

AIM AUDIT - Victoria Shopping Centre

Location: Victoria Shopping Centre,
Harrogate, UK

Sector: Retail/Shopping Centre

Start Date: April 26

Project Status: Completed - Analysis Phase

Key Results: £35,423 quick win savings
identified

Site Description

A major mixed-use retail and leisure destination spanning approximately 335,000+ ft², with anchor tenants including TK Maxx, Next, Boots, and New Look, alongside leisure and healthcare facilities.

If you're managing a retail or commercial asset and want to:

- Reduce energy costs
- Improve operational efficiency
- Meet ESG and net-zero targets

Get in touch to unlock your building's full energy performance potential



Overview

Shopping centres are inherently energy-intensive environments due to long operating hours, high footfall, and energy-demanding systems such as lighting, HVAC, and vertical transportation.

At Victoria Shopping Centre, rising energy costs and sustainability targets created a need for a comprehensive understanding of energy consumption patterns. Like many retail environments (averaging ~300 kWh/m² annually), inefficiencies in HVAC, lighting, and plant control can significantly impact operating costs and carbon emissions.

SA Evolve required a data-driven approach to:

- Identify inefficiencies
- Reduce operational energy costs
- Support ESG and net-zero commitments



Client Relationship: The collaboration with **SA Evolve** established a strong foundation for ongoing energy optimisation and future project phases.

The Challenge

SA Evolve had identified that their gas and electricity costs for the Victoria Shopping Centre was very high and there was a lack of understanding on what was causing this issue. The AIM Audit was proposed as a first step in using existing data to identify key focus areas and recommendations for actions to reduce energy consumption.

The Conclusion

Results & Impact:

The project successfully established a clear energy performance baseline and uncovered actionable opportunities to reduce consumption across major systems.

Insights:

- Energy consumption during key bank holidays (Christmas Day & Easter) was the same as normal operation
- The baseload varied significantly from day to day and month to month - HVAC plant is being left on
- Early plant start times in some months were not linked to weather conditions

Scope of Services

- Detailed energy data analysis and benchmarking
- Load profiling and consumption mapping
- Identification of inefficiencies and optimisation opportunities
- Recommendations for energy reduction and operational improvements

Our Recommendations

- Use the BMS to forward programme Bank holidays to ensure HVAC plant was not operating on those days
- Ensure BMS plant scheduling reflected the site operational requirements
- Undertake AIM Investigate to review HVAC plant operation and BMS issues

Delivery

The project was delivered with minimal disruption to trading operations, using a structured investigative approach tailored to a live retail environment.