



From Commitment to Action: Facing the practical reality of de-carbonising buildings

25 November 2025

In collaboration with:



Proudly hosted by:





Introduction & Welcome

Oliver Light

**Real Estate & Private Equity Sustainability Lead
Accenture**

Aim & Objectives of the Event

Aim

To accelerate real estate decarbonisation by identifying practical, implementable solutions that translate net zero commitments into measurable progress across real estate portfolios.

Today's Objectives

Co-Create & Problem-Solve proven strategies and innovations across the seven solution themes

Exchange & Validate real-world implementation barriers through peer exchange

Embed & Execute by embedding insights into your transition plans and investment decisions

Shape & Influence by shaping industry practice and informing policy recommendations

Agenda

- 09:00 - Event intro & keynote
- 09:25 - 1st Table moderation
- 10:00 - Break
- 10:10 - 2nd Table moderation
- 10:35 - Feedback from the roundtables
- 10:55 - **Mete Coban MBE, Deputy Mayor of London for Environment and Energy**
- 11:10 - Moderated panel discussion
- 11:45 - Conclusion and roundup
- 12:00 - Networking
- 12:30 - Close

Speakers for today

Oliver Light

Real Estate & Private Equity Sustainability Lead
Accenture



Adam Baranowski

Head of Climate Action & Investment
Better Buildings Partnership (BBP)



Joey Aoun

Net Zero & Sustainability Lead
Savills Investment Management



Mete Coban MBE

Deputy Mayor of London
for Environment & Energy



Lina (Magdalini) Makrodimitri

Energy & Carbon Lead
Schroders



Emily Hamilton

Chief Sustainability Officer
Advisor



Sam Carson

Head of Sustainability
Valuations & Advisory Services,
CBRE



Rob Wall

Assistant Director
BPF

140 Attendees

Industry Groups & Target Setters



Policy Influencers



Department for
Energy Security
& Net Zero

GREATER
LONDON
AUTHORITY

Real Estate Investors & Fund Managers

Over 100 investors and fund managers spanning £500BN AUM

Additional Participants

Technology and implementation providers – Sustainability consultants – Development experts



1. Which barrier is currently MOST holding back decarbonisation progress in your portfolio?



2. If you could unlock ONE breakthrough in the next 12 months, which would have the greatest impact on your decarbonisation delivery?

Setting the Scene

Joey Aoun

**Net Zero & Sustainability Lead
Savills Investment Management**



investment
management



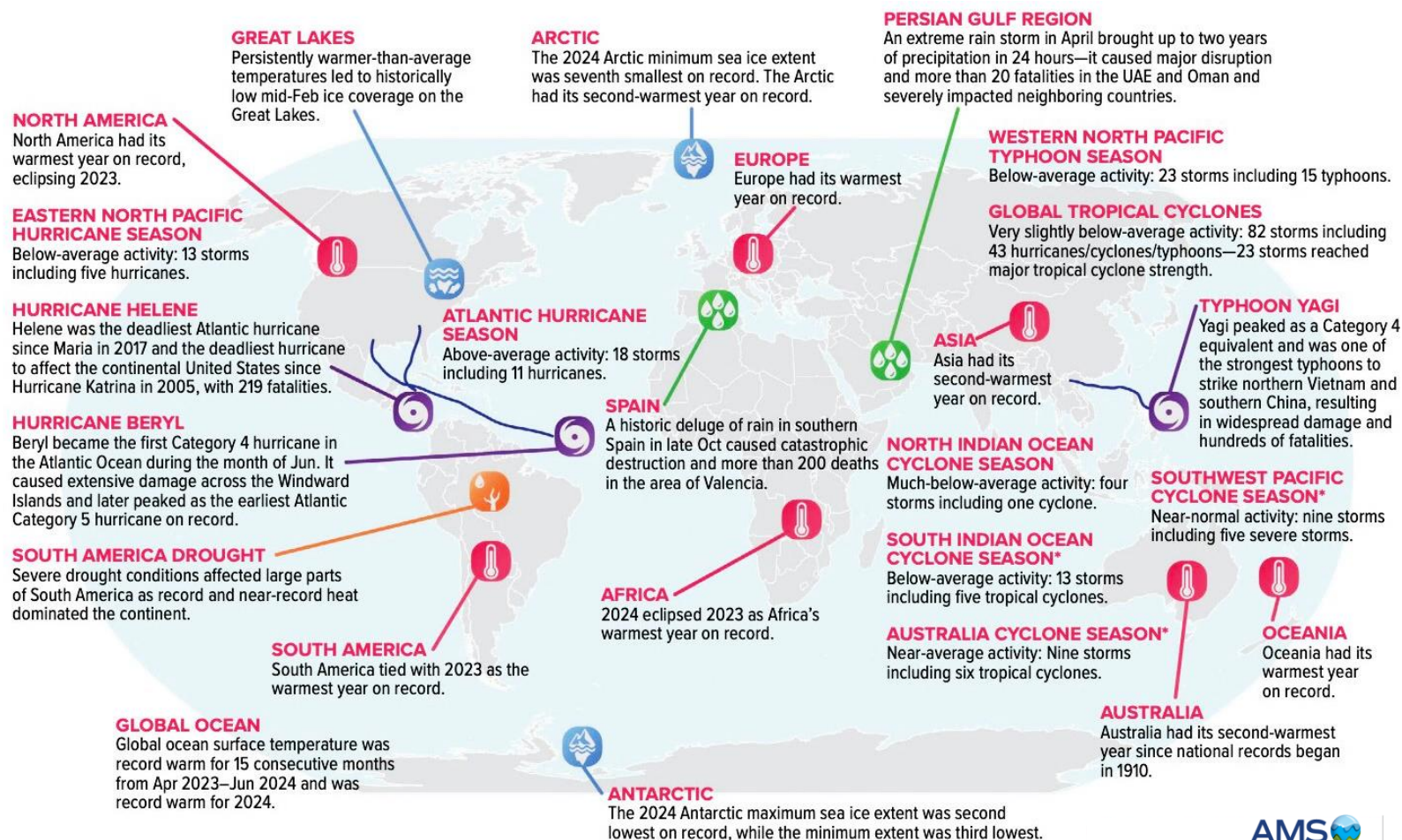
KEYNOTE

Lessons and Solutions for Delivering Building Decarbonisation

November 2025 | Joey Aoun, Net Zero & Sustainability Lead at Savills Investment Management

The inflection point: why 2025 demands action

Selected significant climate anomalies and events in 2024



2025's

first 6 months saw record warmth around the world.

CarbonBrief
CLEAR ON CLIMATE

3 years

carbon budget remain to stay below 1.5 °C, scientists warn.

Climate Action

6.3 million

homes in England are at flood risk as we're unprepared for climate change.

INSIDE
HOUSING

It is financially material!

€822 billion

EU climate disasters since 1980, driven mainly by floods and storms.



25%

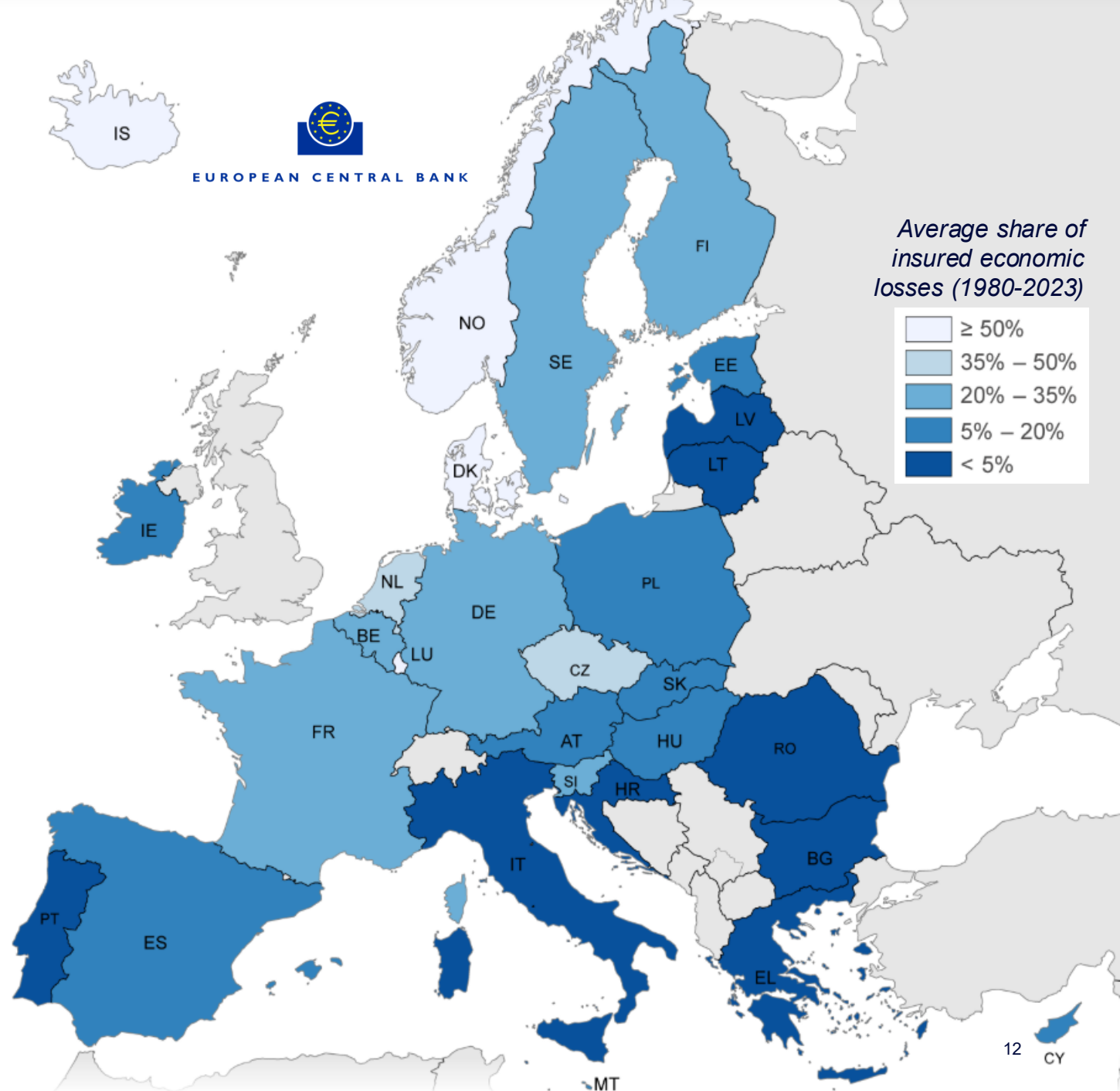
average share of EU climate losses insured; in some countries it's under 5%.



£1.6 billion

UK property insurance payouts in Q2 2025 alone, up 7% quarter-on-quarter.

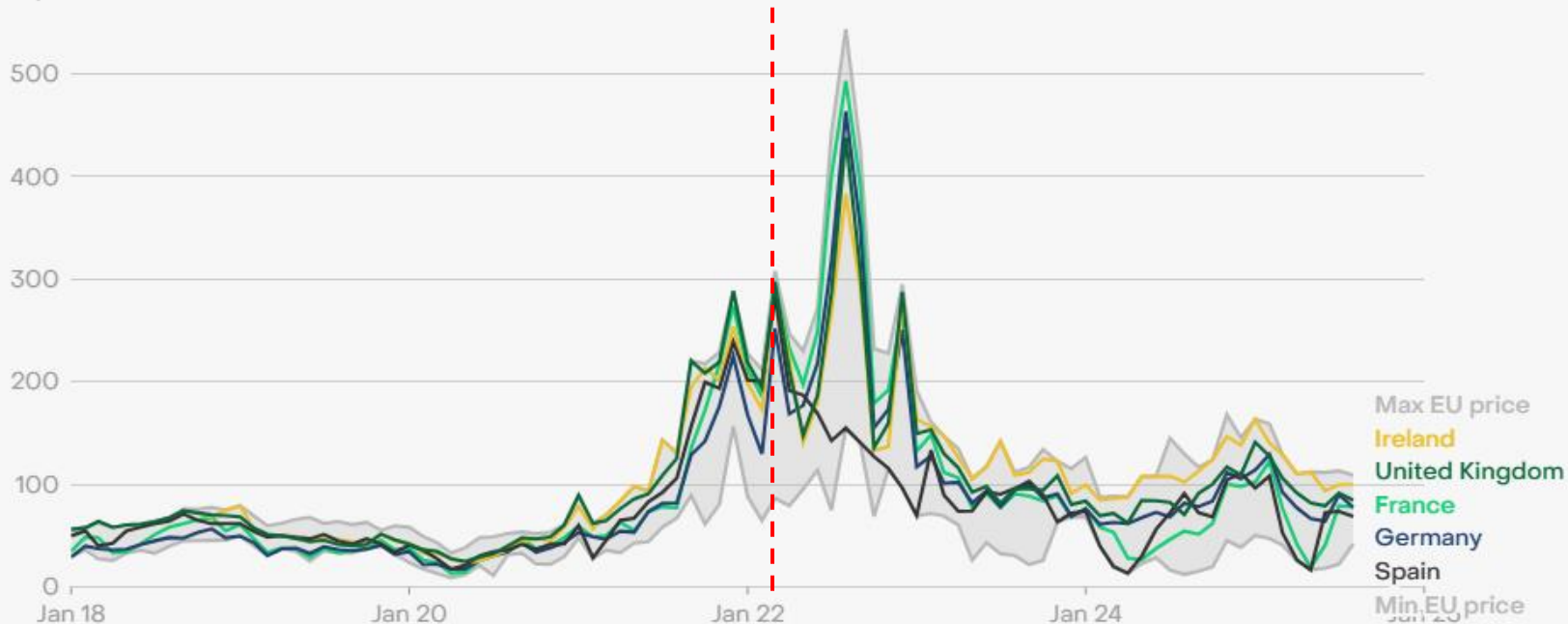
TheABI



Energy shocks: why energy markets matter

Wholesale electricity prices in Europe

€/MWh



Source: [LCCC \(UK\)](#), [semopx \(Ireland\)](#), [ENTSO-e \(all other EU countries\)](#). Prices are average day-ahead spot prices per MWh sold per time period; Max and min prices refer to the highest and lowest average values of any country in the EU in that period; Prices converted from £/MWh to €/MWh for the UK. Download data [here](#).

EMBER

EMBER

59%

surge in EU gas prices in 2024.

The
Guardian

£3,000

average energy debt in the UK
across 1 million UK households.

cipher

100%+

increase in EU industrial electricity
prices between 2019-2023.

Seven levers to accelerate decarbonisation

What's holding us back and what will drive us forward?



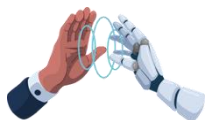
Policy gaps and backtracking

Clarify EPC enforcement and incentivise retrofits amid grid capacity constraints.



Financing the transition

Leverage green debt, blended finance, and PPPs to de-risk and scale decarbonisation.



Tech as a catalyst

Mainstream digital twins, AI, and clean energy to optimise building performance.



Fixing the data deficit

Standardise metrics and address reporting challenges to bridge decision-making gaps.



Stronger business cases

Integrate ROI, ESG, and climate risk into valuations to overcome investment inertia.



Closing the occupier gap

Rethink leasing models and tenant engagement to align incentives and outcomes.

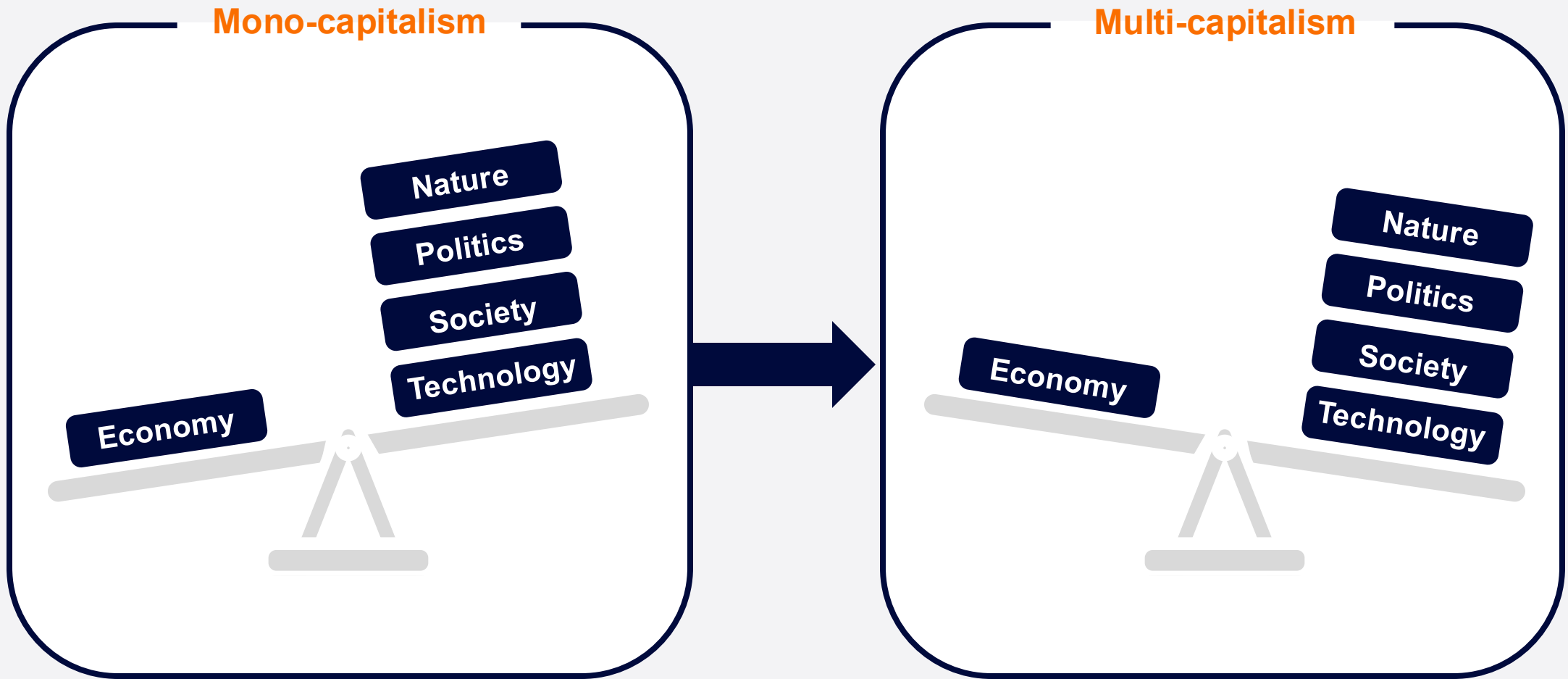


Upskilling for net zero

Upskill the workforce, embed sustainability across roles & foster collaboration for systemic change.

Redefining competitive advantage

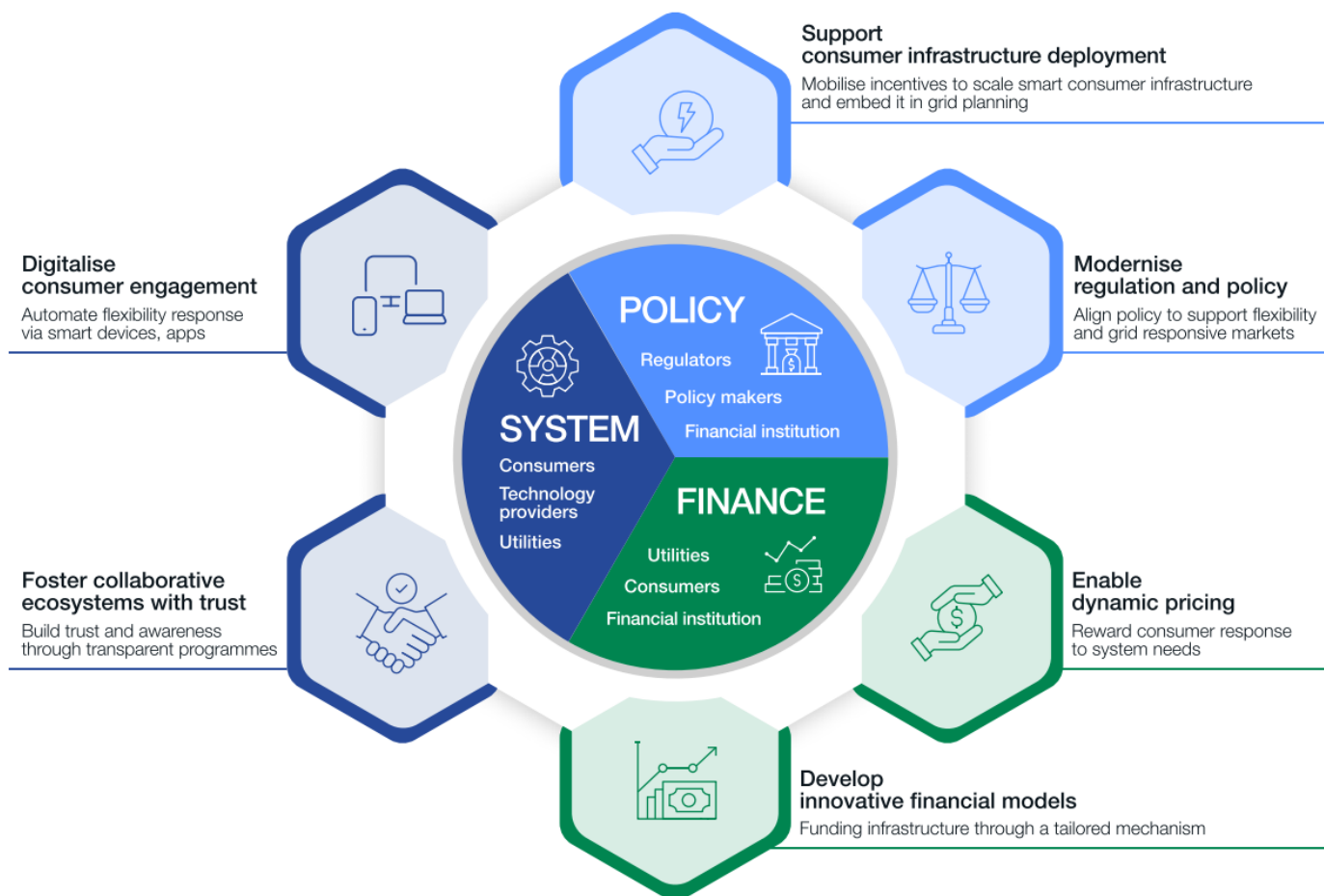
Aligning financial success with broader societal and environmental goals.



System change example: UK heat electrification



Demand response: the next frontier



Ecosystem partners



Electricity flexurers



Electricity prosumers



Demand response: live examples

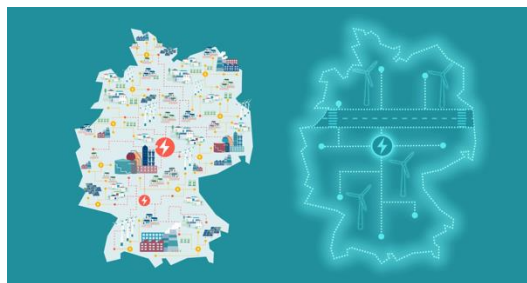


Retail Park, Sweden

Savills IM deployed an AI-driven HVAC optimisation platform that monitors air quality and automatically adjusts BMS setpoints in real time to boost energy efficiency and improve indoor comfort.

Impact:

- 26% energy reduction
- 300,000 kWh saved
- €70,000 per year



Kopernikus ENSURE: enhancing local energy resilience, Germany

ENSURE is a smart-grid project that automatically balances local solar generation and demand in real time, turning whole neighbourhoods into flexible, low-carbon energy systems.

Impact:

- 58% reduction in excess export
- 56% boost in PV self use
- 6.2tons CO2 reduction in the field test area



Enabling grid integrated flexibility through smart device, UK

Octopus Intelligent is a smart-device platform that shifts household energy use to the cheapest, greenest hours automatically, cutting bills while easing pressure on the grid.

Impact:

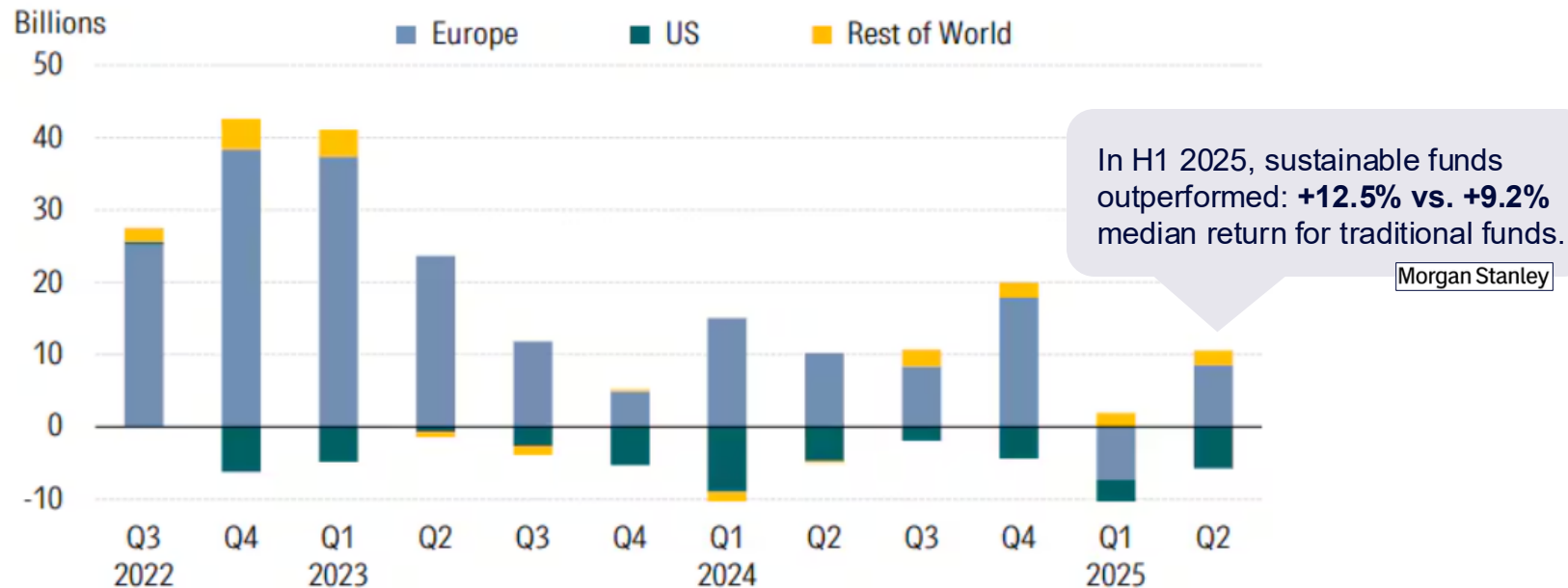
- Up to 70% cheaper EV charging saving €830 a year.
- Up to €1,800 annual savings vs petrol vehicles.
- 300,000+ devices delivering 1.9 GW of flexible grid capacity.

The capital shift has already begun

Global ESG fund flows rebound in Q2 2025 despite ESG backlash and geopolitical uncertainty.

Quarterly Global Sustainable Fund Flows (USD Billion)

MORNINGSTAR®



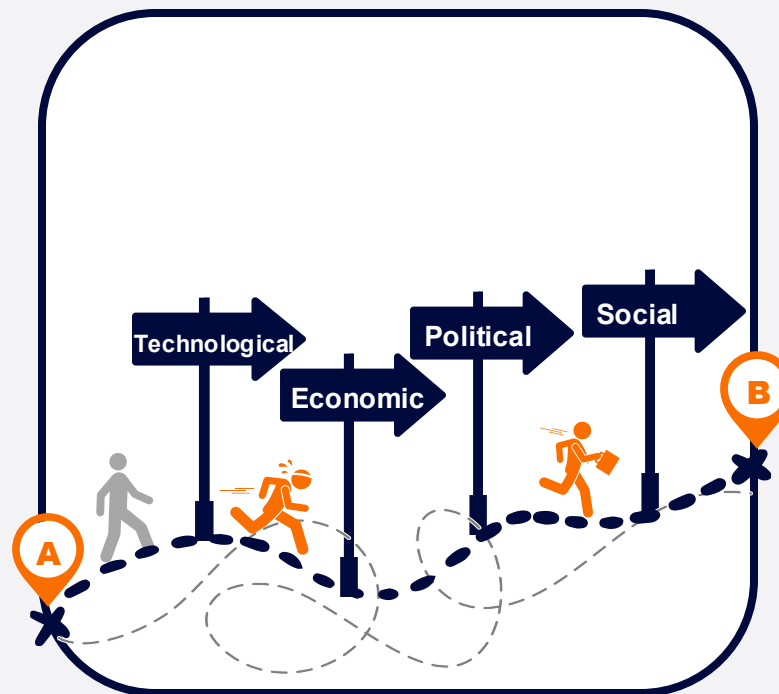
Source: Morningstar Direct. Data as of June 2025.



Industrial Estate, UK



A call to action: from <1% to 10%+



“ With a **system thinking** approach and a **multi-capitalism mindset**, we can break down these barriers and move the agenda forward. ”

THANK YOU

Resilience. Responsibility. Result.

IMPORTANT INFORMATION

This document has been prepared for the AREF & BBP event 'Lessons and Solutions for Delivering Building Decarbonisation'. It is for information purposes only and has been prepared by Joey Aoun, the Net Zero & Sustainability Lead at Savills Investment Management.



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Table Moderators

- **Andres Guzman**, Senior Director, Head of ESG Europe, Tishman Speyer
- **Saryu Vatal**, Senior Manager, Real Estate Decarbonisation Specialist, Accenture
- **Sam Carson**, Head of Sustainability, Valuations and Advisory Services, CBRE
- **Laura Noctor-King**, Head of Sustainability – Engagement, Better Buildings Partnership
- **Peter Cosmetatos**, CEO, CREFC Europe
- **Caroline Clarke**, Sustainability MD FS, Accenture
- **Jonathan Walker**, Principal, Sustainable Investing, BGO
- **Guy Slocombe**, Real Estate. Consultant. NED. Senior Advisor, Kingslo Consulting
- **Melville Rodrigues**, Head of Advisory, Apex Group
- **Jon Williams**, Managing Director & Global Financial Services Sustainability Leader, Accenture
- **Conor Storkey**, Head of Sustainability, Brookfield Properties
- **Emma Williamson**, Net Zero Investment Lead, M&G Real Estate
- **Kathryn Barber**, Head of ESG, Orchard Street Investment Management
- **Rob Wall**, Director, Sustainability, BPF

Moderated Table Topics

Table Focus		
Overcoming Policy Uncertainty and Political Backtracking:	Rob Wall #1	Jon Williams#2
Financing and Investment Opportunities for Decarbonisation:	Peter Cosmetatos#3	Guy Slocombe#4
Technology and Innovation for Decarbonisation:	Andres Ramirez#5	Saryu Vatal #6
Addressing Reporting Challenges and Data Gaps:	Emma Williamson#7	Melville Rodrigues#8
Developing Strong Business Cases for Retrofit Projects:	Sam Carson#9	Jonathan Walker#10
Bridging the Owner-Occupier Disconnect	Kathryn Barber#11	Laura Noctor-King#12
Addressing Skills and Knowledge Gaps:	Conor Storkey#13	Caroline Clarke#14

Table Discussions 1

Led by table moderators

9:25am – 10:00am

Break

10:00am – 10:10am

Table Discussions 2

Led by table moderators

10:10am – 10:35am

Fireside Chat

With Mete Coban MBE

Deputy Mayor of London for Environment and Energy

Panel Discussion & Q&A

Q&A
& Polls:
Slido

#1752 7127



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Rob Wall
Assistant Director
BPF



Audience Q&A

① The Slido app must be installed on every computer you're presenting from



3. What is the ONE action you will take in the next 30 days based on today's session?



4. By 2030, which statement best describes where you believe your portfolio will be?

AREF Industry initiative led by Chantal Beaudoin to identify energy saving solutions for Real Estate



Energy Saving Solutions for Real Estate

Effective from:
**November 25
2025**



HVAC – Optimised Refrigerant



In most air-conditioning and refrigeration applications, a lot of energy is wasted because the unit's compressor (the main running cost component) runs much longer than is needed. Using a patented process called Optimised Refrigerant Supply® (ORS®) the control device reduces the run-time of the cooling system compressor, therefore, reducing electricity consumption even in the most demanding of environments.



Image Source: [Coolnomix](#)



All building with refrigeration (i.e. supermarkets, cold stores, food production).



- Energy savings,
- Does not affect refrigeration unit
- Responds dynamically to any change in heat load optimisation of the running time of the compressor to minimise energy consumption.



To establish an accurate cost and savings report, client to provide:

- Energy savings, even on the largest and most modern inverter-based cooling technologies can create up to 30%-40% savings on the energy used by refrigeration units.



To be added



Supplier:
[Coolnomix](#)

Other Suppliers:

Wrap up

Thank you for attending
Feel free to join us for 30 mins of
networking afterwards

Special thanks to
DLA Piper for hosting

