



# FUTURE-PROOF NOW

Your route to  
EPC compliance  
and beyond

**Rescue** your stranded assets

# Will your estate meet the government's upcoming energy efficiency requirements by 2030?

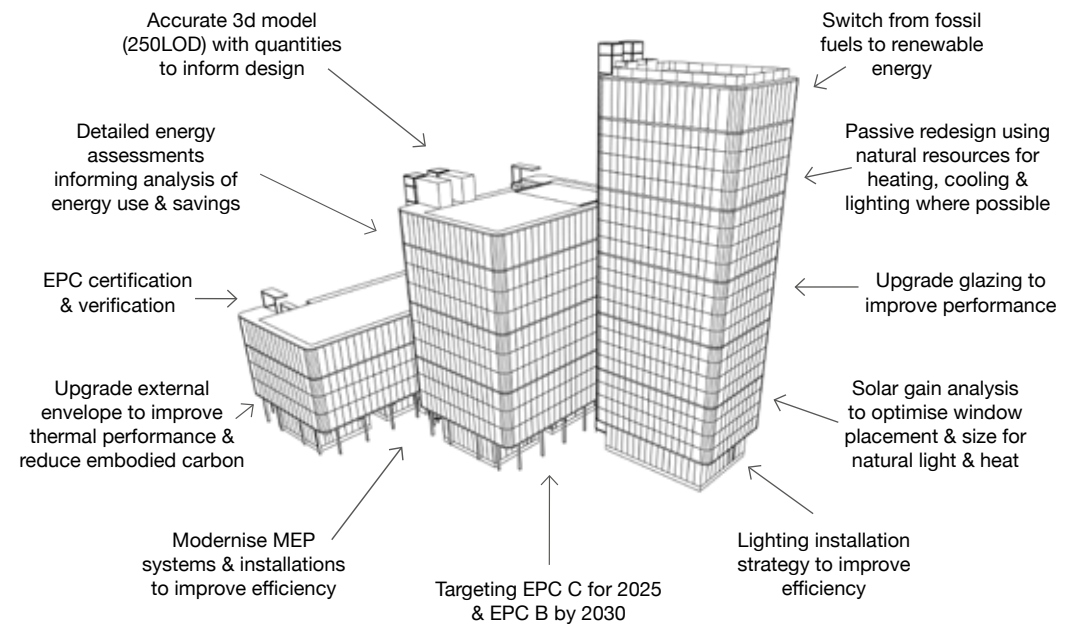
We can help.

**FIRSTLY**, we can give you everything you need to understand, plan, and act.

**SECONDLY**, we can identify and realise any additional opportunities to improve the green credentials of your property, maximising its value now and into the future.



## YOUR BUILDING'S ROUTE TO EPC B





London has appx 287 million f<sup>2</sup> of commercial office space and currently delivers 4-5 million f<sup>2</sup> of compliant space per year.

An estimated 200 million f<sup>2</sup> of this space will need upgrading by 2030.

The challenge for property owners is to find ways to quickly decarbonise their buildings to reach an EPC rating of B or better by 2030.

## WHY IS EPC SO IMPORTANT?

The focus on Energy Performance Certificates (EPCs) is intended to reduce carbon dioxide (CO<sub>2</sub>) emissions.

At present, the Minimum Energy Efficiency Standards (MEES) require commercial property to have an EPC rating of E or better. The UK government's target to be net-zero by 2050 means stricter requirements are being rapidly introduced.

## YOUR BUILDING MUST HAVE AN EPC RATING OF B OR ABOVE BY 2030

Legislation means that unless you take steps to ensure your building(s) meets energy efficiency standards, your property will not be marketable and could effectively be stranded in just a few years' time. **The time to act is now.**

The construction industry will not be able to meet demand to ensure all buildings are compliant by 2030.

## KNOWLEDGE IS YOUR FIRST STEP

You need to determine your building's most efficient route to compliance to make informed decisions, and put an action plan in place.

## BUT WHERE DO I START?

In just one month we can review and analyse your property's current EPC rating and put together an itemised, costed roadmap that will ensure continuity of trade beyond 2030.

We can also build in a more detailed action plan to meet broader efficiency, sustainability, and environmental goals, maximising this opportunity to get the most out of your property now and into the future.

# Tenant and investor demand

EPC compliance is essential, but there are other ways in which an asset can become stranded.

Occupiers, investors, and funders are driving change and require their portfolios to meet Environmental, Social, and Governance (ESG) targets.

Today's workplaces need to **'earn the commute'** to remain desirable in a competitive market. Attracting and retaining staff is a priority and employers are now prioritising workspaces that are attractive, support wellbeing, diversity and flexibility, with features such as outside space, cafes, bars, gyms, and creches. Vacancy rates in older and less-sustainable buildings are growing.

## BEYOND EPC, TENANTS ARE DEMANDING FURTHER STANDARDS ARE MET, SUCH AS:

- **BREEAM** Building Research Establishment Environmental Assessment Method
- **NABERS** National Australian Built Environment Rating System UK
- **WELL Building Standard**
- **LETI** Low Energy Transformation Initiative





# From compliance to the bigger picture, we can help...

Our **Future-Proof Now Consultancy Service** offers end-to-end solutions for your entire estate. You have a choice of two packages, so whether you are focused on the essential task of ensuring 2030 compliance or want to know how to maximise efficiency, sustainability, and desirability beyond decarbonisation, we can equip you with the knowledge, solutions, and resources to make your property future-proof:

## Future-Proof Now: **COMPLIANCE**

You will receive a clear Gap Analysis report detailing how to decarbonise your estate so that it will be EPC compliant by 2030. We will present this as an itemised, costed list of the upgrades needed to ensure business continuity.

## Future-Proof Now: **COMPLIANCE PLUS**

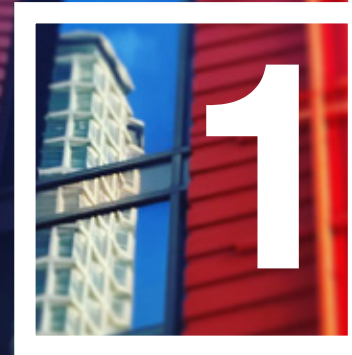
As above, with an additional costed list of efficiency upgrades to meet further certification requirements, or for an expert review and vision of how your building can be retro-fitted to reduce energy consumption and running costs, become more sustainable, and maximise future letting potential.

# The 3 simple steps to receiving your **Future-Proof Now** report\*


**1. Free consultation via video-call.** This no-obligation meeting will focus on understanding your needs and learning what information about your property is available. From here, we will develop a fee proposal that details what your Future-Proof Now report will cover and what it will cost.

**2. Survey and data collection.** We will carry out a site visit, verify key dimensions, and undertake a visual survey of the building envelope and its mechanical and electrical services, as well as the immediate local environment. You will also have the option to meet us on site to share more of your thoughts and ideas.

**3. Analysis and proposals.** We will collate all available data and create a 3D sketch model of the building including its thermal performance. From this, we will develop an itemised and costed list of necessary and recommended upgrades together with sketch options to illustrate our proposals and help your decision-making process.



\* Depending on your requirements, it can take as little as one month from initial consultation to report delivery, meaning you could have a clear roadmap to compliance in your hands in a matter of weeks.



# I've got my **Future-Proof Now** report, but what happens next?

With your itemised, clear list of upgrades and any further opportunities for improving efficiency and green credentials, you can choose how to action the work. We can help you with:

- **Compliance Plus report.** This will model any further improvements or you want to evaluate and consider before implementation.
- **Full design services.** With a clear picture of your property and its potential, we can prepare a proposal for delivering any architectural and MEP design services to meet compliance or further enhance your asset and maximise its value.
- **Monitoring, evaluating and adjusting.** You can keep us on board for as long as required to monitor performance.
- **Maintenance.** We can design a service schedule to help you maintain your asset's peak performance.

# Our Services

## **FUTURE-PROOFING DESIGN SERVICES**

- Project Management
- Fabric review
- EPC certification
- Survey
- BIM modelling of existing spaces
- Full architectural design services
- Spatial audit
- Building performance analysis
- MEP Appraisal and design
- Façade performance review and design
- Interior design (CAT A & B)
- Embodied carbon calculations
- Cost planning
- Life cycle costing
- Contract administration





# Why work with us?

## We translate climate change goals into actionable plans.

Our team is committed to promoting a more environmentally sustainable built environment across different sectors, and we bring together the key expertise required to achieve this.

We created **Future-Proof Now** to provide an information-focused 'one-stop shop' that would quickly empower property owners with the knowledge they need to put their decarbonisation goals into action.

**HOW TO BOOK YOUR FREE FUTURE-PROOF NOW CONSULTATION.** Whether you simply want to find out more or you are ready to get the **Future-Proof Now** process underway, contact us and we will do the rest:

Email [info@future-proof-now.com](mailto:info@future-proof-now.com)  
Telephone 0203 372 9485 Quoting 'Future-Proof Now' Consultancy  
Websites [www.steveritchiepartnership.co.uk](http://www.steveritchiepartnership.co.uk)  
[www.expert-mep.com](http://www.expert-mep.com)  
[www.henryriley.com](http://www.henryriley.com)

**'GREEN BUILDINGS** are delivering higher asset values and increasing rental yields.'

Deepki, 2023



**'56% of respondents are seeing a value uplift of between 11-15% for sustainable buildings.'**

Deepki, 2023 9