

Case Study

Realm achieves ISO14001 accreditation through practical environmental risk management with the S₂ Partnership & RiskWise

Realm, a retail property asset management company, were keen to demonstrate their commitment to managing the impact of their operations on the environment by implementing a bespoke Environmental Management System (EMS) throughout their business. One of the main objectives was to achieve ISO 14001 accreditation at corporate level and also at individually managed retail outlet centres.

The S₂ Partnership was appointed by Realm to provide environmental consultancy services and to assist in implementing a tailored EMS into their business to achieve the desired ISO 14001 accreditation. By using the RiskWise online risk management solution as a platform for the EMS, a package was tailored for Realm and rolled out throughout their UK-wide outlet shopping centre sites.

Property Management Environmental Audits (PMEAs) were carried out across the Realm portfolio to help identify the areas in need of improvement and legal non-conformities. With assistance from the S₂ Partnership, an up-to-date legal register was produced and all utility and waste data was migrated onto the RiskWise online EMS. This in turn led S₂ to develop a new Environmental Policy which was signed off for implementation by Realm at board level.



By working towards and obtaining ISO 14001 accreditation within just seven months, Realm has demonstrated that the S₂ Partnership EMS has been integrated successfully into their business. The EMS has enabled all Centre Managers to have instant access to legal advice, a full suite of documentation and archived material specific to their site. This has switched emphasis from an individual to a system-based approach and enables more uniformity throughout the Realm business.



Appointing the S₂ Partnership as an external consultancy to carry out PMEAs at individual sites provided training for Centre Management Teams – enabling them to gain first-hand experience of environmental issues and challenges at their sites. By offering friendly and clear guidance, Centre Management Teams have been able to improve their understanding of the increasing legislative requirements and good practice requirements needed to maintain ISO 14001 standards.

Progress of environmental performance is logged on the RiskWise system and is readily available to Centre Management Teams and Board Members. Regular use of the EMS by Centre Management Teams has enabled the system to become part of the fabric of Realm's business and has ensured that a culture of environmental awareness has been embedded into all operational activities.

Gaining ISO 14001 accreditation has helped demonstrate to existing and potential clients that Realm has already achieved high standards in environmental management, and is committed to a process of continual improvement in this increasingly important aspect of business activities.

Regular reviews of the EMS provide Realm assurance that they can prove to their business, clients and stakeholders that they meet, and will continue to meet, their legal and corporate environmental policy requirements.

The EMS has mitigated the impact of Realm's business activities and operations on the environment, helping to provide a more sustainable base for the assets managed and, in doing so, adding long term value to assets.

With the implementation of the EMS, a reduction in environmental costs has been achieved through a process of improvements in areas such as energy management, waste disposal and recycling. Realm also identified that the EMS has created a greater understanding and awareness of environmental impacts at site level.

By having a robust EMS in place, Realm believe they have increased their competitiveness and decreased their environmental risks and liabilities, which has, in turn, lowered insurance premiums.



“ S₂ Partnership has consistently delivered quality work. Their consultants are knowledgeable, practical and easy to work with. ”

About The S₂ Partnership

The S₂ Partnership has been providing specialist Health, Safety, Fire & Environmental consultancy to the commercial property sector since 1999. Working closely with clients in the UK and Europe, the S₂ Partnership holds a strong reputation for providing a high-quality, bespoke and practical service. With services ranging from consultancy and training to risk management software, the S₂ Partnership provides a range of solutions for optimal risk management.

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