

Sustainability

The key challenge is to cut through the complexity to give practical advice underpinned by business case. Our services help clients realise their environmental ambitions in a systematic and cost-effective way.

Setting a strategy

Many organisations lack the capacity to give their aspirations substance as part of a coherent plan. Using a market-leading methodology we offer a business 'health check' quantifying an organisation's capacity in 9 key areas. This PACT REVIEW provides a framework for making choices, measuring success and benchmarking both internally and against external peers.

Energy audits

Using our team of certified Low Carbon Consultants and chartered engineers we provide energy audits identifying ways to minimise energy consumption, reduce direct costs and achieve carbon reduction targets.

Measurement and certification

We carry out EPC/DEC appraisals and certification, suggesting options to improve ratings and buffer asset values from trends in market attitude. We implement BREEAM and LEED assessments together with helping clients with self-administered methodologies.

Due diligence

Technical due diligence is a core service. Our surveys reflect the emerging impact of market forces and climate change, on the risks and costs of building ownership and thus ultimately value.

Asset and portfolio management

We appraise buildings and portfolios against changing expectations, legislation and tax codes, helping asset managers to optimise performance, manage risk and exploit opportunities. This service operates alongside condition surveys to provide a planned preventative maintenance schedule linked to a programme of capital interventions.

Building cost economics

Sustainable buildings are designed to minimise resource consumption throughout their lives. Our cost consultants are expert in Life Cycle Cost Analysis which is an essential component of whole life business cases.



Taxation and Enhanced Capital Allowances

Government is using the tax system to encourage improvements in energy performance. We can deliver a comprehensive service on tax implications for construction and refurbishment, looking at such areas as Business Premises Renovation Allowances (BPRAs), ECA's and Land Remediation Tax Relief.

Project Management

Our project managers recognise that high performing new build projects require an understanding of the impact of design decisions and build quality on the environmental rating of the building that will be achieved.

The challenges of retro-fitting the existing stock are enormous and the economics of sustainability are shifting the balance of advantage from replacement towards reuse. Watts acts across all building types and has pioneered the use of the BREEAM refurbishment certification.

Landlord and tenant

With our strategic partners we help landlords and tenants to incorporate sustainability criteria into site selection and lease renewal agreements.

Occupational support

Providing a smart design solution is only the first component of a sustainable building: the second is to ensure that it is operated properly. We help our clients to ensure that design performance is achieved and can be demonstrated to not only the current landlord and tenant but also other stakeholders (statutory regulators, shareholders, future purchasers and so on).

Recent commissions



Bowker Street - Manchester

Watts, as part of the Riverside Group framework, was appointed as Contract Administrator to refurbish six derelict properties to the highest standard of sustainability. Working closely with the Building Research Establishment (BRE), Watts developed a design and specification enabling the project to attain "Outstanding" category of the new BRE specification. The project was runner up in BREEAM Awards 2013.



Preston Manor School

Watts was instructed to manage the design and build of a 2 form of entry new build primary school, from inception to completion in 12 months. The school had to be BREEAM Excellent and offer exemplary education opportunities. This was achieved by natural ventilation, photovoltaic cells, and a sustainability resourced timber frame construction. This project was shortlisted in the RICS Awards 2013.



Brunel University

Watts acted as project manager for the design and delivery of a programme of estate improvements and energy efficiency measures. Our role included review and validation of stock condition surveys, design of energy reduction and fabric improvement measures and procurement of a comprehensive, phased programme of works.



Fred Perry House - Stockport

Fred Perry House has become the first council building in the region to achieve BREEAM 'excellent'. Credits to the BREEAM status included: the use of recycled materials from the previously demolished building; a green roof; low emission boilers; and responsible sourcing of all major materials and insulation. Whole life sustainability measures were also considered: the introduction of removable partitions between the raised floor and ceiling grid ensures that future layout changes can be achieved at low environmental impact and with minimum disruption.

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To find out more about sustainability, visit Watts Pocket Handbook Online - a unique digital reference tool which provides comprehensive technical information and legal guidance on all aspects of property and construction.

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