

SMALL CHANGE, BIG RETURN

POWER COSTS HAVE TRADITIONALLY BEEN USED to bait tenants because managed space operators buy cheaply in bulk and pass on savings. But as contracts expire, operators face a dilemma over absorbing higher costs or raising rents just when the economy is faltering. But simple changes are being made that can often bring big savings:

■ Business Environment Group

Saved £45,000 a year on its free tea and coffee service by switching from paper cups to washable ones. Altering computer controls on air-conditioning to switch off half an hour earlier cut costs by 5%.