



CNC Property Fund Management Case Study

About Us

CNC Property Fund Management (CNC PFM) is a nationwide property management and investment company with an extensive commercial and industrial portfolio. CNC own, lease and manage Clarence House in Newport. This is a multi-storey office building, which was purpose built in 1976 as a head quarters for a national company. It is currently leased to 18 tenants over 10 floors, giving an approximate area of 100,000 ft² (9290 m²) for the total building.



Our commitment to the Environment

Given the age of Clarence House, much refurbishment is now underway to improve the energy efficiency of the building. However, we realise that occupant participation is essential to maintain the efficiency of Clarence House. This is particularly challenging in a building where individual monitoring (and therefore charging) of energy is extremely difficult, although work is underway to aid metering in the future.

In order to continue our efforts for reducing our environmental impact, we joined the “Sustainable Environmental Improvements in the Commercial Sector” (SEnvICS) project managed by Cardiff University early in 2007. As participants to the project, we received a free building survey of Clarence House, which identified opportunities to improve both energy efficiency and waste management within the building. Working with some of our new and existing tenants we have put in place several initiatives including the installation of PIR detector lighting in communal areas and low traffic areas.





In addition we have reviewed all new M&E installations and during the recent refurbishment of the 3rd floor for the Welsh Assembly Government took the opportunity to introduce a highly energy efficient low level condensing, 2-pipe air conditioning system, which we plan to extend to 3 other floors within the year.

With further support from Cardiff University, we are investigating and commencing a number of further initiatives to enhance our efforts, including:

- A campaign to encourage further participation from our existing tenants into our improvement schemes through facilitated training events, due to commence mid March.
- Development of “green leases” for new tenants in the refurbished areas of the building. This is to equate the additional responsibilities set within the lease with the benefits received from our improved facilities.
- The addition of a “Green” page to the Clarence House Website, allowing tenants to monitor energy efficiency targets and ongoing



- initiatives.
- Development of a tenant information pack, which will include our Environmental Policy together with relevant information for the tenant to assist with adoption of best practice.

