



Case Study - Energy Performance Certificates (EPCs)

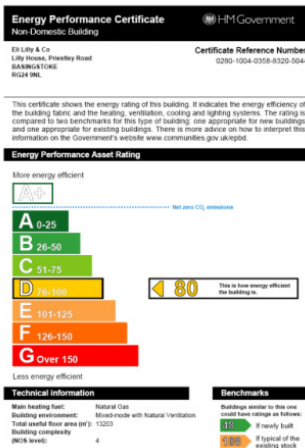
A global pharmaceutical company voluntarily uptake the EPC initiative

Clouds Environmental Consultancy, specialists in energy management, have helped a large number of organisations to meet their non-domestic Energy Performance Certificate (EPC) requirements. One of the UK's top pharmaceutical companies was the first of our clients to voluntarily request an EPC.

The pharmaceutical company is the UK affiliate of a major American pharmaceutical manufacturer. This affiliate is one of the UK's top pharmaceutical companies, with a research and development centre, two manufacturing sites and a distribution centre which exports medicines to all parts of the world.

The Background

Since 2005, Clouds Environmental Consultancy has been working with the pharmaceutical organisation to help reduce their energy consumption. They have been devoted to improving the way in which their buildings are constructed, heated and ventilated, in their quest to reduce their carbon emissions. It was a logical progression of ongoing energy management efforts for them to undertake an EPC at their Head Office. The EPC has allowed the pharmaceutical giant to focus on further energy saving measures at the Head Office, as well as having the possibility of incorporating the DEC standard.



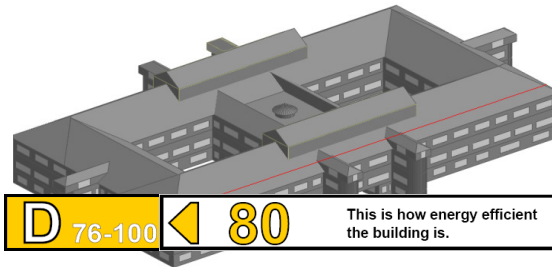
Why should you undertake a non-domestic EPC?

The EPC is one measure being introduced, as part of the Energy Performance in Buildings Directive (EPBD), to help improve the energy efficiency of buildings. It is part of a programme of work being rolled out across Europe. Other changes require larger public buildings to display certificates showing the energy efficiency of the building and requiring inspections for air conditioning systems.

From October 2008, all non-domestic buildings whenever **sold, built or rented** will need an EPC. Additionally, in this case, an EPC can also be used to promote best practice within an organisations property portfolio by rating one buildings energy performance against another.

The HQ

The 1990s head office is a large three storey office complex, with a car park located beneath it. It contains a variety of lighting, cooling and heating systems throughout.



The Rating and EPC production:

Clouds used the approved **Design Builder software package** to produce the EPC and accompanying Recommendation Report (RR). Whilst the building itself was complex in nature, the availability of data from; good Operating and Maintenance (O&M) Manuals, plant specifications and dimensioned CAD drawings of the site, meant that we were able to produce an accurate rating at a competitive industry price.

The Future:

Having implemented the measures within the RR, it would also be beneficial to again exceed the EPBD requirements by obtaining a Display Energy Certificate (DEC) for their buildings. This certificate rates the energy efficiency of the building occupants themselves. It would ensure that this pharmaceutical company set the 'forward-thinking' benchmark for others to follow.

"By working with Clouds Environmental we have managed to recognise achievable energy saving measures and improve building performance accordingly - not to mention helping enhance our corporate image. Attention to detail and assigning a high priority to customer satisfaction and service quality is a testament to why we keep working with Clouds." European Environmental Advisor, Corporate HSE.