

CASE STUDY / COMMERCIAL PROPERTY & INDUSTRIAL

UK Multi-Tenant Business Park

Funding generated. Audit complete.
Improvements now under way.

£155,000

of funding generated
by IEM 360

From energy audit to action.

We generated funding, completed the site energy audit and
are now implementing its recommendations.

IMPLEMENTATION IN PROGRESS



Photographs from the site audit.

THE OPPORTUNITY IDENTIFIED BY THE AUDIT [1]

£97,036

potential annual
energy cost savings

997,502

kWh of potential
annual energy savings

6

core improvement
recommendations

Client identity withheld. Savings are audit estimates, not measured results. Funding and status: IEM 360 [2].

THE CHALLENGE & THE EVIDENCE

The audit put the priorities in focus.

Manufacturing, warehousing and offices shared a complex estate of buildings and equipment. Existing submeter data was largely used for billing, rather than detailed energy management.

£520,282

reported annual energy cost

5.95 million

kWh of annual electricity and gas use

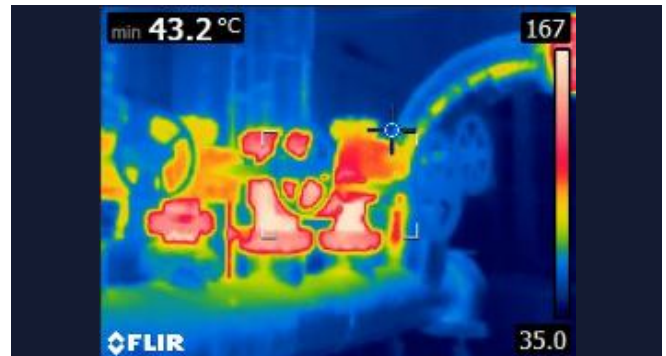
Audit baseline: 1 April 2025 to 31 March 2026. [1, p. 3]

Making heat loss visible

Actual audit photographs



Visible-light view / Exposed steam valves



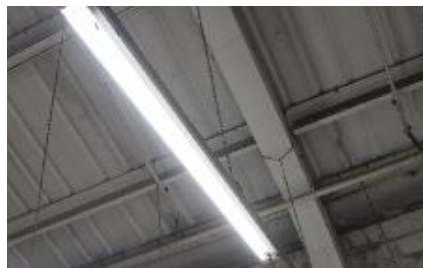
Thermal view / Hot, uninsulated components

The survey documented exposed pipework, valves and flanges. It recommends insulation to reduce heat losses from the steam system.



Air-handling controls

An existing inverter offered a route to trial lower fan speeds.



Older lighting

Remaining fluorescent fittings were identified for LED upgrades.



Heating controls

Scheduling and control improvements were identified.

The plan combines better energy management with targeted equipment and control upgrades.

[1] Audit findings: pp. 8-13. Original site photographs: pp. 22-23. Images show conditions recorded during the audit, not completed improvements.

THE IMPROVEMENT PROGRAMME

Six priorities. One coordinated plan.

Audit-estimated annual cost savings, shown in the report's priority order. Implementation is in progress; these are not yet verified savings.

01		Energy policy & staff awareness Clear responsibilities, practical targets and staff engagement.	£15,608 per year
02		Energy monitoring Use consumption data to identify waste and track performance.	£26,014 per year
03		Air-handling controls Adjust the existing fan inverter while maintaining required airflow.	£18,720 per year
04		Steam-system insulation Insulate exposed pipework, valves and flanges.	£8,424 per year
05		LED lighting upgrades Replace remaining older fluorescent fittings with LED equivalents.	£24,490 per year
06		Heating controls & boiler review Improve heating controls and assess older boilers for replacement.	£3,780 per year

£97,036

estimated annual savings
across the six measures

£89,000

estimated investment
for these measures

0.9 years

combined estimated
payback in the audit

Funding and project costs are different figures. The £155,000 generated by IEM 360 supports the wider improvement programme; £89,000 is the audit's estimated investment for these six core measures.

The costed heating recommendation covers control packages, not a full boiler replacement. The audit flags potential overlap between savings and recommends checking equipment-level consumption before investment.

[1] Updated audit v1.3: Summary Action Plan, p. 5; risks and uncertainties, p. 4; heating recommendation, p. 13. Totals and payback reproduced as reported.

WHERE THE PROJECT STANDS

More than a report. A funded route to action.

ITEM 360 has brought together the funding, the assessment and an improvement programme now under way.

01 / GENERATED

£155,000 funding

Funding generated to support the improvement programme.

02 / COMPLETE

Site energy audit

Six core measures identified, quantified and prioritised.

03 / IN PROGRESS

Implementation

The audit recommendations are now moving into delivery.

04 / NEXT

Verify performance

Use monitoring to assess the impact as measures are introduced.

Audit-estimated potential: 17% less energy and 19% lower energy costs. Savings are not yet verified.

Further opportunities: the audit also recommends feasibility work on solar PV and lower-carbon heating. These are outside the six core measures and are not included in the savings total.

OUR WIDER APPROACH

PROCURE



MEASURE



UNDERSTAND



IMPROVE



MANAGE

Could your estate benefit from a funded improvement plan?

Start with an energy and building-performance review. We will assess the opportunities and whether funding can support your next steps.

[Book a review](#)

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About the figures. Savings, costs and payback are audit estimates, not guarantees or verified post-installation results. Actual outcomes depend on the final scope, operating conditions, energy prices and measured performance. Funding arrangements are project-specific. Client identity withheld.

Sources. [1] Updated site energy audit, v1.3, July 2026: pp. 3-5, 6-14 and 22-23. [2] ITEM 360 project update, September 2026: funding generated, audit complete and implementation in progress. Site names and identifying details have been omitted from this case study.