



## RENEWABLE SOLUTION PROVIDED

Cost effective, energy-efficient upgrade to air conditioning system, utilising existing infrastructure.

# Replace technology lowers office running costs by 22%

The Logic Group, based in Hampshire, specialises in the secure management of information and transactions across Europe.

Its offices, owned by the Advantage Property Income Trust Limited and managed on their behalf by London-based Valad Europe, are located on two sites in Fleet, Hampshire and have been running R22 refrigerant air-conditioning systems since their installation in 1998.

With the impending ban on R22 refrigerant, increasing levels of maintenance, and reduced system performance leading to higher energy costs, Valad was keen to upgrade the property's ageing systems.





Mitsubishi Electric's City Multi YJM-A Replace Multi units were selected as the most cost-effective solution.

## Installation Summary

Successful replacement of existing R22 air conditioning systems with efficient R410A units

Old systems replaced with City Multi YJM Replace Multi units

Replacement product exceeds criteria for Enhanced Capital Allowance (ECA)

Total saving of 120,225kWh (equals £15,630) saving per annum

CO<sub>2</sub> output reduced by 65.5 tonnes per annum

“Energy efficiency and sustainability is important to Valad Europe, so is minimising our environmental footprint and we constantly strive to identify areas to improve our sustainability performance and look at ways of taking our assets to a more efficient and sustainable level,” commented Nigel Gray, Valad Europe’s Head of UK Asset Management. “The Replace technology fits with our company ethos and because the kit is eligible for the Government’s Enhanced Capital Allowance scheme it is cost efficient too so will contribute to lower operating costs for the asset overall.”

To improve the energy efficiency and reduce the building’s carbon emissions, Valad called in Hertfordshire-based project managers, iCON Building Consultancy who offer a full range of professional building consultancy services throughout the UK, to liaise on the design and specification of replacement air-conditioning with Berkshire based, air conditioning contractor, Aria Building Services Ltd.

Mitsubishi Electric’s City Multi YJM Replace Multi units were selected as the most cost-effective way to replace the existing R22 air-conditioning with efficient R410A units.

The Replace technology meant that all existing power cables could be re-used along with the pipework which only required minor modifications for the new connections needed for additional indoor units.



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With the impending ban on R22 refrigerant and reduced system performance the property needed to upgrade their ageing system.

“We always look for the best possible solution for our clients, both in terms of performance and cost,” said Stuart Roberts, Director of iCON Building Consultancy. In this case, the Replace technology was ideal for the job as we could retro-fit new kit to parts of the existing system, cutting down on installation time and saving on the amount of new materials required.”

In order to carry out the system upgrade iCON Building Consultancy commissioned the team from Aria Climate Systems who are specialists in renewable energy technology.

“As an Accredited Installer for Mitsubishi Electric we had the right technical expertise and knowledge of the product to provide the Logic Group with a problem-free upgrade to both office systems,” said Jon Hunt, Managing Director of Aria Climate Systems. “And in order to keep disruption to their business to a minimum our team adopted very flexible working hours, completing most of the work on one of the sites during evenings and weekends.”

The Replace technology automatically flushed out the existing pipework to remove any residual R22 mineral oil and charged the upgraded systems with R410A refrigerant, removing the need to measure pipe lengths. During normal operation the replacement units regulate the pressure of the new R410A refrigerant, which negates the need for new pipework and offers significant savings on cost and time. It also reduces any disruption during installation.



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# Air Conditioning

## Case Study

Logic Group  
October 2012

Making a  
World of  
Difference



AG150 touch screen centralised controllers were added to maximise energy efficiency, decrease energy usage and minimise running costs.

AG150 touch screen centralised controllers were added to maximise energy efficiency, decrease energy usage and minimise running costs. The ability to upload and view CAD floor plans for the buildings offered enhanced control.

The introduction of fresh air to the offices via a low pressure hot water AHU system provides improved air quality and a more comfortable environment, whilst occupants benefit from replacement indoor units that are quieter than previous models.

The new YJM Replace Multi systems exceed the criteria for Enhanced Capital Allowance (ECA) which mean that the landlords, Valad Europe who funded the works, could claim the tax benefit covering their capital outlay. Following the upgrade, the energy consumption for one of the office buildings dropped by 22% and the other building which included adding significantly more equipment for a changed and upgraded application, had an annual reduction of 7% energy consumption. The total estate saved 120,225kWh over one year (or £15,630) significantly reducing their CO<sub>2</sub> output by 65.5 tonnes.

For further information about the Logic Group visit <http://www.thelogicgroup.com>

For further information about Valad Europe visit [www.valad.eu](http://www.valad.eu)

For further information about the iCON Building Consultancy visit <http://www.iconbc.co.uk>

For further information and advice regarding Mitsubishi Electric's Replace technology visit [www.replace.mitsubishielectric.co.uk](http://www.replace.mitsubishielectric.co.uk) or call 01707 282880.



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