



Energy Case Study: Energy Saving Contact

Location: West London

Size: 15,000 sq.m multi let office building built in 1980



Description

Strutt & Parker were retained to advise the long leaseholder on energy efficiency improvements. Much of the Mechanical and Electrical services in the building were the original installed items and were beyond their economic life and suffering increasing maintenance and repair costs. The building is subject to a number of sub-tenancies and at the time a vacancy rate of approximately 40%.

Result

Strutt & Parker working with an independent Energy Service Company (ESCO) identified works that would reduce energy consumption by approximately 55%. An additional Combined Heat & Power plant would result in a further 10% and reduction in carbon emissions and an improvement in EPC rating from a “G” to a “D”. An energy performance contract was offered to fully finance works in exchange for guaranteed annual savings in energy consumption and annual repair and maintenance costs.

Contract term: 10 Years

Annual fixed contract fee: £207,500

Guaranteed annual savings: £230,500