Energy Reduction in Prime Office Buildings

Reducing consumption while maintaining comfort standards

Atlas Workplace Services

Energy performance is now central to office building strategies

Prime office buildings are increasingly expected to perform to higher environmental and operational standards than ever before. Corporate occupiers, landlords and investors are all under pressure to reduce energy consumption, lower carbon emissions and demonstrate measurable improvements in building performance.

For many organisations, this pressure is driven by sustainability commitments and Net Zero strategies. For others, it is also a financial issue. Energy costs remain a significant operational expense in large commercial buildings, particularly where heating, cooling and ventilation systems operate for extended hours to support workplace comfort.

However, reducing energy consumption in prime office buildings is rarely straightforward. Corporate workplaces must maintain high environmental standards. Temperatures must remain stable, air quality must support wellbeing and lighting must support a professional working environment.
If energy reduction initiatives compromise comfort, they can quickly undermine workplace experience and employee satisfaction.

The challenge for facilities and workplace leaders is clear. Buildings must become more energy efficient without sacrificing the environmental quality that modern offices require.

Engineering teams should be playing a central role in achieving that balance.

Where energy inefficiencies often arise

In many office buildings, energy inefficiencies develop gradually over time rather than appearing suddenly. Heating and cooling systems may operate longer than necessary due to outdated schedules. Plant systems may run simultaneously when they should not. Control strategies may no longer reflect the way the building is used, particularly in workplaces that have shifted toward hybrid occupancy patterns.

Ventilation systems can also contribute to higher energy consumption if airflow volumes and operating schedules are not properly aligned with occupancy levels.

Lighting infrastructure presents another opportunity. Older systems may operate continuously or lack effective zoning and controls, resulting in unnecessary consumption across areas that are not fully utilised.

The key point is that these inefficiencies are often operational rather than structural. Buildings frequently contain infrastructure capable of operating more efficiently, but systems may not be configured or maintained in a way that allows that performance to be realised.

Engineering teams must look beyond basic maintenance and consider how plant systems operate as part of the wider building environment.

When building services infrastructure is reviewed systematically, facilities teams can often identify practical adjustments that deliver meaningful energy reductions while maintaining comfort standards.

Atlas Engineering support

Atlas supports corporate office clients by helping them identify and deliver practical energy reductions without compromising workplace comfort or building performance.

Our engineers focus on how building services infrastructure operates day to day, identifying opportunities to optimise plant performance and eliminate unnecessary energy consumption.

This typically includes:

01 Delivering Planned Preventative Maintenance (PPM) aligned with SFG20, ensuring heating, cooling and ventilation systems operate efficiently and reliably.

02 Reviewing plant schedules and operating patterns to ensure building systems align with real workplace usage.

03 Assessing heating and cooling setpoints, control strategies and system sequencing to identify inefficiencies such as simultaneous heating and cooling.

04 Supporting facilities teams in investigating areas of unusually high consumption and identifying plant behaviour contributing to energy waste.

05 Monitoring plant performance and maintenance history through Maximo, giving clients clear visibility of how building systems are operating over time.

06 Providing structured service documentation and engineering records through the Atlas Connect portal, ensuring facilities teams retain clear oversight of maintenance and performance activity.

Through this structured engineering approach, Atlas helps corporate office buildings reduce energy consumption while maintaining the environmental standards expected in modern workplaces.

The Atlas engineering framework for Corporate HQs & Offices

Reducing energy consumption in corporate office buildings requires more than isolated efficiency initiatives. It requires disciplined engineering management supported by accurate infrastructure visibility and continuous optimisation.

Atlas supports corporate office clients through five core engineering principles.

01

Engineering Transparency

Energy optimisation begins with clear infrastructure visibility. Atlas structures plant information, asset records and maintenance history within Maximo, allowing facilities teams to understand how building systems are performing and where inefficiencies may exist.

02

Structured Maintenance

Mechanical and electrical infrastructure is maintained through Planned Preventative Maintenance programmes aligned with SFG20, ensuring that plant systems operate efficiently and remain in good working condition.

03

Lifecycle Planning

Energy performance is closely linked to the condition of building infrastructure. Atlas supports lifecycle planning by identifying ageing systems that may be contributing to rising energy consumption and helping clients plan future upgrades.

04

Operational Optimisation

Atlas engineers review how plant systems are configured and operated in practice. Adjustments to controls strategies, operating schedules and system sequencing can often deliver measurable energy improvements without major capital investment.

05

Compliance Assurance

Energy management sits alongside statutory engineering responsibilities. Atlas supports clients through structured inspection regimes, clear engineering governance and transparent documentation that demonstrates compliance and operational discipline.