

# Space charging at the University of Lincoln

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UNIVERSITY OF  
LINCOLN

## **10-minute tour**

- Motivations
- Key choices
- Political factors
- Q&A
- Feel free to contact Sam afterwards

# Motivations

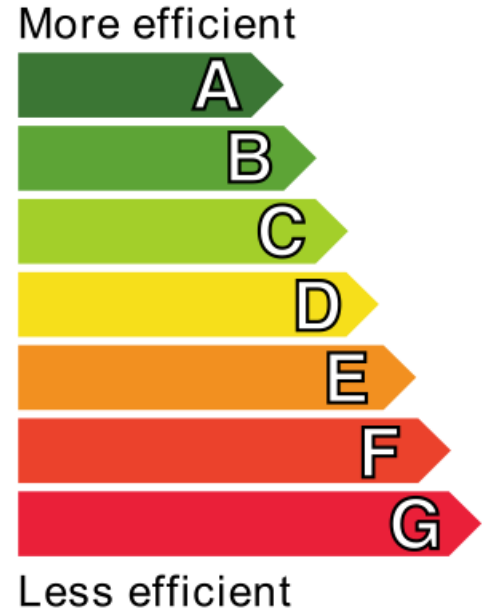
- 105,000 sq m (GIA) non-residential estate
- Mostly built in the 1990s and 2000s
- Relatively high energy intensity
- Goal: to improve space and energy performance by aligning occupiers' interests more closely with the University's interests

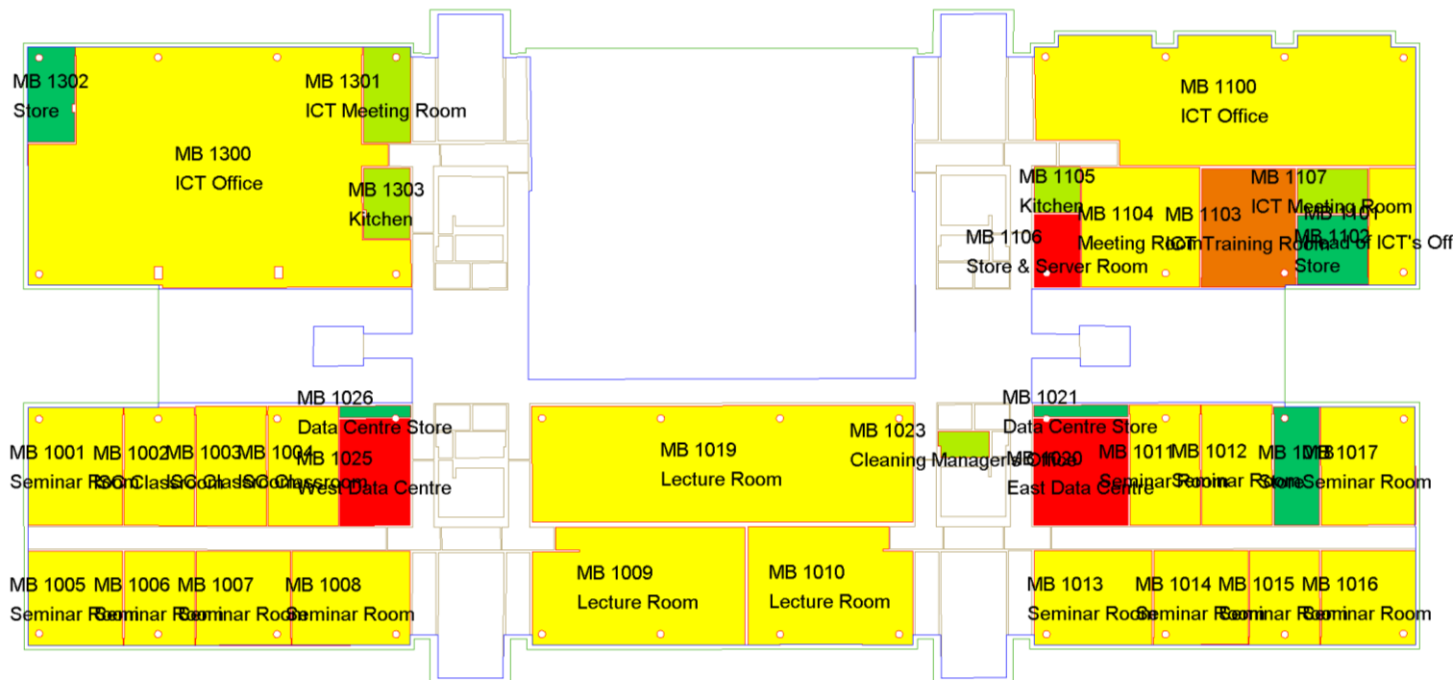
# Key choices

- Goal: effective incentive
- Simple and easily understood
- Emphasis on energy performance
- Minimum bureaucracy; no "cottage industry"
- Low cost to implement and administer
- Zero-infrastructure approach

# Key choices

- Seven charging bands
- Used EU energy label bands
- A = barns etc
- ...
- G = data centres etc
- Replaced TRAC bands





Tariff groups spaces Reference date: 12/03/2012

- B\_1112, Unoccupied archives, stores etc, 5 Space usages; 64.33 m<sup>2</sup>
- C\_1112, Naturally vented / cooled offices etc, 5 Space usages; 55.886 m<sup>2</sup>
- D\_1112, Mechanically vented / cooled offices etc, 22 Space usages; 1429.382 m<sup>2</sup>
- F\_1112, IT laboratories etc, 1 Space usage; 43.161 m<sup>2</sup>
- G\_1112, Data centres etc, 3 Space usages; 81.343 m<sup>2</sup>

# Cost weighting table

			Barns	Unoccupied stores and archives	Offices, meeting rooms, classrooms (naturally cooled and / or ventilated)	Offices, meeting rooms, classrooms (mechanically cooled and / or ventilated)	Workshops, science labs	Computer labs	Data centres
EMS code	Cost group	2011/12 budget	A	B	C	D	E	F	G
D28	Rent and Rates	1,362,633	1.0	1.0	1.0	1.0	1.0	1.0	1.0
D29	Insurance Premiums	127,160	0.2	0.8	1.0	1.0	2.0	3.0	20.0
D31	Energy for space heating	1,098,354	0.0	0.2	1.0	1.0	1.0	1.0	0.0
D31	Energy - other (lighting, equipment etc)	366,118	0.1	0.2	1.0	1.5	3.0	6.0	50.0
D32	Water and Sewage	99,924	0.0	0.0	1.0	1.0	3.0	1.0	1.0
D33	Building Maintenance	855,766	0.1	0.5	1.0	1.5	2.0	2.5	3.0
D33	Grounds Maintenance	79,854	1.0	1.0	1.0	1.0	1.0	1.0	1.0
D33	Other Maintenance	1,160,093	0.1	0.5	1.0	1.5	2.0	2.5	3.0
D34	Cleaning	957,474	0.1	0.5	1.0	1.0	1.0	1.0	1.0
D35	Estate management services - Internal	1,330,628	0.1	0.5	1.0	1.5	2.0	2.5	3.0
D61	Security and Portering	785,734	1.0	1.0	1.0	1.0	1.0	1.0	1.0
D62	Mail room	66,286	0.0	0.0	1.0	1.0	0.0	0.0	0.0
Non EMS	Depreciation	2,324,958	1.0	1.0	1.0	1.0	1.0	1.0	1.0

Planon ProCenter : Univ of Lincoln : 01 Space management

Planon ProCenterISI Edit ViewTariff groupsHelp

Refresh listShow archived itemsAlarm(s)Help

Search: CodeContainsFilter: No filter

Launch centre

S - SWM01 - Space Management

01 Space management

S - SWM02 - Workplace Management

01 Flexible workplace reservation

02 Assets for home working

03 Home working employees

04 Maintain workplaces

S - SWM03 - Reporting

01 Charge back m2

02 Charge back workplace

S - SWM04 - Moves, Adds and Changes

01 Move management

02 Move templates

03 Move order execution

Vacancies

S - SWM05 - CAD Integration

01 CAD drawing definitions

02 CAD import definitions

03 CAD drawing management

04 Launch AutoCAD

05 CAD drawing inbox

06 CAD drawing outbox

07 Space standard

08 Action definitions

S - SWM06 - Base Data

01 Space management

02 Asset management

03 Personnel

04 Rentable unit management

Pick lists

Z - User settings

01 Alerts management

02 My alerts

03 Change password

PropertiesComponentsSpacesSpace detailsHistory

FloorsZonesTRACSpace types / Charge backDepartmentsLesseeTariff groupsEMSSuitability

Main Admin Building

CodeName

Tariff groups spaces (7)

A\_1112Barns, stables etc

B\_1112Unoccupied archives, stores etc

C\_1112Naturally vented / cooled offices etc

D\_1112Mechanically vented / cooled offices etc

E\_1112Workshops and science labs etc

F\_1112IT laboratories etc

O\_1112Data centres etc

GeneralAudit info

Tariff group

CodeC\_1112

NameNaturally vented / cooled offices etc

TypeSpace types

Start date \*Monday, 1 August 2011

Tariff per unit area148.2 £ / m²

Tariff per x days365

VAT rate

Followed up

Archived (Y/N) \*☐ Yes☒ No

Colour number CAD Integrator122

Remarks

Comment



## Launch centre

## S - SWM01 - Space Management

01 Space management

## S - SWM02 - Workplace Management

- 01 Flexible workplace reservation
- 02 Assets for home working
- 03 Home working employees
- 04 Maintain workplaces

## S - SWM03 - Reporting

- 01 Charge back m2
- 02 Charge back workplace

## S - SWM04 - Moves, Adds and Changes

- 01 Move management
- 02 Move templates
- 03 Move order execution
- Vacancies

## S - SWM05 - CAD Integration

- 01 CAD drawing definitions
- 02 CAD import definitions
- 03 CAD drawing management
- 04 Launch AutoCAD
- 05 CAD drawing inbox
- 06 CAD drawing outbox
- 07 Space standard
- 08 Action definitions

## S - SWM06 - Base Data

- 01 Space management
- 02 Asset management
- 03 Personnel
- 04 Rentable unit management
- Pick lists

## Z - User settings

- 01 Alerts management
- 02 My alerts
- 03 Change password

Search: Start date =



Filter: No filter

Properties

Components

Spaces

Space details

History

Space usage Space dimensions Flexible workplaces Space history

Main Admin Building / MB 1103, ICT Training Room

Spac...	Spac...	Code	Start ...
Space usage (1)			
BR-001	01	MB 1...	MB 1... 31/07...

Space usage Audit info

Code *	MB 1103_1
Property	BR-001, Main Admin Building
Rentable unit	
Floor	01, First Floor
Residential	
TRAC	S, Support
Space *	MB 1103, ICT Training Room

## Period space usage

Start date *	Sunday, 31 July 2011
End date	
EMS	D12.C09, Support - other
Suitability	

## Dimensions space usage

Net area	43.161 m <sup>2</sup>
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## Usage

Department	UL.NA.CS, ICT Services
Number of fixed workspaces	
Additional area	
Cost center	
Lease contract line	
Internal charge back	
Availability	
Service level FM	

## Charge back data

Space type	FO, Computer labs
Tariff group	F_1112, IT laboratories etc
Space tariff excluding VAT	9,695.64
Services tariff excl. VAT	

## Go to

Space

## Space usage

- Add
- Copy
- Delete
- Split

## Report

Report

## Changes

- Cancel
- Save

# Political factors

- Essential to have the support of:
  - Vice-Chancellor
  - Chief Financial Officer
  - *Some* academics
- Emphasise that users are already paying
- Emphasise energy performance

## **Next steps**

- Allow the system to bed in during 2012
- Facilitate release and sharing of space
- Review weightings and bands for 2013/14

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