

# Retrofit

at Scale

Presented by

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# Time of Transition.



# The Predicament: Commercial Office

**70%**

of office stock  
will not be fit for  
purpose (min. EPC B)

Knight Frank - Meeting the Commercial Property Retrofit Challenge  
2024

**10%**

Vacancy Rates  
in London

CoStar, September 2024

**2.7x**

days on  
average spent  
in the office

Centre for Cities - London Survey, April 2019

# The Predicament: Residential

48%

of residential properties  
are EPC D or less

JLL - Decarbonising UK Housing, January 2024

1:50

London residents are in  
temporary accommodation

London Councils, September 2024

4.3m

missing homes from the UK  
housing market

Centre for Cities - The Housing Building Crisis, Feb 2023

# The Predicament: **The Planet**

## 39%

of global emissions  
are from buildings

World Green Building Council, 2019

## 36%

London's emissions  
are from commercial /  
industrial buildings

World Green Building Council, 2019

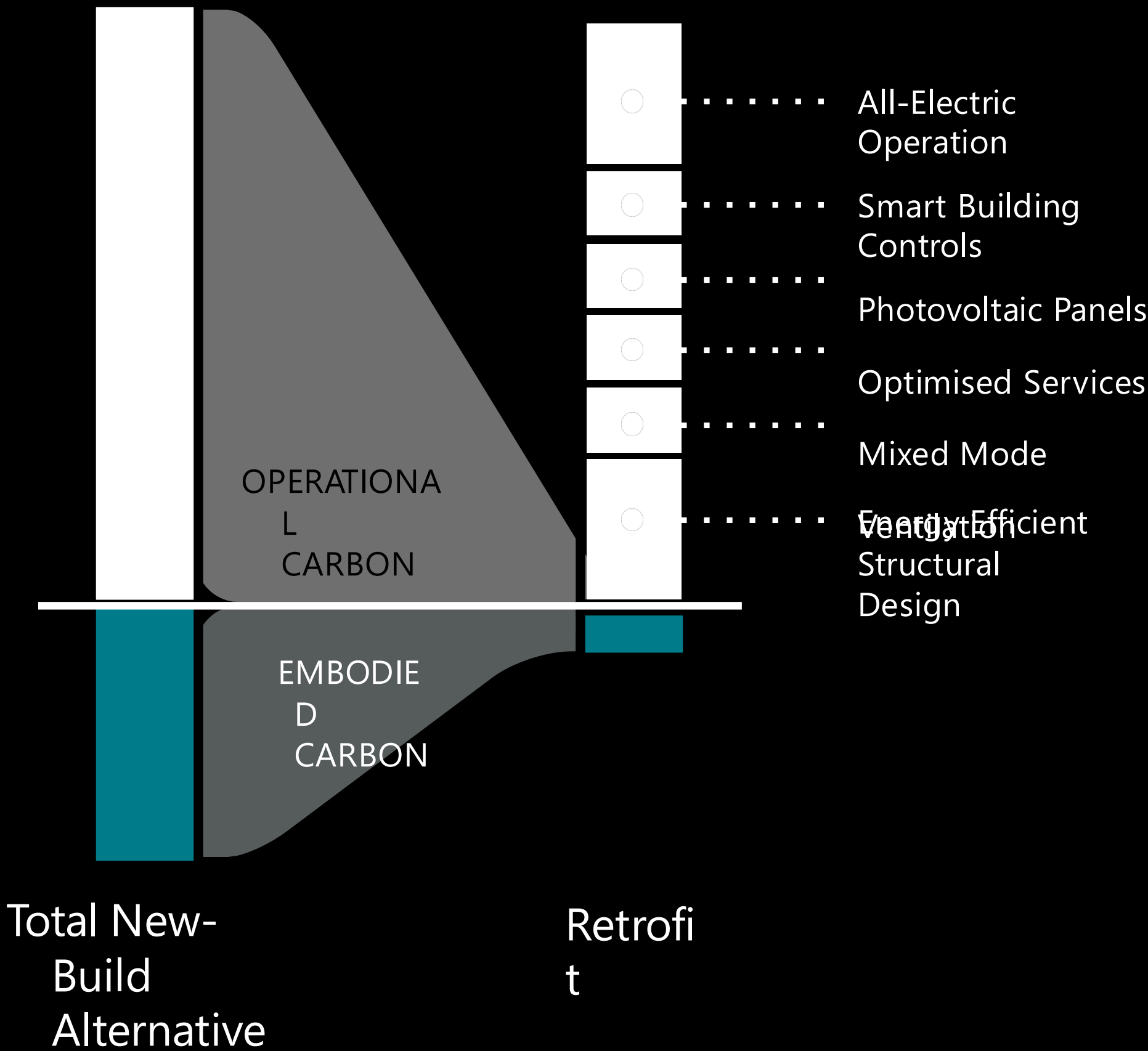
## +1.5°C

threshold passed  
for first time in 2024

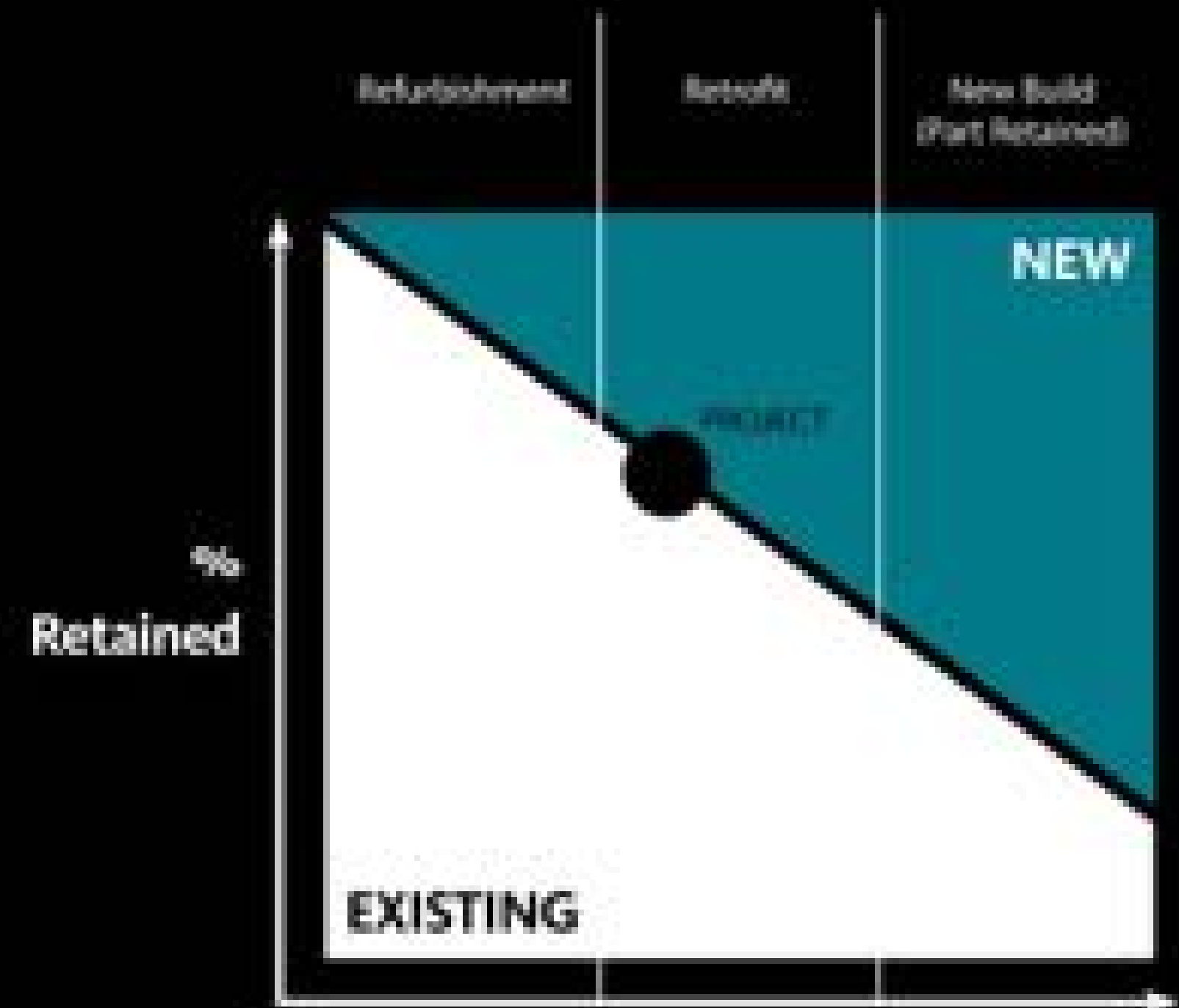
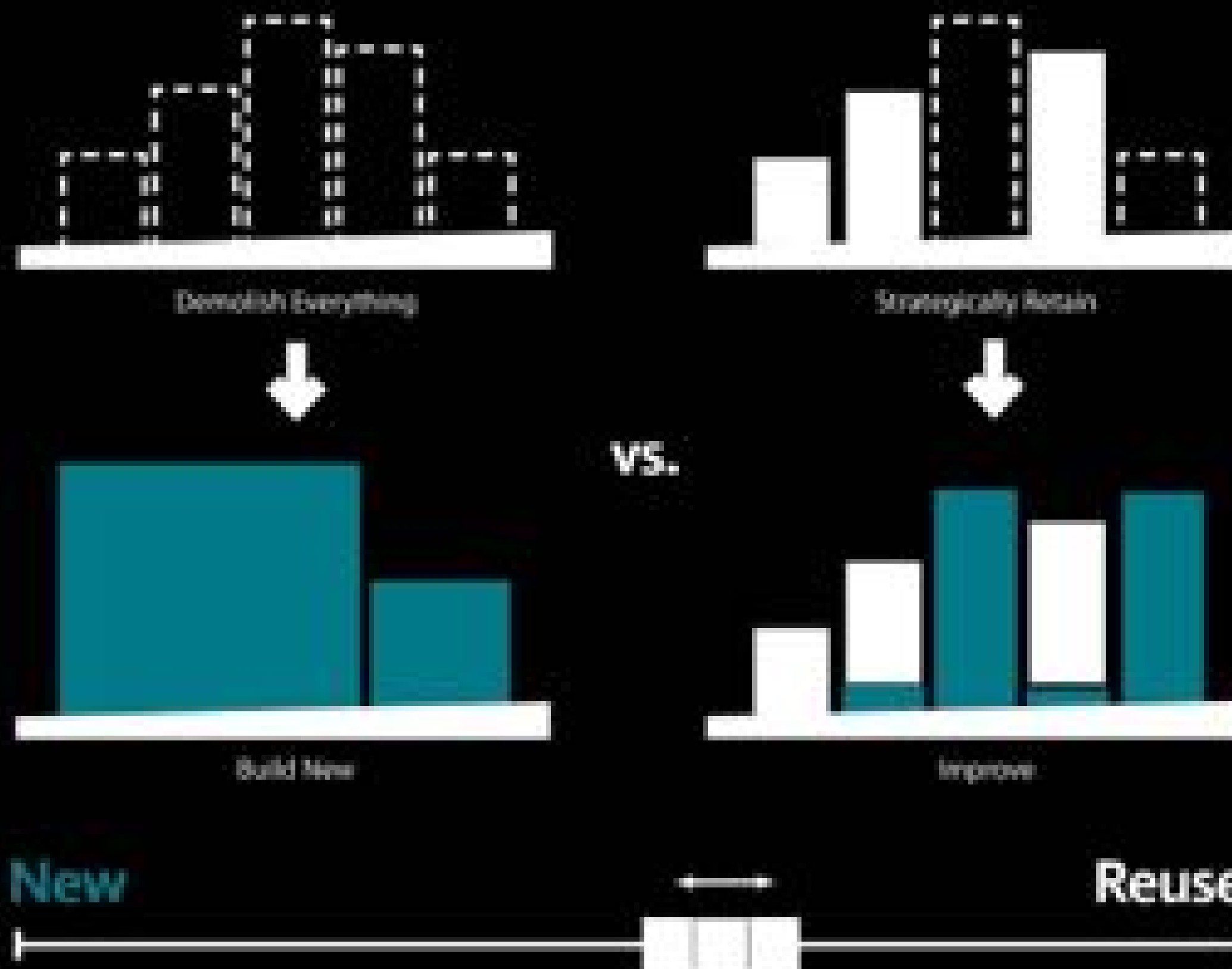
United Nations, IPCC, CLIMATEWATCH

# The Case for Retrofit.

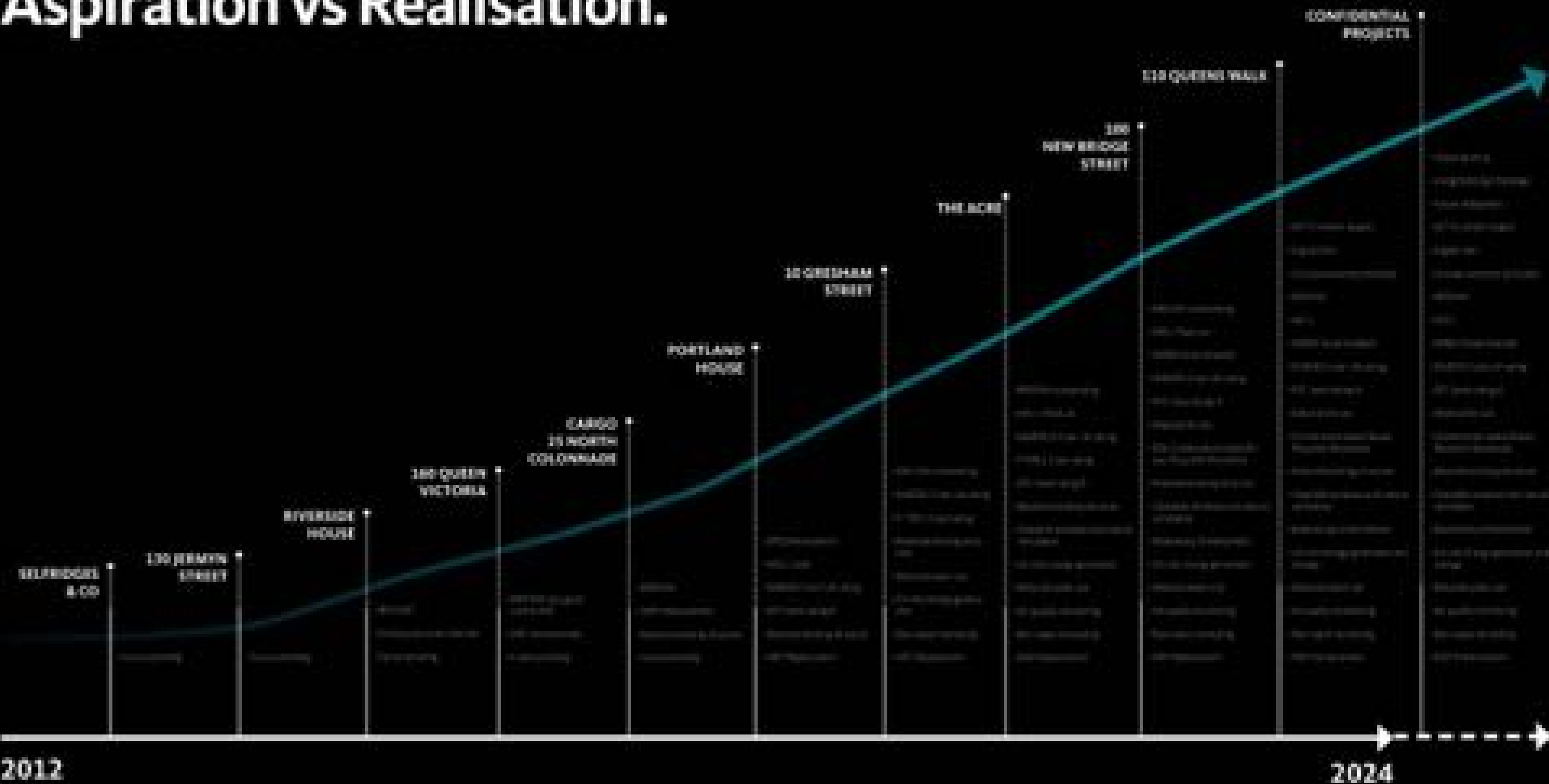
- Growing Obsolescence of Product
- Demand: Flight to Quality
- Demand: Supply Shortage
- Operational Energy Reduction
- Reduced Embodied Carbon
- Material ReUse
- Circular Economy
- Speed to Market
- Strong Project Purpose & Story
- Elevated Brand



# A Sliding Scale of Intervention.



# Aspiration vs Realisation.





# The Working Group.



Domna



Civic Engineers

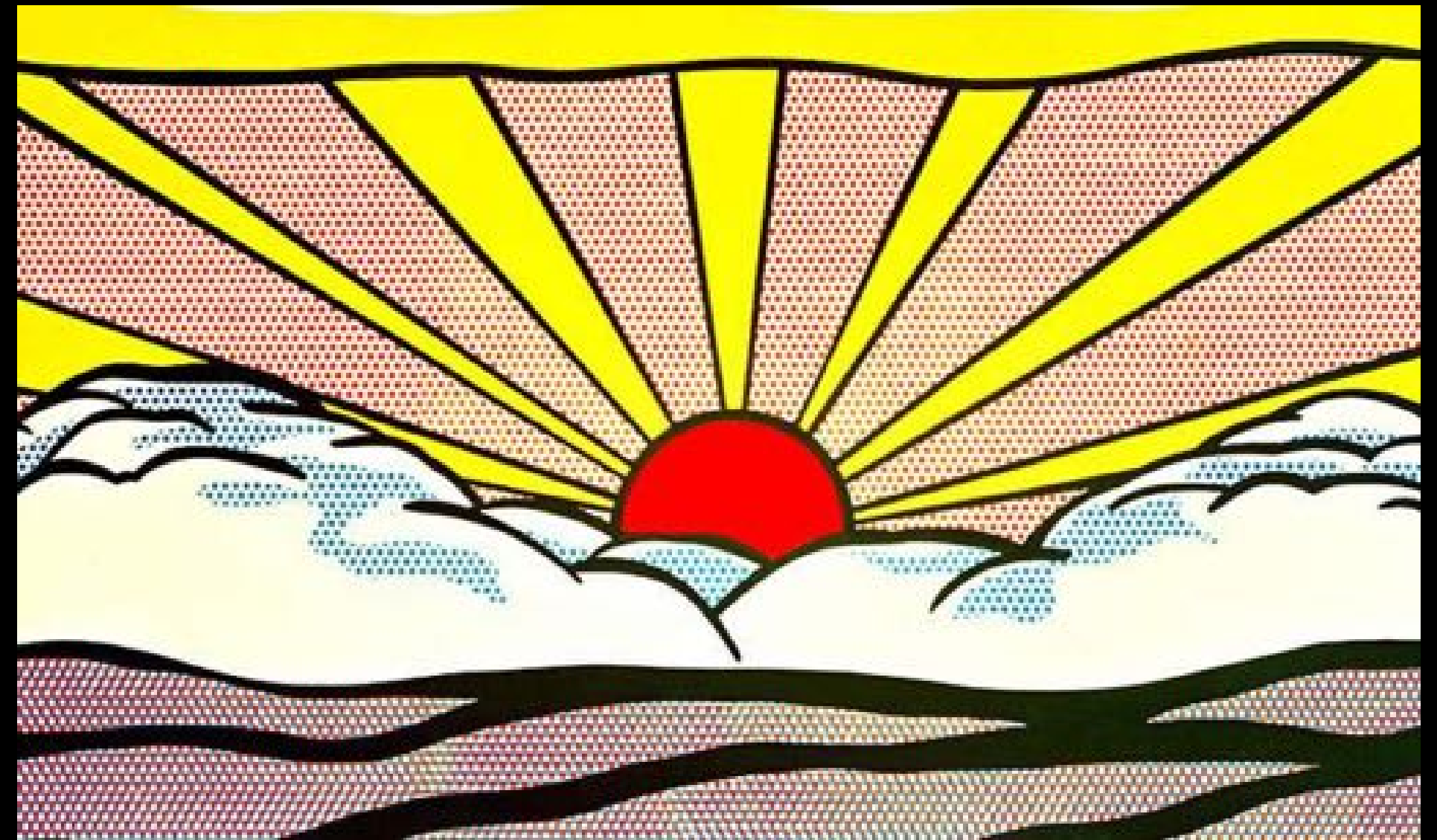


# Our Question.



**“ How can we accelerate investment in  
retrofit, at scale?”**

# Our Mission.



**Identify the blockers \* ...**

**\* without it becoming a therapy session!**

**... to find the solutions.**

# 5 Pillars to Unlocking.

## 1

### Culture

Habits  
Expectations  
Collaboration  
Market Confidence  
Project Tracking  
Market Perception  
Aggregating Data

## 2

### Policy

Viability Consistency  
Objective Analysis  
Taxation  
Planning Uses  
Sustainability Targets  
Industry Standards

## 3

### Education

Contractor Skillset  
Architects / Engineers  
Tenants  
Supply Chain  
Industry Agents

## 4

### Delivery

Material Reuse  
Warranties  
Integration  
Supply Capacity  
Circularity  
Energy

## 5

### Value

Material Value  
Investible Product  
Societal Value  
Green Premium  
Uplift Potential

# The Output.



## A Strategic Report

### Setting out:

- Opportunities across Commercial / Residential / Public + Private Ownership
- Identifying the key pillars to accelerate the growth in Retrofit
- Strategic Recommendations and Solutions
- Spotlighting successful case studies / blueprints
- Contribute to the London Growth Plan, London Plan and National / Local Planning Policy

TARGET DATE: February 2025

- Abu Dhabi

Atlanta

Austin

Baltimore

Bangalore

Bangkok

Beijing

Berlin

Birmingham

m Bogotá

Boston

Charlotte

Chicago

Dallas

Denver

Detroit

Dubai

Hong Kong

Houston

La Crosse

Las Vegas

London

Los Angeles
- Mexico City

Miami

Minneapolis

Morristown

Mumbai

Munich

Nashville

New York

Newport Beach

Oakland

Paris

Philadelphia

Phoenix

Portland

Raleigh-Durham

Riyadh

San Antonio

San Diego

San Francisco

San Jose

San José

Seattle

Shanghai

THANK YOU

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