



Case Study 2:

“The Environmental Review undertaken by Envos has shown that we need to communicate more effectively with our tenants in order to prevent environmental liabilities”

Managing Agents take great care to ensure that the buildings they manage on behalf of their clients comply with the latest environmental legislation and that running costs are kept to a minimum. This example appointed specialist environmental consultancy Envos to carry out a preliminary Environmental Review & Appraisal of a multi-let office / retail building in London SW1. The review took into account the legal requirements faced by the operation and management of the building and the communal spaces within it. The process also identified potential issues with the occupancy by existing tenants.

In preparation for the site visit by Envos, the managing agents provided information about various aspects of the building, including heating and lighting; current energy bills; service records for all equipment; waste collection and security; recycling provision; drainage; management and removal of hazardous waste including asbestos; pest control and parking.

Envos found that the building has a limited environmental complexity and therefore minimal exposure to potential risk as linked with site based activity or requirements due to the nature of the building and its services. The building is well managed and provision has been made for outsourcing any operations that required specialist assistance.

“Envos identified a number of areas for improvement in order to satisfy minimum legal responsibilities. An action plan was provided, with recommendations and we will be carrying out regular housekeeping inspections in future as well as reviewing our recycling provision. We are now in a position to monitor our carbon footprint in future and are putting into place a system to communicate our responsibilities with tenants in order to prevent environmental liabilities as a result of their actions.”

