

For further information please
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Environmental Management System (EMS)

An Envos Environmental Management System (EMS) is designed specifically for property owners and occupiers. It enables the costs of using a building to be reduced as well as make sure it is compliant with increasingly rigorous environmental legislation and enforcement.

An Envos EMS ensures that any commercial or public property satisfies all statutory requirements relating to water usage waste systems and carbon management and provides associated cost savings. An EMS will give significant additional benefits, as policies arising from the Government's UK Low Carbon Transition Plan encourage property owners through tax and other incentives to make commercial buildings more sustainable.

Increasingly, investors and occupiers will look for an EMS when purchasing or leasing a property. An EMS can deliver market differentiation and a heightened competitive stance in the property market place.

Key Benefits

- Reports on energy use and provides a programme to reduce energy costs
- Creates and manages an effective waste system to meet environmental regulations and reduce both service charges and other building expenses
- Enables water use and costs to be regularly monitored
- Enhances risk management
- Identifies Duty of Care responsibilities
- Landlords and tenants can recoup costs through increased building efficiency
- Leads to a reduction in emissions and overall carbon footprint
- An effective EMS certified to ISO:14001 can help a property operate in a more cost efficient and environmentally responsible manner
- Can be undertaken on both new and existing buildings



An Envos EMS includes

- A survey and inspection of the building examining:
 - a. Health and safety
 - b. Energy use and carbon emissions through an Envos Carbon2020™ Audit
 - c. Pollution
 - d. Water use
 - e. Waste management
 - f. Procurement and supply chain
- Provision of a reporting regime to compare with future progress
- An annual health check for the building
- Discussion with client to make recommendations to reduce costs and other implementation

An EMS creates opportunities to increase value by making landlords and tenants both well positioned and proactive about meeting environmental standards.

Who We Are

Envos is one of the leading independent providers of energy and environmental auditing and consulting services. We operate throughout the UK and offer specialist environmental services, energy assessments and certification, including Carbon2020™ Audits, Energy Performance Certificates (EPCs) and Display Energy Performance Certificates (DECs).

“An Envos EMS puts sustainability at the centre of a building’s management, providing a full programme for compliance with all statutory obligation and setting out a route for significant cost savings.”

Managing Agent

Relevant Legislation:

An EMS gives an effective and comprehensive system for cross-checking environmental regulatory compliance including the following:

- The UK Low Carbon Transition Plan 2009
- The UK Low Carbon Industrial Strategy 2009
- Environmental Damage (Prevention and Remediation) Regulations 2009
- Climate Change Act 2008 – incorporating legally binding CO₂ emission target (eg 80% reduction by 2050 compared with 1990 baseline), 5 yearly carbon budgets, creation of ICCC (Independent Committee on Climate Change)
- Carbon Reduction Commitment – draft Order 2009 (DECC)
- Energy Act 2009 – incorporating Feed-in Tariffs for renewable energy, carbon capture and storage and smart meters
- Planning Act 2008
- EU Energy Performance of Buildings Directive 2008
- EU Water Framework Directive
- EU Waste Framework Directive
- Environmental Protection (Duty of Care) (Amendment) Regulations 2003
- The Environmental Damage (Prevention and Remediation) Regulations 2009

