



## Case Study: ESOS Energy Audit



**Client:** Ruffer LLP  
**Sector:** Commercial

### Background:

The Energy Savings Opportunity Scheme (ESOS) is a mandatory requirement in the UK, requiring all non-SME's to undertake regular energy audits. Ruffer LLP is a privately owned investment management firm, offering services to institutional clients including pension funds, charities, investment companies and insurance companies.

### Brief:

To develop and undertake a scope of works to achieve compliance with ESOS Regulations. A review of held assets was undertaken and as such, building energy audits were identified as the most suitable route to achieving compliance. The aim of the audits was to identify energy efficiency improvements and recommend cost effective energy saving measures.

**London Office:** Located within a trio of buildings encompassing office space and retail accommodation. Ruffer gained occupancy of the 7th floor of the East Building in 2007 with a refurbishment being undertaken in 2011. The occupied space contains meeting rooms, a large open plan office and catering facilities.

**Edinburgh Office:** Occupies a space within a Georgian Town House, which has been recently refurbished and converted into office spaces. The accommodation consists of 2 floors with common office space and meeting rooms.

### Services Provided:

- Building Energy Audits were undertaken in line with BS EN 16247 methodology at operations in London and Edinburgh to develop cost based recommendations for energy saving opportunities.
- ✓ ESOS Lead Assessor Services
  - ✓ Calculation of energy consumption to ascertain 100% total energy consumption
  - ✓ Identifying and agreeing de minimis exclusions
  - ✓ Identifying the most suitable route to achieving ESOS compliance
  - ✓ Oversight of proposed ESOS compliance activity
  - ✓ Assistance in notifying scheme administrator of compliance
  - ✓ Review of Evidence Pack on completion

As an outcome to the ESOS process, 63,690 kWh/annum energy savings potential was identified equivalent to £6,370 per annum.