

The Ant and The Grasshopper Approach to Sustainability in the Property Management Industry

by CPL Software and Blockworx



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PARTNERS TO PROPERTY FACTORS
& BLOCK MANAGERS



One summer's day, in a field, a Grasshopper was hopping about, chirping and singing to its heart's content. An Ant passed by, bearing along with great effort an ear of corn he was taking to his nest.

"Why don't you come and chat with me," asked the Grasshopper, "instead of toiling your life away?"

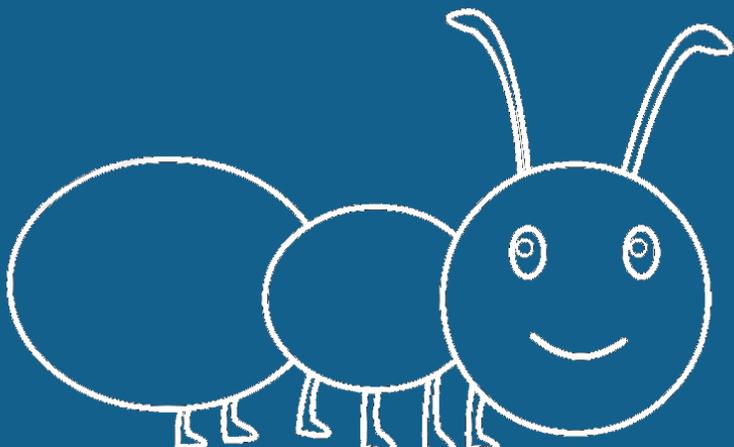
"I am helping to store up food for the winter," said the Ant, "and I recommend you to do the same."

"Why bother about winter?" said the Grasshopper. "We have got plenty of food at present."

But the Ant went on its way and continued its toil.

When winter came, the Grasshopper found itself dying of hunger, while it saw the ants distributing, every day, corn and grain from the stores they had collected in summer.

Then the Grasshopper knew...



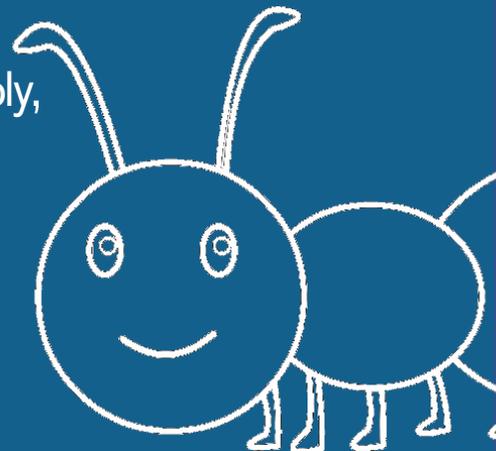
Why bother?



Aside from future legislation that will almost definitely place targets on property factors and managers, it would appear that being outdoors is actually good for us.

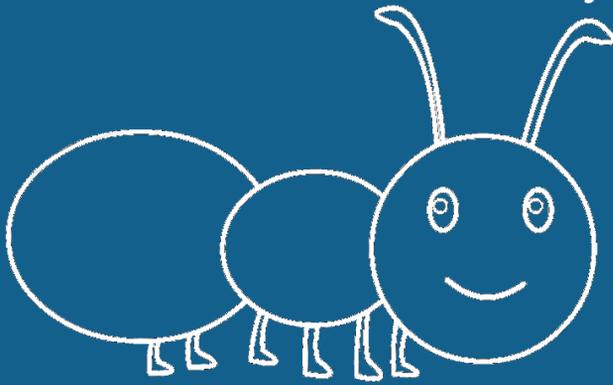
Real, effective sustainability, is about more than doing what's right for the environment around us.

When we live and do business more sustainably, we begin to substitute bad chemicals and materials for safe ones. We introduce plants, greenery, nature and beauty, which is all very positive for our own health and wellbeing.



Outdoor spaces offer the opportunity to implement sustainability measures, by adding much needed greenspace, biodiversity and a healthier, more pleasant outlook for people living in apartment blocks.

Property management companies could get started by introducing sustainability to the industry through the implementation of more sustainable choices outdoors, with a one year roadmap as a guide.

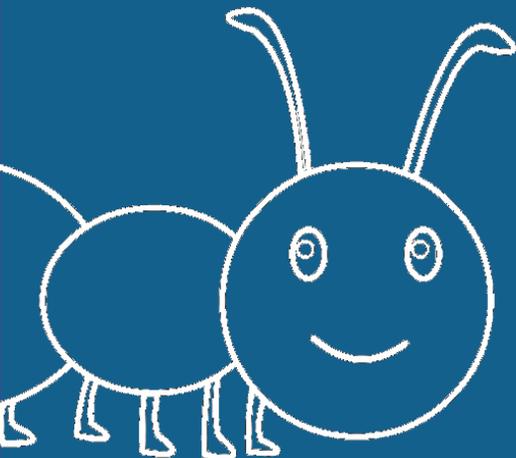


A one year outdoors sustainability roadmap



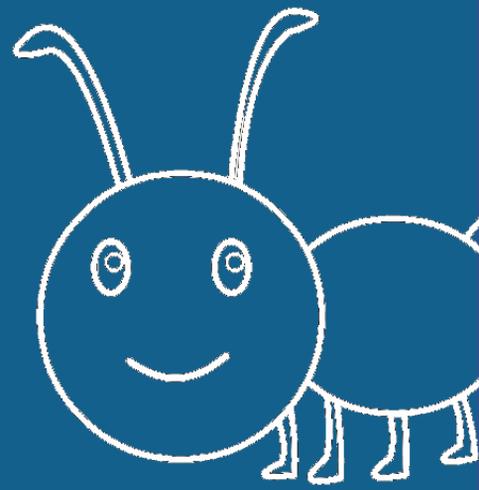
First 3 months

Introduce sustainability to the business to get everyone on board. Simple internal changes such as highly organised waste/ recycling bins; mugs and glasses instead of throwaway cups; or having an informal team meeting or a lunch to discuss the topic and decide what could be brought in.



Whilst working on this, begin by identifying what would be the most obvious and easy outdoors focused sustainable measures to put in place across the portfolio.

3 – 6 months



Now that everyone in the business is on board and action is already happening at the team level, the business can move on to continuing to add more measures within the business and to look at how it will begin to bring sustainable measures to the business as a whole.

This might be influenced by the portfolio of the business and what sustainable measures need to be put in place. It could also be looking at what contractors are doing week to week or month to month and how they might influence change in this area.

IDEAS

Are lightbulbs in stairwells and communal spaces LED's or energy efficient? Could motion sensors be installed to cut down on energy usage, saving client's money on their bills also.

What kind of paint do contractors use? Could you request that they switch to environmentally friendly paints.

Are contractors using any kind of weed killer or pesticides? Could these be changed to insect friendly ones?

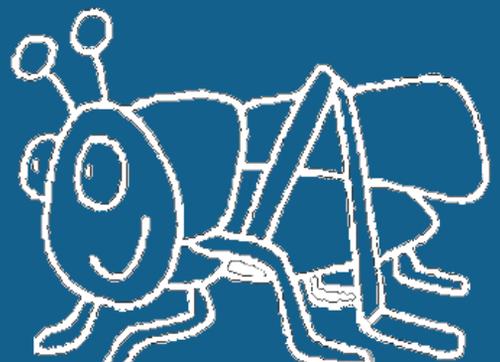
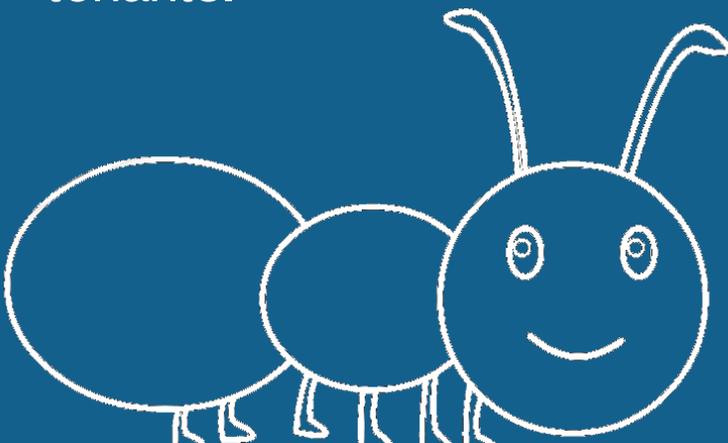
How are contractors managing waste?

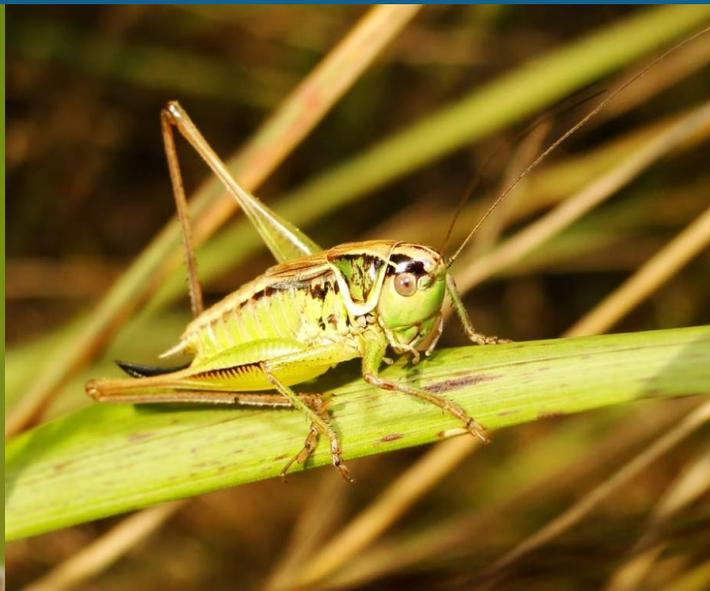
6 – 12 months

Review how the roll out is going. Identify what's been achieved, what hasn't been, what's in progress and then decide how to move forward. Continue to add to the action plan as long as all achievements have been completed so far. Or use this as an opportunity to reassess alternatives.

This roadmap provides a very basic framework, and there are many approaches that could be taken. For example, rather than levels, there could be standards, like bronze, silver or gold.

Whatever the roadmap looks like, the property management industry has a real opportunity to influence healthier outdoor lives for homeowners and tenants.





Communicate with clients and contractors easily about your sustainability initiatives with innovative software solutions for the industry from CPL Software and the new Blockworx app and portal.



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