



energy
assessment
and
property
services
for the
commercial
sector

energyscope

Introducing energyscope

- **Energy Performance Certificates (EPCs)**
- **Display Energy Certificates (DECs)**
- **New Buildings (SBEM)**
- **Floor Plans**
- **Asbestos Inspections**
- **Air Conditioning Inspections**

Energyscope was founded in 2008 as a specialist provider of Energy Performance Certificates (EPCs) and now provides an expanding range of specialist services for the commercial property sector.

Energyscope provides a full range of Energy Assessment services from the building survey to the provision of the EPC under the authority of an approved accreditation scheme (ABBE).

As a part of the EPC service, we provide SBEM calculations for your architects and engineers to give clarity and accessibility to the requirements of Part L, for new build and refurbishment projects.

This service can help clients to make cost-effective decisions that are consistent with their environmental objectives and to improve the energy rating of their property portfolio.

Based on customer service and competitive pricing structures, our aim is to form long lasting working relationships with our clients.



EPCs have been introduced to help improve the energy efficiency of all buildings.

Since October 2008 it has been a legal requirement that commercial and public buildings MUST have one when built, rented or sold. This certificate should be made available as soon as marketing commences.

The EPC records how energy efficient a property is – providing A-G ratings. It allows prospective purchasers, tenants or owners to see detailed information on the energy efficiency of their building.

Which EPC do I need?

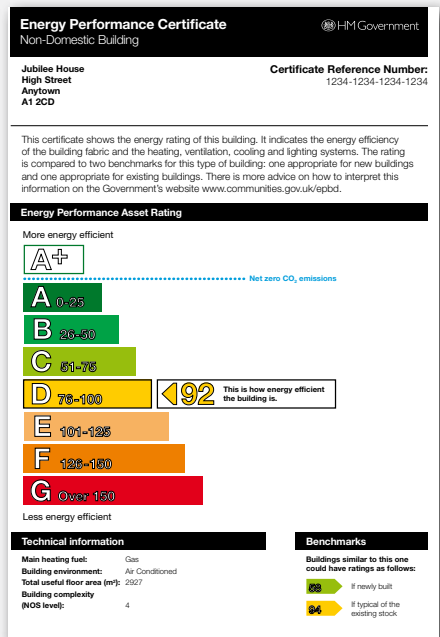
LEVEL 5 – Large buildings with atria will use modelling software (e.g.DSM).

LEVEL 4 – Buildings with heating systems over 100kW, cooling systems greater than 12kW and natural ventilation.

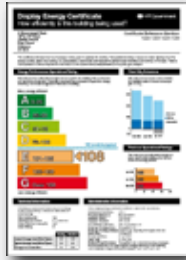
LEVEL 3 – All other buildings over 50m2.

From large property portfolios requiring Level 5 Assessors to a small building requiring a Level 3 Assessor, we can provide a competitively priced service nationwide.

Energy Performance Certificates (EPCs)



Display Energy Certificates (DECs)

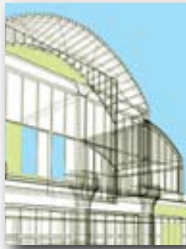


Valid for one year, DECs show the actual energy usage (the Operational Rating) of a public building and must be clearly displayed to the public.

They are always accompanied by an Advisory Report (valid for seven years) that lists cost-effective measures to improve the building's energy rating.

DECs are only required for buildings with a floor area of over 1000m², that are occupied by a public authority or institution providing a public service to a large number of persons.

New Buildings (SBEM)



Energyscope utilises a computer programme called SBEM (Simplified Building Energy Model) which calculates and provides analysis of a new commercial building's energy consumption.

SBEM calculations are used in accordance with Part L of Building Control Regulations and must be produced for all new build, converted and extended commercial premises.

We will carry out assessments on receipt of a full set of Building Regulation drawings and offer advice and recommendations from initial scheme development to Building Regulation completion.

Energyscope is happy to give advice and offer free quotations for the production of Commercial EPCs, DECs and SBEM calculations.

freephone 0800 072 8198
info@energyscope.co.uk

Energyscope provides a floorplanning service producing CAD drawings for the property industry – from the estate agents' brochure to detailed Lease Plans.

The plans are prepared to RICS guidelines and are drawn in accordance with Land Registry Practice Guide 40. They include an Ordnance Survey location map.

We use experienced surveyors and CAD operators to produce accurate, digital plans for ease of distribution.

- Commercial Lease Plans
- Hotels
- Licensed premises
- Cinemas
- Warehouses
- Industrial Buildings
- Institutional Properties

All of our services are covered by professional indemnity and public liability insurance.

Floor Plans



Air Conditioning inspections

In England and Wales, the Energy Performance of Buildings Regulations, Article 20, requires that air conditioning systems are inspected by accredited personnel to assess their energy performance.

Important dates:

- First inspection of all existing systems over 250 kW cooling capacity must be completed by 4th January 2009
- First inspection of all existing systems over 12 kW must be completed by 4th January 2011.
- New systems over 12 kW installed after January 2008 must be inspected within 5 years of being put into service.

Having your air-conditioning system inspected by an Energyscope Air Conditioning Assessor is designed to improve efficiency and reduce the electricity consumption, operating costs and carbon emissions for your system.

As CIBSE (Chartered Institute of Building Services Engineers) and accredited Air Conditioning Inspectors the Energyscope survey and detailed report will highlight improvements to the operation of your existing systems or opportunities to replace older, less energy efficient systems.

Each Air Conditioning Report is valid for a maximum of 5 years.



Contact energyscope

Please call to discuss
your requirements

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