



## **NON DOMESTIC ENERGY ASSESSMENT AND SECTION 63 ACTION PLAN, GLASGOW**

**TEAM**  
Building Surveying Glasgow

**LOCATION**  
Mercat Building, 26 Gallowgate,  
Glasgow, G1 5AB

**CLIENT**  
Private Client

**DATES**  
March 2024

### **PROJECT SUMMARY**

EPC and Section 63 Action Plan for a Category A listed building within Glasgow City Centre.

### **SUBHEADER**

Graham + Sibbald were instructed to produce an EPC and Section 63 action plan for a Category A listed building within Glasgow City Centre.





compliance with the sale of their property. Following this we were able to produce an action plan which all parties felt would be suitable and wouldn't affect the special architectural or historic qualities of the building.



#### **WHY G+S**

If you are looking for a Building Surveying team who can help you maximise the value of your property and minimise your costs and liabilities, then we are the team to come to.

We work with a broad spectrum of clients, including leading names in the public and private sectors. We represent a wide spectrum of retained clients including Local Authorities, Inward Investors, Government Departments, Major Retailers and Industrialists, Licensed Trade Operators and Insurance Loss Adjusters amongst others.

#### **APPROACH**

Utilising knowledge of the EPC software and available heating and lighting technologies, which could be readily applied to the building without the need for a major retrofit, we were able to produce an action plan. Which would be easily achievable to any new owner and likely to be in line with the minimum works that would be required to the building to make it useable.

#### **KEY CHALLENGES**

Working with the clients and Graham + Sibbald's Commercial Agency Team to produce an action plan that would be achievable within the constraints of the buildings listed nature. Whilst also ensuring that the package of works within the action plan wouldn't put unnecessary difficulties on any potential buyer.

#### **ADDED VALUE**

Communication between the client and our own agency department to ensure that they were aware of the requirements of a section 63 and that the action plan produced would suit their needs.

#### **RESULTS + OUTCOMES**

The advice provided by G+S gave the client an in-depth understanding of the section 63 process and what was required with this to ensure legal



#### **Key contacts:**



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