

CASE STUDY

COMMERCIAL EPC



COMMERCIAL EPC PORTFOLIO

PROJECT SUMMARY

Instructions to provide Energy Performance Certification on a portfolio of commercial properties

TEAM
Building Surveying

CLIENT
The Highland Council

LOCATION
Inverness

DATES
2012 - Present

As one of the leading firms of Chartered Surveyors in Scotland, we provide a fast and cost-effective EPC service for commercial properties.

An EPC gives information on how energy efficient a building is and sets out how this can be improved. It is a legal requirement to provide an EPC when a commercial property is sold or leased. An Action Plan (specifying improvement measures) must also accompany the EPC for all properties for sale/lease over 1,000m². The Action Plan and the EPC must form part of the marketing material available to prospective purchasers or tenants and must be lodged on the Scottish Register.

We have specially trained and accredited surveyors in each of our offices who can prepare EPCs and associated Action Plans.





schools, post offices, and historic/listed buildings. These surveys in particular are much more time consuming and at times require additional input from team members.

RESULTS

Highland Council receive a comprehensive service which enables them to meet their statutory requirements.

Our team are able to meet the client's demands, all within the agreed timeframe. As a result of this, we have secured further instructions for further EPC's but also other works (e.g. building surveying, contract administration).

In addition to EPC instructions, Graham + Sibbald provide the Council with a range of services from the various different departments including Property Management, Valuation and Building Surveying, making the Council one of Graham + Sibbald main clients.

"We know how much our client's value effective services that deliver real value. We know that they often need things turned around quickly, that they have to be kept in the loop on how projects are progressing and that they need high quality information so that they can make the right decisions on their long-term investments."

Mark Esslemont, Graham + Sibbald

WHY G+S

An Energy Performance Certificate (EPC) must be provided to any prospective buyer or tenant when a property is either sold or rented, where said property falls within certain size criteria. Our accredited Energy Assessors can provide domestic and commercial EPCs for existing, new and refurbished buildings.

APPROACH

Following a tender process, Graham + Sibbald receive regular instructions from the Property Department of Highland Council to provide Energy Performance Certification on their portfolio of commercial properties. In accordance with the Energy Performance Building Directive 2002 (EPBD), The Energy Performance of Buildings (Scotland) Regulations 2008 and the Energy Performance of Buildings (Scotland) Amendment (No.2) Regulations 2012 an Energy Performance Certificate is required for all buildings subject to sale, rent or new lease.

To meet the demands of the project (i.e. carrying out a large number of EPC's on very different and diverse properties across Highland region) G+S have a team of two fully qualified Energy Assessors with a third currently undergoing training based in the Inverness Office. By carefully planning the surveys we are able to combine multiple properties in each trip to increase efficiency whilst also reducing travel miles and energy use.

Along with providing EPC's for the Council we also advise on cost effective measures that can be undertaken to improve the energy efficiency of their buildings. This helps reduce carbon emissions, energy use, and energy ratings of the properties for prospective tenants.

KEY CHALLENGES

The key challenges are firstly providing a service across the vast geographical area of Highland Council region, and secondly the range and scope of the works involved. The Council's property portfolio is vast and varied, both old and new. Although it primarily consists of industrial units, offices, and retail units, it also includes other buildings such as former

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