

THE MITIE ESTATE OPTIMISATION ROADMAP

At Mitie, we manage thousands of buildings. We understand how they operate, the needs of people using them and the energy consumed within them. The Mitie Estate Optimisation Roadmap details the journey to property transformation. This guide outlines five key actions required to make your buildings more efficient and sustainable, resulting in a tech-enabled, future-ready estate.



1

KNOW YOUR BUILDINGS

Understanding your buildings and operational assets and being able to manage them is central to optimisation. A well-designed and connected Building Management System (BMS) can control up to 70% of a building's total energy load, reducing energy consumption by 15-20% and sometimes up to 50%. As well as reducing energy and operating costs, controlling the indoor environment improves user experience through enhanced comfort, safety and security.

YOUR OPTIMISATION TOOLKIT

BUILDING SURVEYS

On-site surveys will assess optimisation potential through improvements to building fabric, and plant and equipment upgrades or replacement.

BMS

The BMS can facilitate "quick wins" and is a fundamental enabler for remote monitoring, digital maintenance and Connected Workspace.

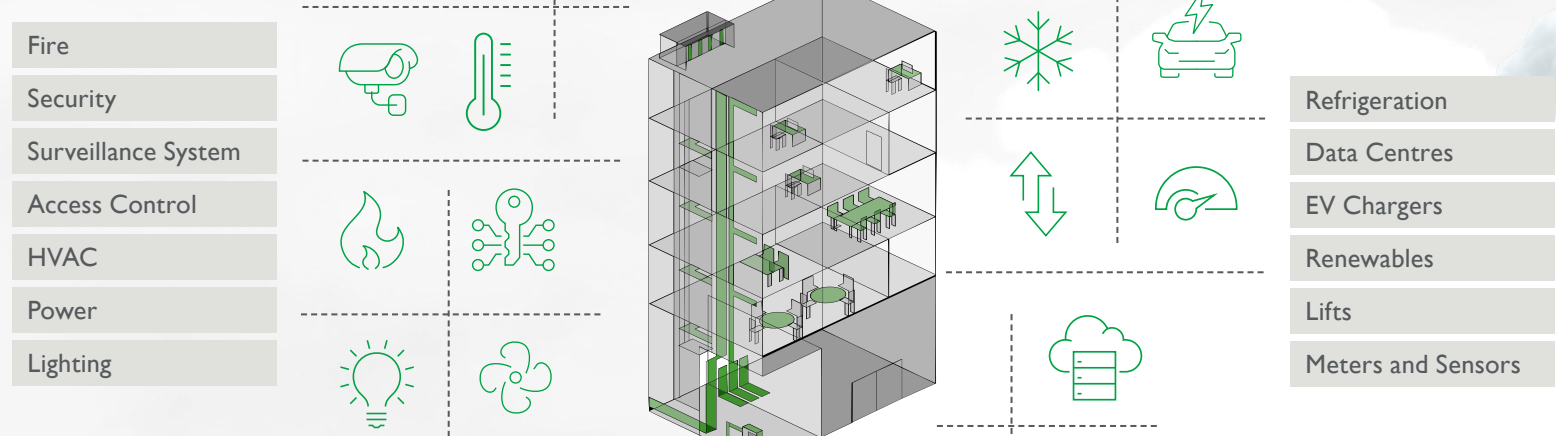
CASE STUDY

Thousands saved within months for a large Government department through BMS optimisation. [Read more](#)



Learn more about digital transformation for buildings and how it can enable optimisation. [Click here](#)

The BMS ecosystem



2

UNDERSTAND YOUR DATA

Detailed analysis of utility supplier data is required to understand how your buildings consume energy. Data is collected by meters and submeters, configured according to the building specification. Analysing estate-level energy data is complex, however, by monitoring daily data and benchmarking energy use and performance across sites, experts can track the effectiveness of energy conservation measures. This also provides robust data for preparing a business case for asset upgrades or replacements.

YOUR OPTIMISATION TOOLKIT

ENERGY PERFORMANCE BENCHMARKING

Accurate data collection and management supports energy consumption reduction, sustainability and carbon reporting, behaviour change and auditing of contracts.

METERING AND SUBMETERING

A good metering solution will identify the areas of highest consumption. Sub-metering allows monitoring at asset or building level.

CASE STUDY

100 GWh, 13% of energy consumption saved over five years for Vodafone with an award-winning EPC – thanks to robust data. [Read more](#)



Learn how data-backed AI is reshaping engineering maintenance in FM. [Click here](#)

3

WORK IN PARTNERSHIP

Energy Performance Contracts (EPCs) are a common, low-risk route to delivering carbon reduction and energy efficiency projects. To be successful, they require agreement and collaboration across multiple teams responsible for the built environment. Energy managers work within customer operations partnering with energy, data, engineering, facilities, security and maintenance functions to identify and deliver energy conservation measures. In line with EPC requirements, performance is measured and verified by the Measurement & Verification (M&V) team.

YOUR OPTIMISATION TOOLKIT

EPC

Our EPC model delivers 13% energy consumption savings over a typical five-year contract.

M&V

M&V can identify opportunities to optimise energy savings performance, improve financial outcomes, and operations and maintenance cost savings.

CASE STUDY

Delivering energy savings across 230 buildings for Royal Mail Group – supported by our collaborative 17-year energy partnership. [Read more](#)



Download our latest ESG report to see more examples of decarbonisation successes achieved together with our customers. [Click here](#)

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CONNECT IT TOGETHER

Active monitoring and a holistic view of building, energy and workplace data is needed to support operational decisions. Digital technology is transforming how we operate buildings. Sensors and the connectivity of the Internet of Things (IoT) allows smart devices to respond automatically to whatever is going on in the built environment, driving efficiencies. Ultimately, connecting all your data points, and making sure they can interact with each other, is critical for optimisation of your estate.

YOUR OPTIMISATION TOOLKIT

REMOTE MONITORING

Remote monitoring of building services through the BMS and using IOT is an effective way to reduce operating costs.

DIGITAL WORKPLACE

Digital tools and platforms provide insights on workplace efficiency - occupancy levels, footfall, alarm monitoring, air quality, temperature control and more.

CASE STUDY

Connected sensor technology for Aston Martin Red Bull Racing improves productivity by 5%. [Read more](#)



Understand more about how big data and connected solutions fast-track maintenance. [Click here](#)

5

TRANSFORM OPERATIONS

Take optimisation to the next level and transform your operations. Adapt to electrification – vehicles, charging stations, heating and cooling. Adopt on-site solar power generation and battery storage solutions to enhance energy security and reduce dependency on power networks. Smart grids will optimise at network level and balance electricity supply and demand for peak efficiency. Using digital connectivity and tech-enabled solutions your property and estate will be primed and ready for a net zero future.

YOUR OPTIMISATION TOOLKIT

SOLAR PV

Monetise your roof space by selling surplus solar PV-generated electricity back to the distribution network.

HEAT PUMPS

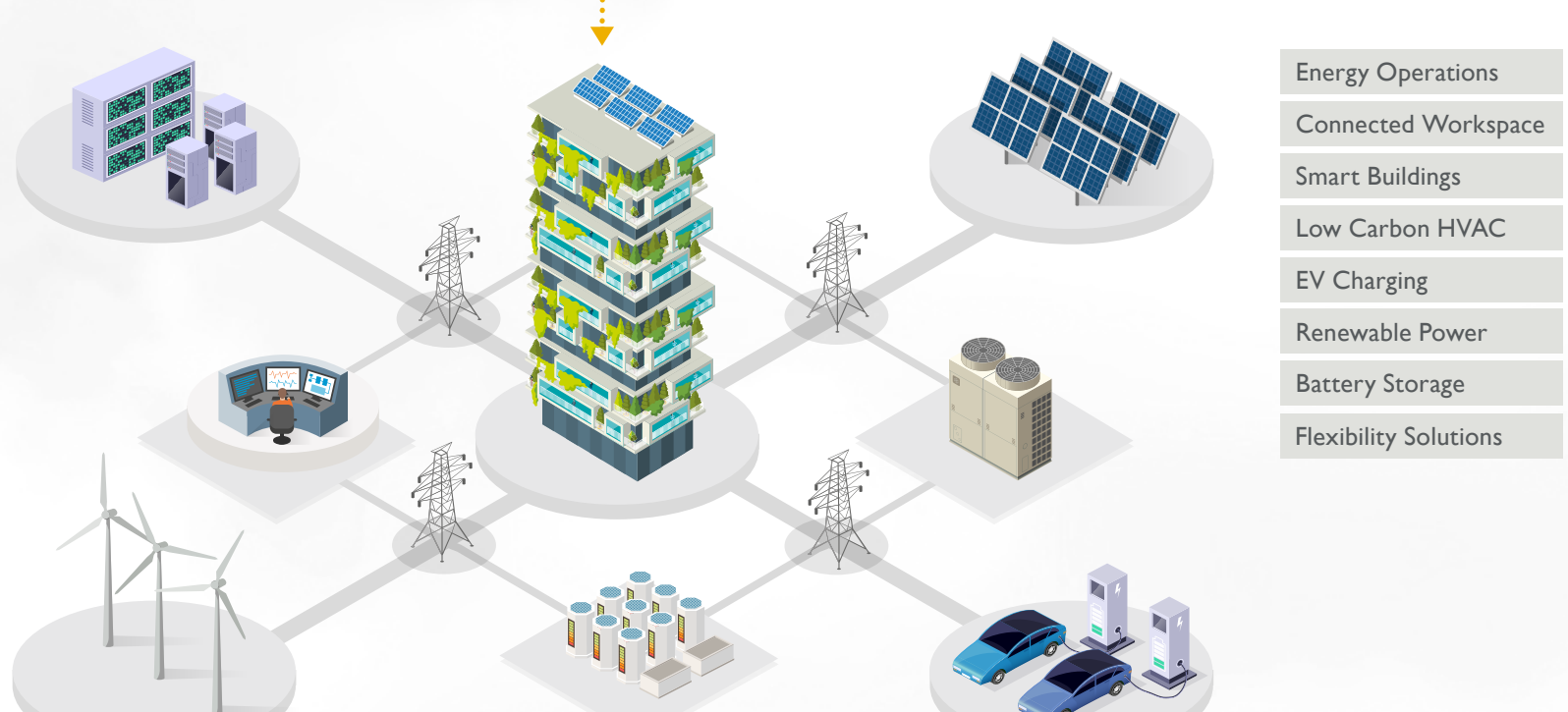
If your building has gas boilers and chillers nearing end-of-life, it's time to consider replacing them with a renewable heat pump system.

CASE STUDY

Rolling out EV charge points across 120 sites for the DWP saw delivery transformed. [Read more](#)



Learn about battery storage and what it can do to transform your energy security. [Click here](#)



THE FUTURE-READY ESTATE CONNECTED AND OPTIMISED

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