



# IPD Eco-Ledger

## Environmental Performance Analysis for Real Estate

On the pulse of  
the property world



**IPD Eco-Ledger** is a new environmental analysis and benchmarking service helping organisations to reduce the environmental impacts of their portfolio.

The pressure to address environmental concerns while improving operational transparency and accountability is greater than ever. Access to robust performance information is therefore increasingly vital to answer key need-to-know questions:


- What is the environmental impact of our real estate portfolio? Is it getting better or worse?
- Which buildings are doing well? Which are underperforming?
- Where can we make the biggest improvements?
- How do we compare?

### IPD Eco-Ledger delivers the solution.

The year-on-year information it provides supports a range of key management functions:

- Strategy and Policy-Making
- Target and Objective Setting
- Reporting, Compliance and PR
- Procurement, Acquisition and Disposal
- Supplier Management
- Cost Savings

Environmental  
Data - Input



#### IPD Eco-Ledger Analysis Outputs

CO<sub>2</sub> Emissions  
Water  
Energy  
Waste & Recycling  
Healthcheck Rating  
Charts  
Corporate Reporting

**How does it work? See overleaf...**

For more information please visit [www.ipd.com/eco-ledger](http://www.ipd.com/eco-ledger) or email [ian.jeffries@ipd.com](mailto:ian.jeffries@ipd.com) or call +44 (0)20 7336 9254

## Key Features of IPD Eco-Ledger

- Interactive 'one-stop-shop' tool
- World leading benchmarks
- Aligned with the **IPD Environment Code**
- Annual output based on actual data
- Applicable to a range of property types

IPD has the **biggest environmental databank** in the UK:

- Over 6000 UK corporate buildings
- 8 million m<sup>2</sup> space
- 3 million MWh energy
- 4 million m<sup>3</sup> water

## Screenshot Demo

Below is a typical IPD *Eco-Ledger* performance dashboard for an estate. For a sample of the tool's full functionality visit: [www.ipd.com/eco-ledger](http://www.ipd.com/eco-ledger)

The screenshot shows the 'Performance Dashboard 2007/08' with various environmental metrics. Callouts highlight the following features:

- Chart Generator:** A button in the top navigation bar.
- Corporate Reporting Outputs (e.g. GRI):** A dropdown menu for 'Selected IPD benchmark'.
- Rate buildings against the 40 question 'Health-check' survey from IPD Environment Code:** A 'Healthcheck' tab in the top navigation bar.
- Click to drill into detailed metrics:** A link below the metrics table.
- Analyse by individual building, property type, region or the whole estate:** A dropdown menu for 'Selected property'.

CO <sub>2</sub> Emissions (tonnes / kg)		Energy (kWh)		Water (m <sup>3</sup> )		Waste & Recycling (tonnes / kg)		Healthcheck Rating/Score	
You	IPD	You	IPD	You	IPD	You	IPD	You	IPD
Total CO <sub>2</sub> emissions (tonnes)	8,000	Total Energy	1,800,000	Total Water	220,000	Total Waste (tonnes)	4,500,000	Average Rating	Average Health
Annual change (+/-)	+3%	Annual change (+/-)	+3.6%	Annual change (+/-)	+116.7%	Annual change (+/-)			
CO <sub>2</sub> (kg) per m <sup>2</sup>	2.50	Energy use per m <sup>2</sup>	520	Water use per m <sup>2</sup>	0.9	Waste (kg) per m <sup>2</sup>	15024	Section scores:	
CO <sub>2</sub> (kg) per FTE	4200	Energy use per FTE	4650	Water use per FTE	5.8	Waste (kg) per FTE	34705	General	4 /10
'Net' CO <sub>2</sub> emissions* (tonnes)	-	% energy generated on site	1.0%	% water harvested & recycled	0.0%	% waste recycled	13.0%	Energy	9 /25
'Net' CO <sub>2</sub> (kg) per m <sup>2</sup>	-							Water	3 /17
'Net' CO <sub>2</sub> (kg) per FTE	-							Waste	17 /20
								IT/report	2 /5
								Equipment	2 /5
								Staff well-being	5 /5
								Widaparate	0 /5

\* Total CO<sub>2</sub> Emissions\* is calculated using the UK standard fuel emissions factor for grid electricity in accord with Carbon Reduction Commitment protocol. 'Net CO<sub>2</sub> Emissions' takes account of purchased zero carbon electricity tariffs.

If you have further questions about IPD Eco-Ledger or would like more information about signing up, please contact:

Ian Jeffries IPD, 1 St. John's Lane, London EC1M 4BL, United Kingdom  
Tel: +44 (0)20 7336 9254 Email: [ian.jeffries@ipd.com](mailto:ian.jeffries@ipd.com)

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