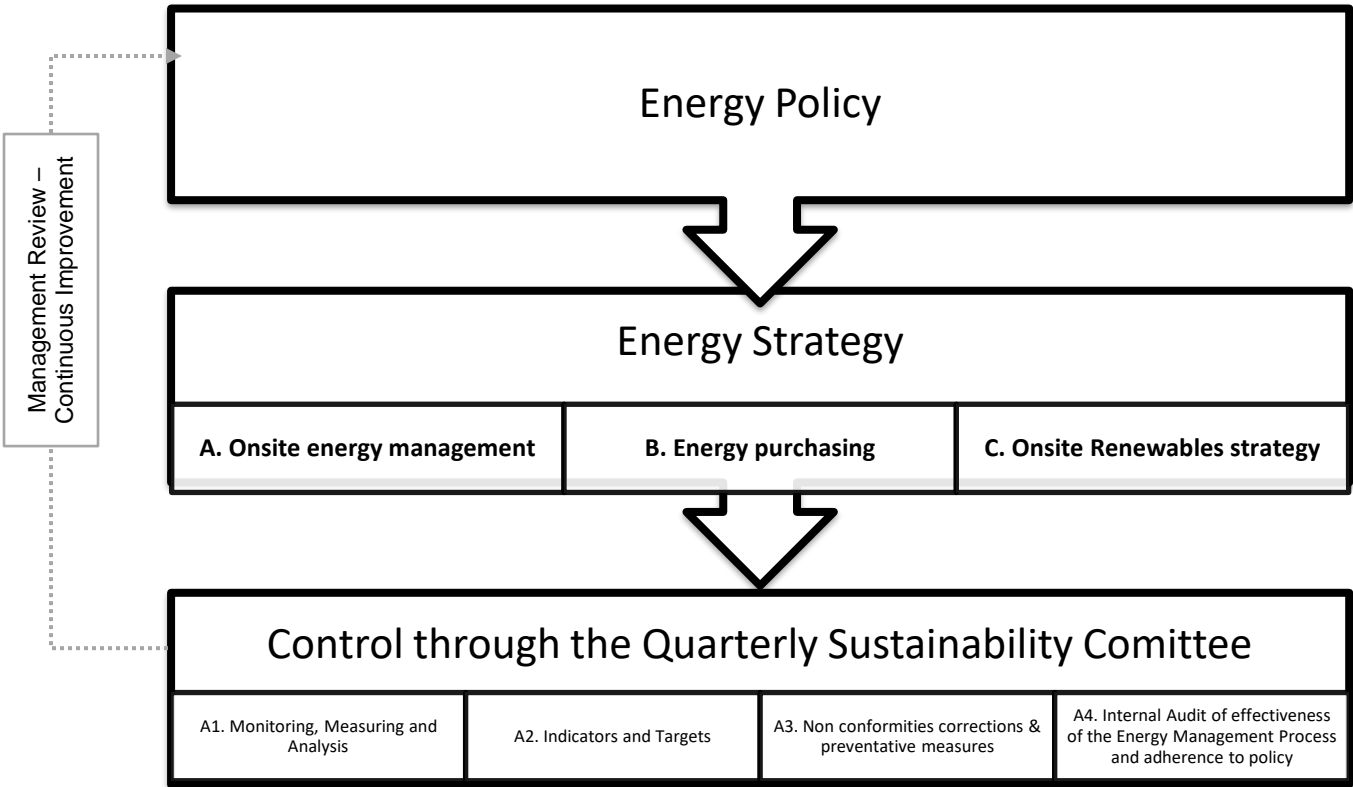
Setting the Company’s energy management strategy is with the Quarterly Environmental committee as part of the broader Environmental Management aspects this forum covers. The Committee consists of the Head of Estates and Facilities (responsible for energy procurement via the Company’s Energy Brokers as well as maintenance of store fabric and energy using equipment at all of Big Yellow’s sites), the Head of Planning, the Construction Director and Head of Sustainability (responsible for Carbon and ESG strategy).

Responsibility for the Energy Management Process rests with the Head of Estates and Facilities and the Head of Sustainability.

A Lee Operations Director	May 2023

# Part 2 – PROCESS

## Process Overview



### 1. ONSITE ENERGY MANAGEMENT

#### A. Measuring, Monitoring and Analysis

##### Measuring

As part of our annual ESG reporting regime, the Head of Sustainability produces a yearly Basis of Reporting document which defines reporting scope and data acquisition process. This addresses the ‘what we measure’ and ‘how we measure’. Please refer to the latest version of this document for [specifics](#).

##### Monitoring

With the majority of our gas and electricity meters transmitting data via half-hourly AMRs, which feeds into our reporting platforms to investigate data on a at least quarterly basis.

Store teams are provided with information on meter location etc. via the Store Handbook and may be tasked from time to time either by the Head of Estates and Facilities or the Head of Sustainability to perform certain checks or gather evidence to assist with optimising energy in stores.

Where AMRs have not yet been installed store teams provide meter readings monthly to assist Facilities, CSR and Accounting departments.

Having installed submetering in a number of test stores to investigate if the data from the Big Yellow Energy Management Policy and Process

submeter could be used to further enhance our analysis. It was concluded that the systems do not offer the opportunity for enough savings for them to be a financially viable installation.. The Company continues to not operate Building Management Systems as a result.

**Analysis**

The Head of Sustainability produces quarterly reports via our reporting platform ‘Envizi’ which the Environmental Committee uses to analyse energy trends and agree further analysis, corrective or preventative measures. We have set performance indicators and data is analysed against these.

The Environmental Committee has identified 5 key drivers for changes in energy consumption, they are:

- Fit out work at store;
- Customer occupancy change;
- Temperature variations;
- Reporting issues (either with data aggregator or an individual meter installed or the reporting platform);
- Efficiency upgrades (such as LED lights or boiler replacements).

**B. Indicators and Targets**

Energy Performance Indicators

To monitor energy performance, energy indicators are used, both company-wide as well as for individual stores. These are documented and regularly reviewed by the Head of Sustainability to ensure reasonableness. At company level, the Head of Sustainability runs a series of reports to look at current quarter performance versus same quarter previous year performance.

KPI 1 : total energy in kWhs is broken down by energy type (gas, electricity and solar ); the Forum look at absolute and like for like consumptions for the time period in question (usually quarterly) compared to the same time period for the previous year.

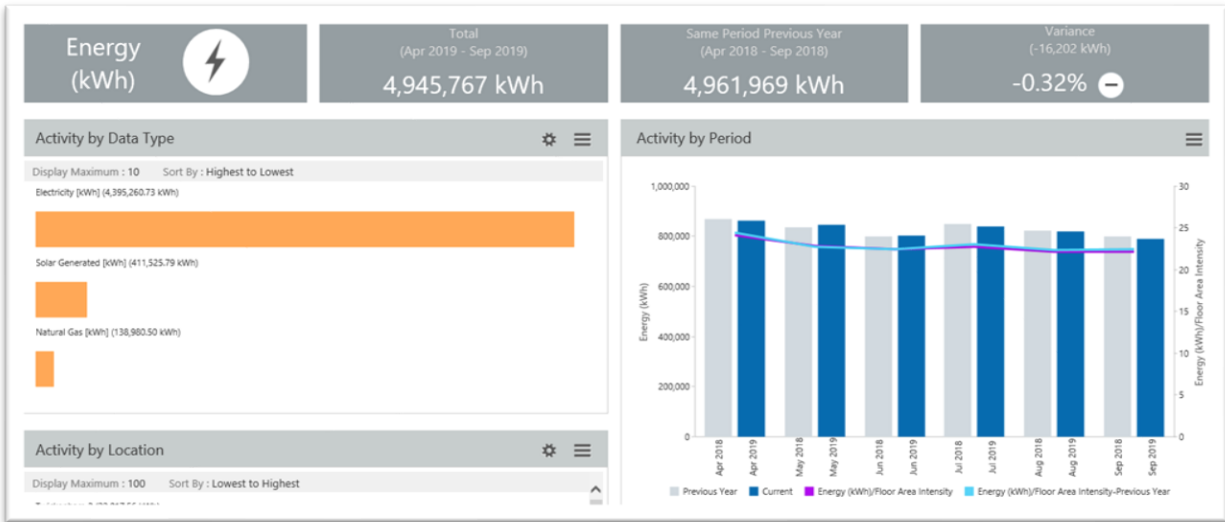


Fig.1 Like for like energy consumption for stores H1 2019/20 compared to same period previous year.

KPI 2 : percentage changes in electricity, solar and gas data by store compared to the same period previous year. Variances of + or – 10% points are highlighted to the Forum and rational for the change discussed.

Store	Standing Order Fuel Cost 2018 to Sept 2018	Production Fuel Cost 2018 to Sept 2018	Net Electricity	Net Gas (2018 to Sept 2018)	Net Solar (2018 to Sept 2018)	Net	2019/20 (to Sept 2018)	2018/19 (to Sept 2018)	% Chg	Comment	19 net unit 1	18 net unit 1	19 net unit 2	18 net unit 2	19 net unit 3	18 net unit 3	19 net unit 4	18 net unit 4
Store A	41,965.00	41,965.00	104.41	1,100.10	3,000.00	10.72	n/a	n/a	n/a		10	10	10	10	10	10	10	10
Store B	11,120.00	11,120.00	100.00	1,100.10	1,000.00	10.00	n/a	n/a	n/a		10	10	10	10	10	10	10	10
Store C	1,000.00	21,000.00	4.00	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Store D	10,000.00	10,000.00	100.00	n/a	n/a	n/a	n/a	n/a	n/a	n/a	10	10	10	10	10	10	10	10
Store E	10,000.00	10,000.00	100.00	n/a	n/a	n/a	n/a	n/a	n/a	n/a	10	10	10	10	10	10	10	10
Store F	10,000.00	10,000.00	100.00	n/a	n/a	n/a	n/a	n/a	n/a	n/a	10	10	10	10	10	10	10	10
Store G	10,000.00	10,000.00	100.00	n/a	n/a	n/a	n/a	n/a	n/a	n/a	10	10	10	10	10	10	10	10
Store H	10,000.00	10,000.00	100.00	n/a	n/a	n/a	n/a	n/a	n/a	n/a	10	10	10	10	10	10	10	10

Fig.2 Store by store breakdown of energy consumption: electricity (all stores), gas (8 stores) and solar (where installed).

On a yearly basis, we monitor Energy Intensity as defined by EPRA. This is reported externally.

EPRA code	Measurement unit	Indicator	2016/17	2017/18	2018/19	% change
Energy-Int <sup>12</sup>	MWh/m <sup>2</sup> /year – using GIA	Energy Intensity	0.0162	0.0154	0.024	/
Energy-Int <sup>12</sup>	MWh/m <sup>2</sup> /year – using CLA	Energy Intensity	–	0.024	0.024	–

Fig.3 Energy Intensity data in EPRA format from our Annual CSR Report 2018/19.

### Energy Targets

The Environmental Committee has set an Energy Intensity target to ensure the Company’s overall efficiency is maintained. The target is set to 2030. The Company commits to regularly review the target (at least annually). The Head of Sustainability monitors the performance against target and raises this with the Committee as and when necessary.

### C. Non conformities: corrections & preventative measures

#### Corrective measures:

The Environmental Committee agrees on actions during the quarterly meetings and follows up their completion in between meetings. This may involve working with our Energy Management Company / Energy Broker and / or Platform Management company to understand exactly what has gone wrong.

For example: Gas data has been notoriously variable, both due to poor data monitoring systems and as it is dependent on a) actual external temperatures as well as b) the perception of hot or cold by customers and employees.

#### Preventative measures:

Preventative measures are considered as part of the Facilities annual maintenance and repair schedule.

For example: The LED lighting upgrade was initiated, led and executed by the Facilities team. Preventative measures are tabled with the Environmental Committee and pilots or implementation agreed.

#### **D. Internal Audit of effectiveness of the Energy Management Process and Adherence to policy**

The Head of Sustainability monitors the effectiveness of the Energy Management Process and adherence to policy. In the first instance, any issues are raised and discussed in a month Energy Management Review meeting. This is chaired by the Head of Sustainability and includes representatives from our Energy Broker, platform management company, power purchase agreement (PPA) company, meter operator company and main solar instal contractor. Any unresolved issues are then discussed at the Environmental Committee. As the committee consists of the relevant business owners, corrective actions are agreed upon then and there.

## **2. ENERGY PURCHASING**

The Head of Estates and Facilities is responsible for energy supply contracting. They use the Company's energy broker to conduct market research and propose an energy purchasing strategy to the Operations Director. The Head of Sustainability and/ or the Environmental Committee may be consulted. In line with our Science Based Targets and Strategy, the Head of Estates and Facilities will purchase renewable energy ('green tariff').

## **3. ONSITE RENEWABLES STRATEGY**

The Company has determined that investing in mainstream, onsite renewables is an integral part of creating a sustainable business.

With society moving to greater decarbonisation, the Company intends to support wider societal objectives to move to electric vehicles for example, by installing charging pods in newly built stores. This is counter-intuitive to an energy reduction strategy; however, the Company intends to mitigate this by installing onsite renewable technology where possible. The Big Yellow Construction Company has created a [Big Yellow Sustainable Construction Policy](#) that sets out the standard set up of a store with regards to renewable technology when the building is handed over to the Company.

The company has an established solar retrofit programme in progress which involved installing up to 180kWp on any roof capable of holding the additional weight. This is being completed in a staged approach and we hope to have all suitable roofs installed with solar across the estate before 2030 as part of our Net Renewable Energy Positive Strategy.

End.