



COMMERCIAL BUILDINGS

ULTIMATE CHECKLIST TO ACHIEVE EPC B BEFORE THE GOV DEADLINE



FUTURE PROOF YOUR PROPERTY THROUGH TO 2030

After 1st April 2030, non-domestic buildings must have an EPC rating of at least a 'B'.

If your building doesn't meet this requirement, you could face fines, penalties, and find yourself unable to sell your building.

There are many benefits to improving the energy efficiency of your building: lower energy costs, improved comfort and productivity, positive environmental impact.

Plus, tenants today are more conscious than ever of sustainability – many businesses see this as non-negotiable for their office.

The following 6-step checklist
outlines the main challenges and solutions
to achieve EPC B before 2030



STEP 1

CHALLENGE: WHERE TO START

SOLUTION:

CONDUCT AN ENERGY AUDIT

- ☐ This must always be the first step – otherwise you'll be making assumptions without a proper assessment
- ☐ Identify areas of the building where energy is being wasted; record insight and recommendations on how to improve
- ☐ Prioritise actions and make informed decisions
- ☐ It's often recommended to hire a qualified energy auditor with relevant experience and certifications to conduct the audit. Ensure the auditor is independent and unbiased; verify that they are not selling products or services that may create conflict of interest.

TIP

YOU CAN CHECK THE ENERGY
CERTIFICATE OF ALL REGISTERED
BUILDINGS ON THE GOVERNMENT
PORTAL [HERE](#)



STEP 2

CHALLENGE: REDUCE HEAT LOSS + AIR PERMEABILITY

SOLUTION:

IMPROVE INSULATION + DRAUGHT SEALING

- ☐ Add insulation to walls, floors, and ceilings: by installing batts or blankets of insulation, blown-in insulation, or spray foam insulation
- ☐ Seal air leaks around windows and doors: use weatherstripping, caulk, or foam sealant
- ☐ Upgrade windows: replace single-pane glass or poorly fitting frames with double- or triple-pane windows with low-emissivity coatings to reduce heat loss or gain
- ☐ Add roof insulation to the attic: use sustainable materials such as cellulose insulation (recycled newspaper) or natural wool





STEP 3

CHALLENGE: USE ENERGY EFFICIENT LIGHTING

SOLUTION:

LED BULBS + SENSORS

- ❑ Choose LED lighting: LED bulbs are highly energy-efficient and have a long lifespan, making them perfect for commercial buildings
- ❑ Combine with occupancy sensors: these reduce usage by turning lights off when no one is in the room
- ❑ Consider daylight harvesting technology: this adjusts lighting levels based on natural light availability, further reducing usage



💡 Inefficient and traditional incandescent bulbs waste up to 90% of the energy they consume as heat: only 10% of the energy consumed produces light.



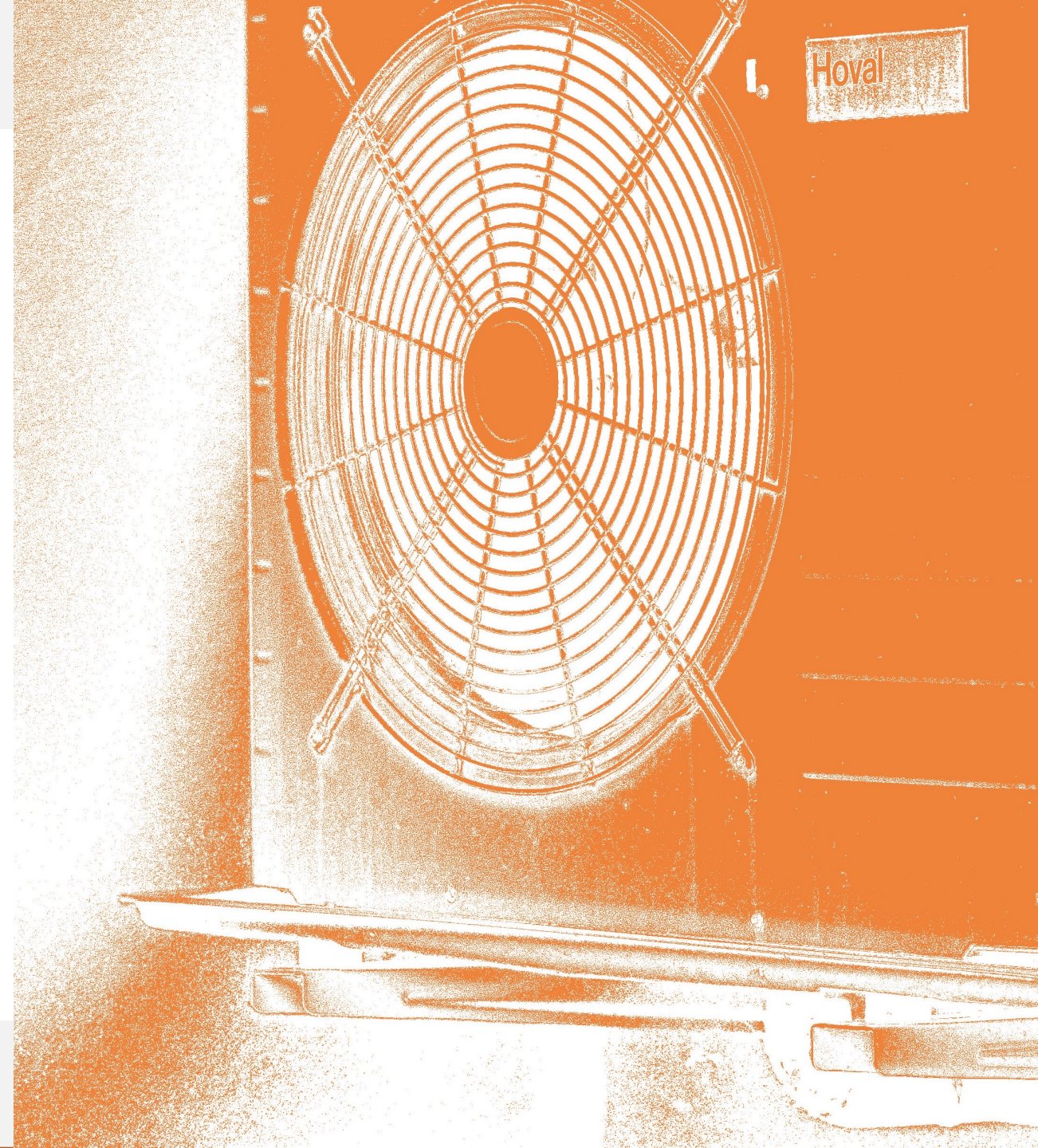
STEP 4

CHALLENGE: ECO FRIENDLY ENVIRONMENTAL CONTROL

SOLUTION:

ENERGY STAR / HIGH 'SEER' HVAC

- ☐ For highest-efficiency, research equipment that is ENERGY STAR certified or has a high SEER (Seasonal Energy Efficiency Ratio) rating
- ☐ Right-size your equipment: make sure your new HVAC system is properly sized for your building – oversized or undersized leads to energy waste
- ☐ Optimise your ventilation: regular cleaning and changing of air filters is essential to keep your HVAC running smoothly
- ☐ Hot water: consider a HVAC system that also heats water through the recovery of waste heat generated





STEP 5

CHALLENGE: CARBON EMISSIONS MITIGATION

SOLUTION:

RENEWABLE ENERGY + SMART CONTROLS

- ☐ Conduct a feasibility study: before making the shift, determine the best renewable sources for your building, plus the cost of installing vs. savings
- ☐ Start with the easiest, most cost-effective options: often installing solar panels or using geothermal heating and cooling
- ☐ Seek government incentives or funding: research and take advantage of grants, tax credits, or other financial incentives offered by governments for renewables
- ☐ Install smart controls: schedule your HVAC system to turn off during off-peak hours for extra savings





STEP 6

CHALLENGE: INCENTIVISING TENANT + LANDLORD

SOLUTION:

USE A GREEN LEASE

GREEN LEASE = Standard lease + Extra clauses where owner and occupier both commit to sustainable practices

- ☐ Partner with your tenant or landlord to draft a green lease: it paves a strategic pathway to holistically assess a building and productively target resources
- ☐ Include clauses that specify how costs and benefits related to energy efficiency improvements will be shared between the tenant and landlord
- ☐ Research green lease templates: there are many available online to use as a starting point
- ☐ Want more info? Check out this [Green Lease Toolkit](#)





CASE STUDY: 30 LIGHTERMAN

30 LIGHTERMAN, KINGS CROSS

OUR SERVICES: Acquisition, Refurbishment, Management

KEY STATS:

- Retrofit of a 100-year-old building into award-winning workspace
- 100% waste diverted from landfill
- 100% of materials BRE A/A+
- 31% reduction in energy usage through LEDs and efficient HVAC
- Smart controls including air quality and utility monitoring
- Shortlisted for 3 national sustainability awards + winner of EG 'Best Workplace' 2022

Sustainability:

- EPC B (rare feat for a 100-year-old building)
- BREEAM Excellent
- SKA Gold

BusinessGreen
Leaders Awards



Property
Awards2022
FINALIST





WHO WE ARE

AGENTS OF CHANGE

Not Traditional Property Managers

We understand the changing needs of tomorrow's office customers. We'll help you deliver managed offices that customers love. From low-carbon technology to community and experience offerings, your buildings will be entirely future-proof.

Our Expertise

TSP manages £2bn+ of Commercial Real Estate. We've already partnered with clients like Investec to deliver Managed Space throughout London. We were one of the first CRE firms in the UK to become a B Corp.

Our team is made of innovative, highly skilled professionals with expert backgrounds in sustainability, prop-tech, and property management.

How We Can Help You

- Free building appraisals
- Managed Space set-up
- Property Management
- Service charge appraisals
- Market assessments

Accreditations



INVESTORS IN PEOPLE®
We invest in people Gold

Want to know more? Let's chat



JONATHAN VANSTONE-WALKER

Managing Director

jvw@tsp.co

07412 632 774



ABIGAIL BURT

Director

ab@tsp.co

07789 116 244