

Case Study

Delivering Net Zero (DNZ): Property Action Plans for asset improvement purposes



Key Project Data

- Client: Mordril Industrial Limited ('MIL')
- Location: Central & Northern England
- Contract date: 2023
- Works:
 - Delivering Net Zero
 - Sustainability
- Account Director: Darren Edwards
- Account Contacts: Philip Chapman & Tom Beeley



Project summary

FG were instructed by MIL to provide three individual Property Actions Plans ('PAPs') to identify what measures could be practically and pragmatically implemented in each of the assets to improve their energy efficiency for the benefit of both landlord and tenant.

The properties had been benchmarked and identified as the assets with the highest priority for improvement within MIL's portfolio, based on current Energy Performance Certificates ('EPCs').

Solution

A PAP is a concise and considered assessment of an individual property that has been identified as in need to improvement for compliance or strategic reasons.

The objective as agreed with MIL was to identify the works required to improve the EPC rating of each property to at least level B, to support longer-term asset management plans.

FG produced individual e-reports for MIL which summarised our findings, made recommendations for improvements and acted as a benchmark for Environmental, Social and Governance ('ESG') strategies and green investment planning.

Benefits

- MIL were given a clear understanding of the pathway to improving the energy efficiency of the properties reviewed, the physical measures required to reach the key target of EPC level B and likely timescales involved in accordance with Minimum Energy Efficiency Standards ('MEES').
- Key data is compiled and presented in an easy-to-understand format which can be presented at Board level.

Client testimonial

"We have been working with the DNZ team at Fisher German for a couple of years now and they have been a huge help in our asset improvement planning.

By having a tailored plan to improve the efficiency of the properties in our portfolio, we are better placed for programming future investment and developing our wider ESG strategy."

Celia Lam, Managing Director, MIL

