

Building Services &  
Property Solutions



# Who we are

NIFES Consulting Group is part of the Inenco Group, specialising in professional advice and project implementation support to improve energy efficiency, sustainability and building performance

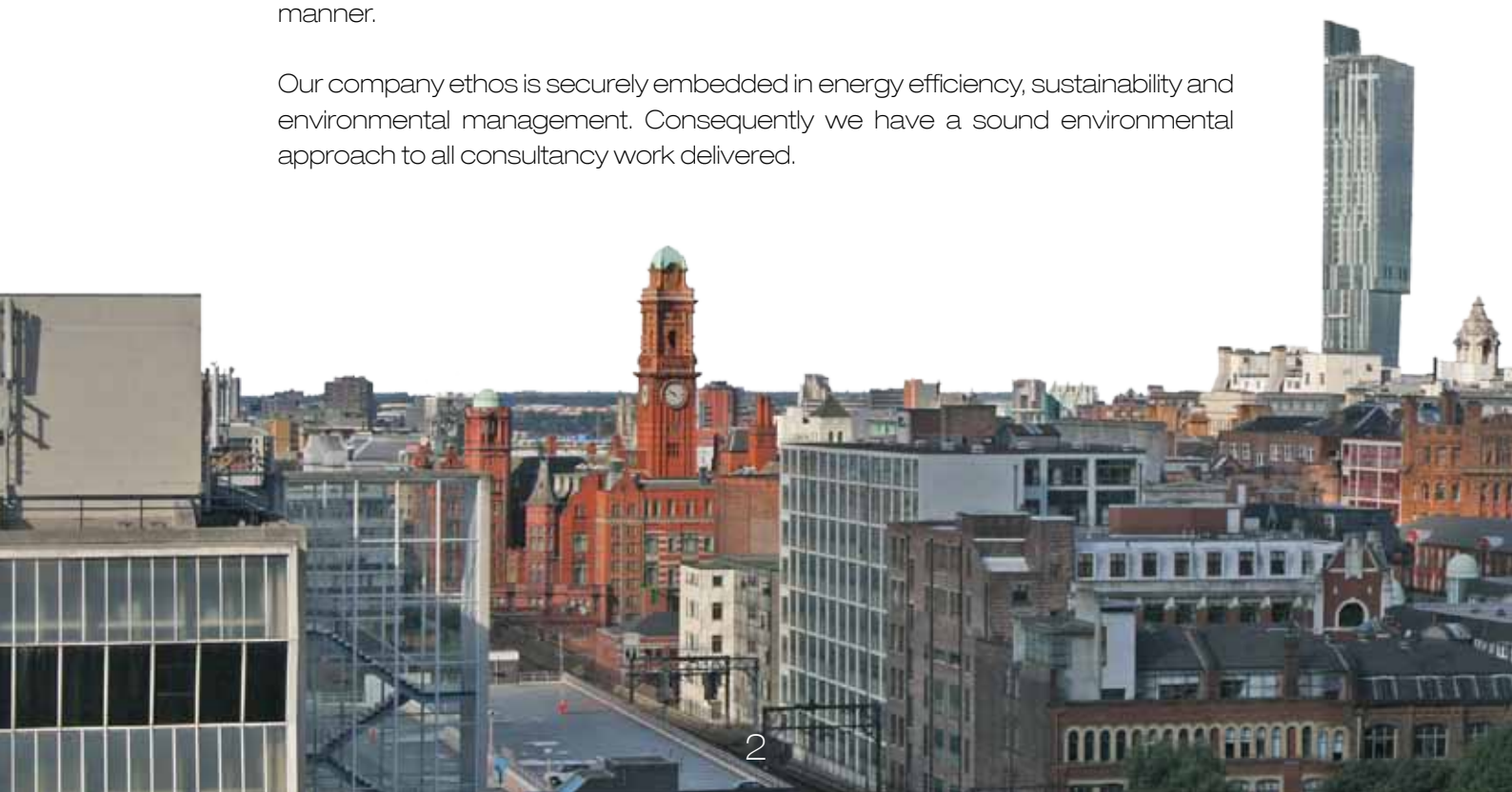
This document is designed to give you an overview of our Building Services and Property Solutions, and the benefits these services could bring to your organisation.

Through our extensive range of property related services we deliver practical technical support covering surveying, design and management. Our expertise encompasses all aspects of mechanical and electrical engineering, property and construction related issues.

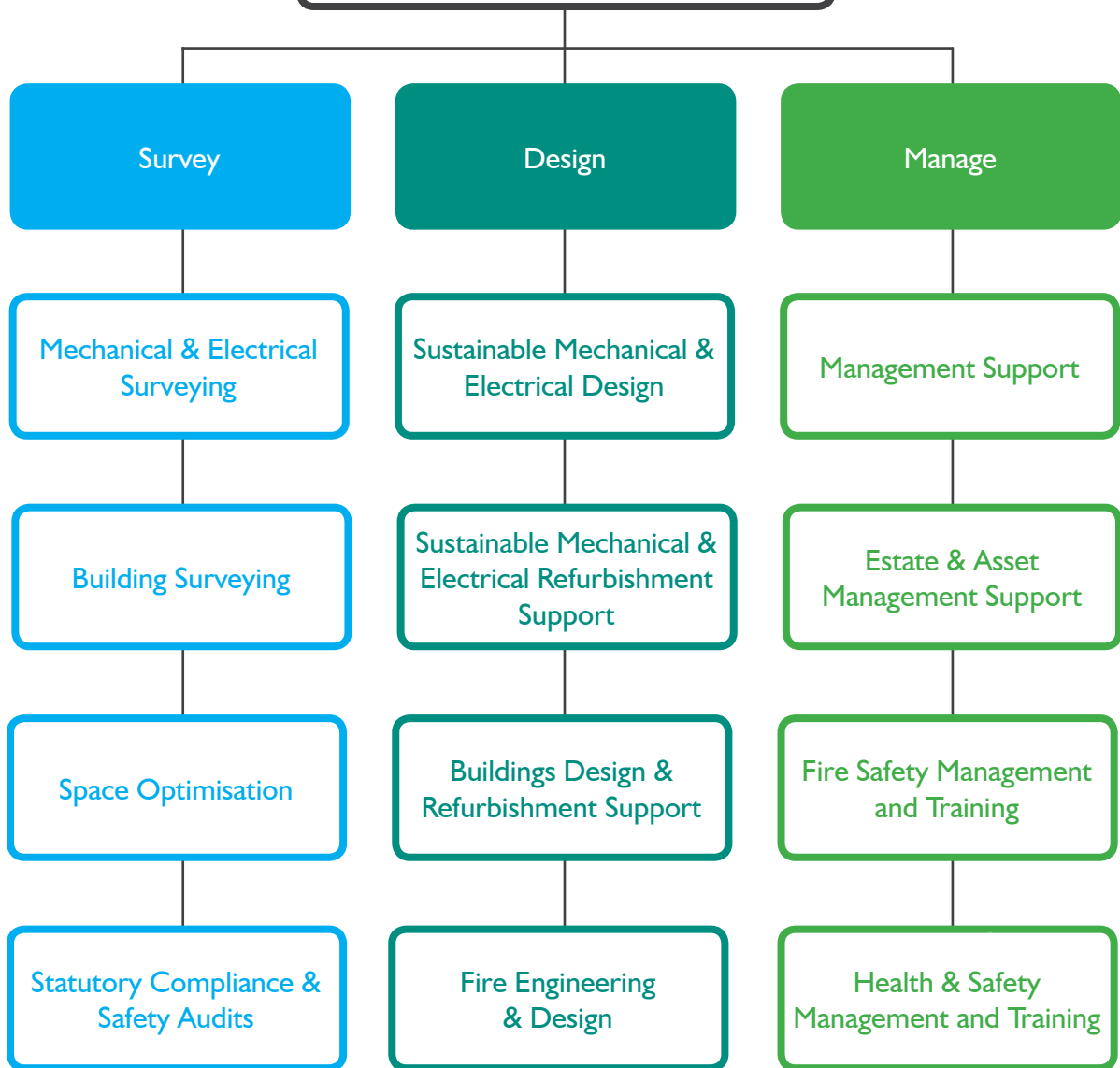
Our technical ability ranges from building defect analysis and reporting, to building services design and property strategies. We can also manage and support full property refurbishments and new mechanical and electrical installations. Our multidisciplinary team includes: Mechanical Engineers, Electrical Engineers, Building Surveyors, CDM Coordinators, Fire Engineers, CAD Technicians, Project Managers, Environmental Consultants and Health and Safety Consultants.

Our consultants are fully up-to-date with current legislation and best practice requirements within all major business sectors. This ensures all consultancy work undertaken by us helps to keep your buildings fully compliant. Our client focused approach enables you to carry out your normal business duties, knowing with confidence that your expectations will be delivered in a timely and professional manner.

Our company ethos is securely embedded in energy efficiency, sustainability and environmental management. Consequently we have a sound environmental approach to all consultancy work delivered.



# Building Services & Property Solutions



# Mechanical & Electrical Surveying

Our Mechanical and Electrical Surveying service provides you with robust and comprehensive information on your mechanical and electrical assets, which will help you to improve performance and manage your estate and assets.

Our capabilities include estate-wide inspections assessing condition and performance of all engineering systems, surveys of individual systems, and dilapidation surveys. We can also compile and review asset registers, investigate defects in detail, and analyse complex system installations.

We specialise in surveying elements including utility services and infrastructure, energy systems, heating, ventilation and air conditioning systems, water installations, medical gas installations, lifts and hoists, LV and HV generation, electrical infrastructure and distribution, detection and alarm systems.

Once we have completed our surveying work, we will provide you with a detailed report of our findings. Often this can be tailored to fit seamlessly into your facilities management database.

NIFES engineers also have a proven track record of working with and providing technical advice and support on new engineering installations, whether this is an initial feasibility study or the production of a full business case for plant upgrade or replacement.

Our Surveying services are regularly offered as a packaged service alongside elements of Design and Management, where we are able to provide further expert advice and practical assistance.



Increase the visibility of your mechanical and electrical assets across your estate and identify the key areas that require specific attention



Understand the next steps to improve management of mechanical and electrical assets

## The Newcastle upon Tyne Hospitals NHS Foundation Trust

NIFES were appointed by Newcastle Hospitals NHS Trust to undertake building condition surveys at two of their main hospitals. The scope of the assessment including building fabric, all M&E services, water, drainage (by CCTV), and covered statutory compliance as well as condition. The work was completed with minimal disruption to operations and the seventeen-week programme set at the outset was met.

# Building Surveying

We have a proven track record of surveying new and existing buildings as well as designing and delivering space re-configuration and refurbishment schemes. Every year, we survey approximately 1 million square metres of buildings.

Over the years our surveying work has included minor defect analysis and repairs, detailed feasibility studies and the design and management of larger projects. We can provide you with surveys and reports including dilapidation, party wall awards and notices, and environmental demolition assessments.

We can deliver detailed technical reports on the condition and performance of all types of buildings and their component parts. Our reports provide valuable information for planned preventative maintenance schedules and long term life cycle cost plans. We can also deliver a "one off" building pathology diagnosis and space utilisation assessments.

Our technical advice and support has consistently proven to help our clients buildings perform more efficiently; whether it is a single property or across a large portfolio.

Our surveyors can also provide expert technical advice and support on buildings of architectural and historic importance, schools, office accommodation, industrial units and acute hospital trusts.



Find out the most efficient ways to implement repairs and improvement as part of our end-to-end service covering surveying, design and management

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Identify the areas where you need to be investing to improve the poor performance of your buildings

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# Space Optimisation

Organisations across the UK are operating from buildings where space utilisation has not been optimised, with many areas left empty or under used whilst others are overcrowded.

Often this means that building performance is suffering as a result. This can negatively affect your organisation on a number of levels including increased energy usage, poor productivity levels from staff and unnecessary or inflated costs for maintenance and expansion works.

Space Optimisation helps you to rationalise your space use, resulting in improved energy efficiency and carbon emissions, a more productive working environment for staff, and lower capital costs as the need for expansion is diminished.

NIFES space utilisation specialists will survey and assess your properties and identify options for space optimisation. Our findings are delivered to you in the form of a comprehensive report with graphical analysis to provide evidence for change.

From this analysis we can provide you with expert management support so that you are able to implement the chosen solutions quickly, within budget and with minimal disruption to your operations.



Improve energy efficiency and reduce carbon emissions by optimising space in terms of lighting and heating



Increase the productivity of your staff by providing a comfortable and functionally designed working environment



Reduce the potential costs associated with maintenance, renting additional space and the building of new space

## Guy's and St Thomas' NHS Foundation Trust

We undertook a space utilisation review on behalf of Guy's and St Thomas' NHS Foundation Trust, to assess how well available space was being used in non-clinical areas. The study revealed specific areas of unused, under utilised and overcrowded space. We provided the Trust with a range of practical solutions, as well as space planning and management advice based on robust space use data.

# Statutory Compliance & Safety Audits

In 2009/10, 1.1 million people were suffering from an illness they believed was caused or made worse by their work. 233,000 injuries in the workplace were reported, resulting in 28.5 million days lost overall.

Health and safety is of key importance to all organisations. Our Statutory Compliance and Safety Audits provide you with a clear overview of standards, systems and compliance across your estate.

NIFES consultants have a proven track record of surveying buildings in relation to their performance under fire and health safety compliance. Our specialised engineers have an in-depth up-to-date knowledge of all the statutory requirements you need to adhere to, which can include the completion of fire risk assessments, checking fire systems or auditing health and safety performance.

Our surveys are comprehensive, incorporating physical on-site observations alongside an in-depth review of your policies and procedures, log books, site plans and any other relevant information that may be available. Areas covered include fire safety, electrical services, asbestos, control of legionella, the Equality Act (DDA), the Health and Safety At Work Act and COSHH regulations.

Specialist techniques we can employ as part of an audit include risk assessments, statutory compliance surveys, fire compartmentation surveys and infection control audits.



Get a detailed view of Fire and Health and Safety considerations across your estate

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Identify and target the areas where the biggest improvements can be made

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Respond to Fire and Health and Safety surveying requirements in specific areas of your estate with our in-depth specialist techniques

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# Sustainable Mechanical & Electrical Design

Our Sustainable Mechanical and Electrical Design service encompasses the whole design process including pre-planning and strategy reports, concept development, design, CAD drawings and schematics, specification, tendering and project management.

Our teams of engineers are able to deliver a flexible and adaptive service that is tailored to your requirements. We can design elements including utility services and infrastructure, energy systems, heating, ventilation and air conditioning systems, water installations, medical gas installations, lifts and hoists, LV and HV generation, electrical infrastructure and distribution, detection and alarm systems.

We have an in-built commitment to delivering sustainable, environmentally conscious design. This means that we are ideally positioned to design energy efficient systems that simultaneously reduce your costs and your carbon emissions. Our qualified assessors can also advise and guide you through many complex compliance processes such as BREEAM and the Code for Sustainable Homes assessments.

We can carry out mechanical electrical design and specification, offer technical advice, prepare maintenance contracts and undertake reports for design strategies and option appraisals. NIFES engineers and consultants also frequently act as expert witnesses.

We understand the importance of changing project parameters, legislative issues and developments in design and engineering techniques, and embrace these changes within our implementation process. This ensures all works undertaken are compliant with current regulations and up-to-date techniques and ideas.



Ensure the successful implementation of your Mechanical and Electrical projects



Improve the environmental performance and sustainability of your Mechanical and Electrical assets



Receive advice and support throughout the project life cycle thanks to our client focused approach to design management



Renfrewshire Council worked with NIFES on the refurbishment of Renfrew Town Hall, specifically the mechanical and public health services. Our designers were able to make the building as comfortable and energy efficient as it could be, despite the limitations of the A-listed building.

# Sustainable Mechanical & Electrical Refurbishment Support

Our Sustainable Mechanical and Electrical Refurbishment support service encompasses the whole refurbishment process including concept development, detailed design, CAD drawings and schematics, specification, tendering and project management.

Our team of engineers can identify and design the most effective refurbishment solutions for you to improve the performance of your Mechanical and Electrical assets. We can then support you to implement the project within the required time scales and within the allocated budget.

NIFES engineers specialise in sustainability and energy efficiency, which means that all of our Mechanical and Electrical refurbishment support is provided with a low carbon future in mind.

We can carry out options appraisals, feasibility studies, system audits, design, specification and project management, maintenance contract specification and audits. We can also write pre-planning and mechanical and electrical strategy reports.

Our experience in the implementation of major refurbishment schemes means that we are proficient in managing the changeover process. By developing method statements and philosophies, we are able to ensure that your objectives are met safely and that service provision is maintained throughout the implementation.



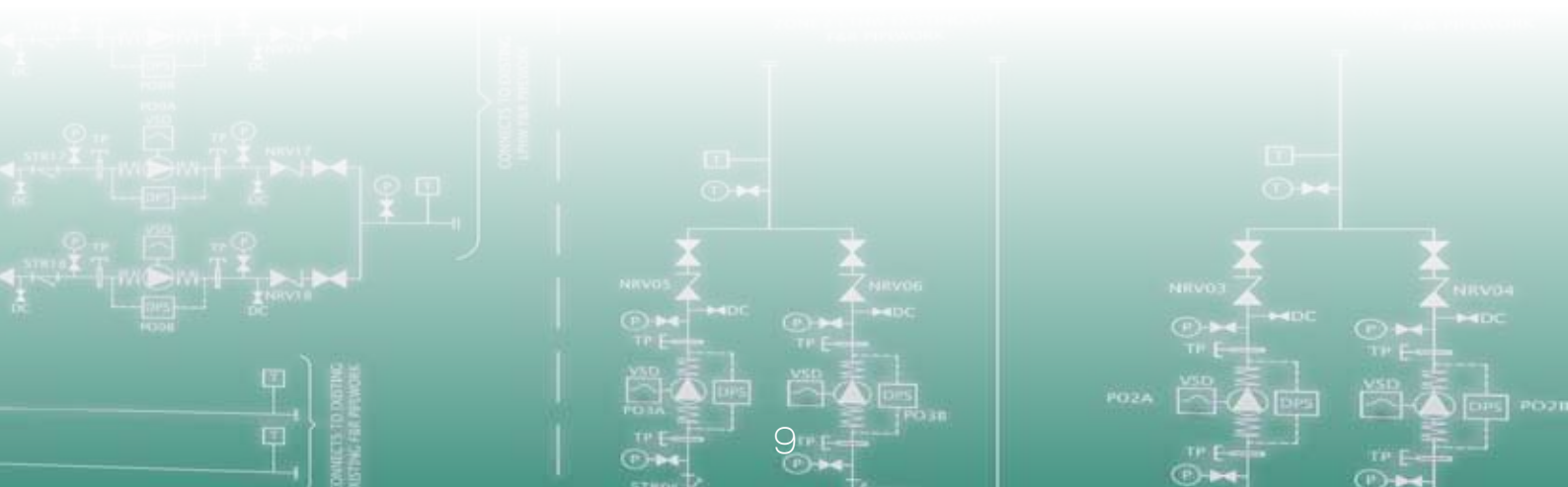
Improve the performance and energy efficiency of your Mechanical and Electrical assets



Increase the usability and value of your Mechanical and Electrical assets by having them re-designed to fit with your current and anticipated future requirements



Reduce capital costs, running costs and maintenance costs covering the full project life cycle by taking advantage of our end-to-end advisory capabilities



# Building Design & Refurbishment Support

Whether you are considering refurbishing and modernising your building, planning a new building or even an extension to your existing property, our team of professionals will ensure you receive expert support from inception to final completion and handover.

We can produce CAD drawings and detailed specifications derived from feasibility studies, project meetings and your own brief. This client focused approach ensures the information we issue to building contractors is comprehensive and simple for pricing, this helps alleviate 'project creep' and costly variations.

We have a proven track record in delivering the optimum environmentally beneficial outcome to your design and construction. This can include identifying and sourcing the best outlets for dismantled or demolished building components and newly built and installed energy efficient building materials.

Our expert designers recognise the importance of changing project parameters, new legislation and developments in design and construction processes. We continually keep up-to-date with these changes, this ensures all your project aspirations are captured and delivered to a compliant standard and to a high quality of finish.

Our design and management approach to construction projects has enabled clients to carry out their normal business duties, knowing with confidence their expectations will be delivered professionally.



Peace of mind throughout the project thanks to our highly supportive client focused approach

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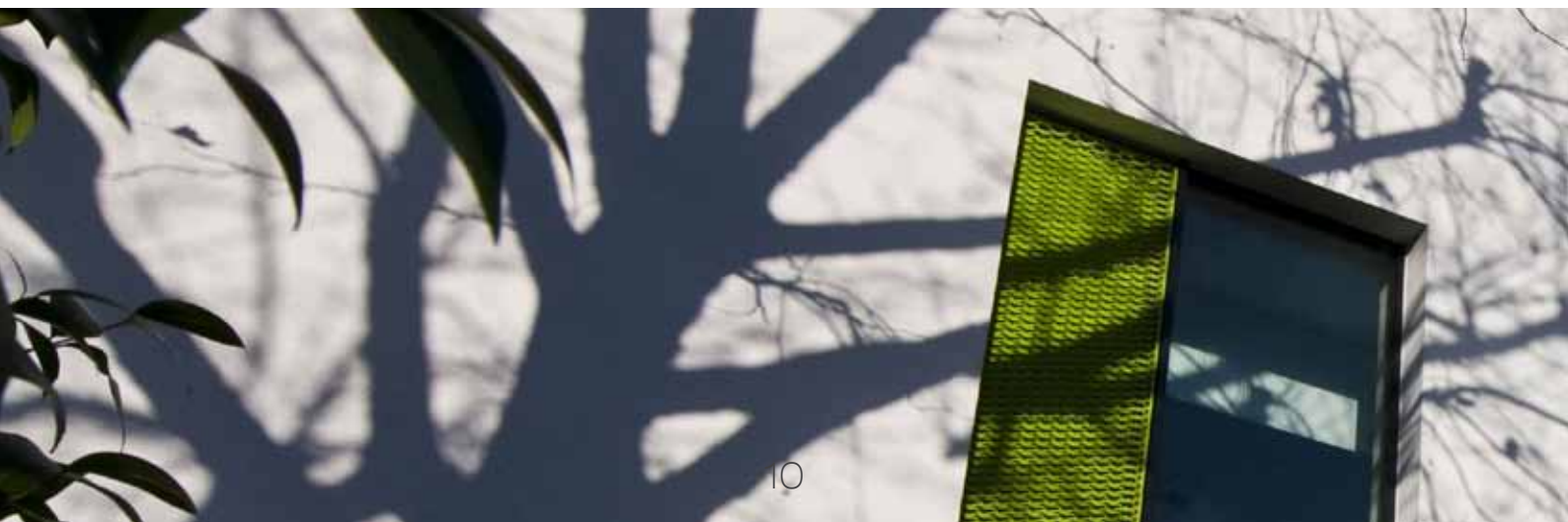
Improve the performance and functional suitability of your buildings

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Ensure your new build, new installation and refurbishment projects run smoothly and with minimal disruption to your operations

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# Fire Engineering & Design

Statistics show that annually, the financial cost resulting from fires is around £485 million for businesses and £311 million for the public sector.

Our specialist consultants provide professional technical advice and support on many aspects of property fire engineering design and management. We can assist you in preventing the spread of fire, optimising your alarm and suppression systems and ultimately securing the safety of your people and properties.

Our team work as independent fire engineering designers, specialising in building design and fire growth modelling. We can produce bespoke technical specifications and CAD drawings to visualise your planned improvements. We can also review and advise on your existing specifications.

We can also provide a fire design support service, to provide targeted assistance to you where you need it on an ongoing basis. We will assist you to make your buildings safe and to comply with the relevant fire safety legislation.

Our consultants are continuously kept up-to-date with changes to legislative requirements and new innovations. When appropriate we will use computer simulation techniques to resolve conflicts with prescriptive codes and identify cost effective solutions that will satisfy the approval bodies and meet essential fire safety standards.



The application of fire safety engineering is not limited to complex buildings and problems; it can be applied to all building types



Improve fire safety and management across your estate



Access the specialist expertise of our fire engineer consultants



The Highland Council appointed NIFES to provide sustainable building services for a new development on the northwest coast of Scotland. Services provided included natural ventilation, biomass-fuelled heating, rainwater re-cycling and solar water heating.

# Management Support

Whether your project is a property refurbishment, a new building, an extension to an existing building or a mechanical / electrical upgrade or installation, we can provide you with end-to-end project management support. This allows you to carry on with your normal operational duties, knowing with confidence that your project expectations will be delivered in a timely, well planned and professional manner.

Our project managers design and manage complex phasing programmes, ensuring your day to day business activities can continue uninterrupted by the ongoing work.

We have a proven track record in the successful delivery of many large mechanical and electrical installations and many different types of construction projects. We can also support with the demolition of an existing building, or the dismantling of a mechanical or electrical installation. Whatever the project, you can be sure that we will be on hand to help you through the whole process, from your initial brief right up to project completion and handover.

We realise that communication is essential for a project to be successful. This is why our consultants will liaise with building occupants and members of the public, to ensure that all projects run smoothly. We pride ourselves in delivering projects on-time, on-budget and with minimal disruption to you.



Support from a Project Manager who will act as the single point of contact for the duration of each project

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Ensure projects run smoothly and with minimal disruption to your operations

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Access a range of specialist advice and support from technical experts across the whole of NIFES

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NIFES undertook a 2 Facet (Condition and Statutory Compliance) Property Appraisal Survey including risk assessment of Backlog Maintenance. The survey included 5 campuses (100,000m<sup>2</sup> of buildings) situated throughout Kent. The University used the findings to help develop an estate strategy by identifying backlog and future maintenance costs.

# Estate & Asset Management Support

To maximise the performance of your property portfolio, a strategic approach is required that covers short and long term management. We can work alongside you to develop an effective strategy, providing practical advice and support to ensure you meet your goals.

Our team of estates professionals deliver Estate and Asset Management services to £1.8 billion worth of property every year. They compile property information from physical surveys and existing data, information is then analysed to produce reports that can help you to maintain, manage, develop and improve your estate.

Our support is ongoing, which means we can help you to manage your estate from 'cradle to grave'. Our team can provide you with valuable information ranging from planned preventative maintenance schedules to long term lifecycle cost plans and in-depth estate strategies.

Estate and Asset Management Support is regularly offered following surveying and design work, which ensures a holistic approach to all your building services and property requirements.



Develop a practical and deliverable strategic vision for your estates based on detailed, auditable data

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Budget for the future using robust and accurate long term cost predictions

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Plan facilities management provision on an ongoing basis with help from practical planned maintenance schedules

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# Fire Safety Management and Training

Robust and up-to date fire safety policies and procedures safeguard your staff, customers and the general public and allow you to comply with legislative requirements. We can provide a strategic and practical approach to your fire safety management, covering both short and long term objectives.

Our team of fire engineers compile property information from physical surveys and from existing data, including policies, risk registers and permits to work. This information is then analysed to produce fire management plans, strategies, evacuation plans, risk assessment reviews, training needs analyses and compliance gap analyses.

These outputs give you the information you need to make improvements to fire safety when and where they are required.

Our team of consultants can also offer training courses that cover the full range of expertise within NIFES, including; staff fire safety awareness and in-depth tailor made courses covering topics such as fire risk assessments. Every year, we train around 2,500 individuals via courses, monthly inductions and refresher sessions, and as part of our corporate services.



Identify areas where improvements are required on an ongoing basis, and implement them with expert support and guidance

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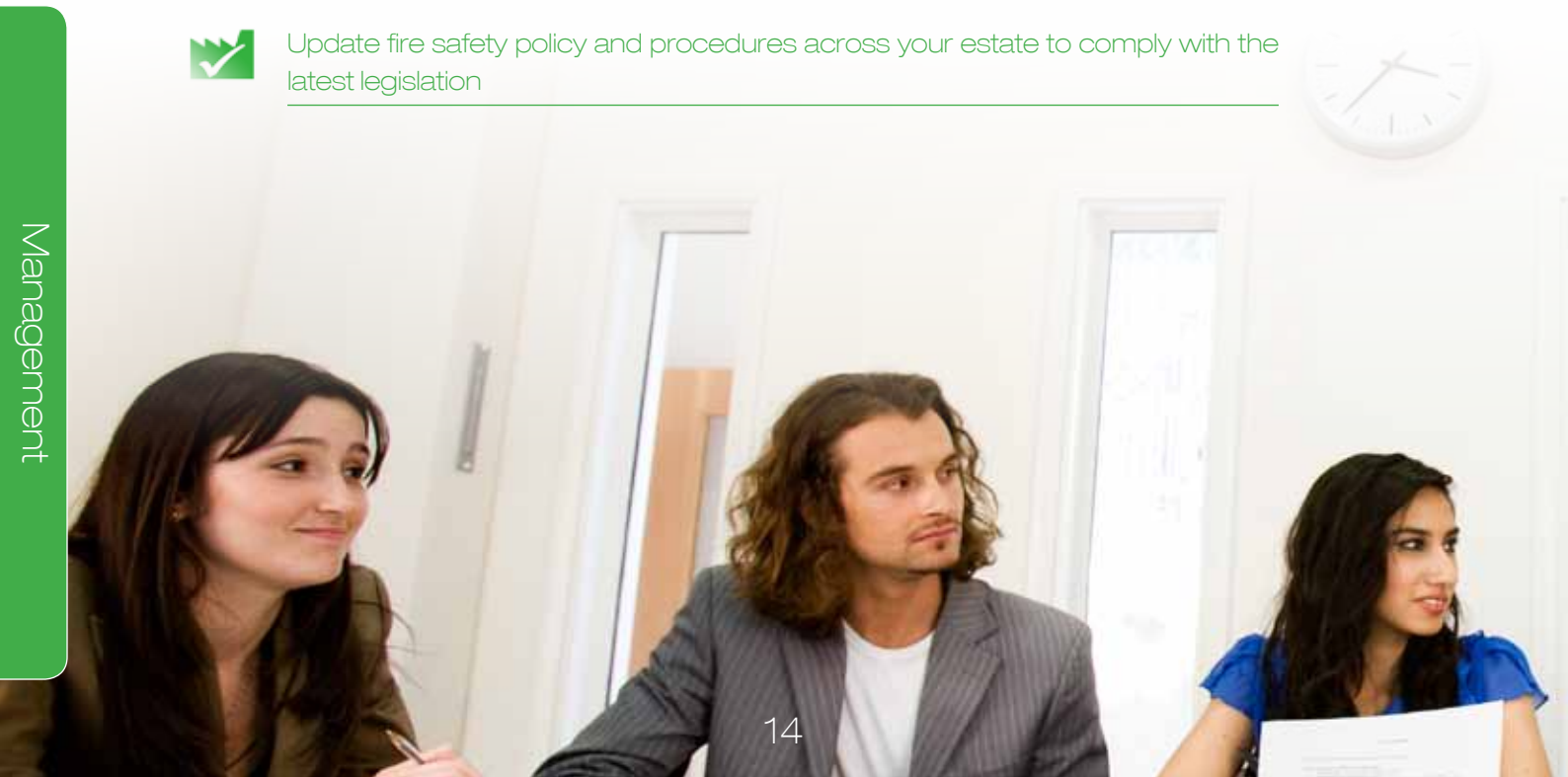
Maximise safety across your estate with in-depth fire safety management planning

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Update fire safety policy and procedures across your estate to comply with the latest legislation

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# Health & Safety Management and Training

In 2009/10, organisations found guilty of health and safety breaches were fined a total of £13.7 million. Ensuring your health and safety policies and procedures are up to date and aligned with legislative requirements is essential to protect your staff, customers, the general public and your organisation itself.

We can provide a strategic and practical approach to your health and safety management, covering both short and long term objectives. We can analyse information from physical surveys and existing data to produce health and safety audits, risk assessment reviews, training needs analyses and compliance gap analyses.

Specific areas where we can assist include electrical services, the Equality Act (DDA) and the Health and Safety at Work Act. We can also provide valuable corporate advice and support to help you run your estate in a compliant and safe manner, including health and safety committee support and CDM Coordinator services.

We also offer training courses that can either be tailored to your specific requirements, or can cover general 'awareness' training for staff at all levels. Our courses include:

- Health and Safety Awareness
- Legislation Awareness
- Risk Assessment Training
- COSHH Awareness
- CDM Awareness
- Asbestos Awareness
- Legionella (L8 Compliance) Responsible Person Training
- Work Station Assessment Training - Display Screen Equipment (DSE)



Implement best practice Health and Safety procedures so you have peace of mind that you are compliant across the board



Develop the skills of your staff so they can actively drive the implementation of Health and Safety measures across your estate



NIFES provides a full corporate Health and Safety Management service to the London Clinic including Risk Management for all premises, covering nursing floors, theatres, diagnostics, speciality departments, Consulting rooms, administration and accommodation buildings.

# Why choose us?

Inenco has been supporting clients in all aspects of energy management since 1968. NIFES (National Industrial Fuel Efficiency Service) have been providing energy efficiency and buildings services worldwide since 1953. As a single company with pooled resources and expertise, Inenco / NIFES are ideally placed to offer tailor-made solutions to reduce energy costs and CO<sub>2</sub> emissions, and maximise building performance, in private and public sector organisations.

We have unparalleled experience and understanding of all aspects of energy and buildings management including policy, management commitment, data information, processing, technology applications and behavioural change.


With over 300 employees across the UK, we have the breadth of experience and capability to work with any type or size of organisation. Inenco / NIFES offer a range of energy, environmental and buildings consultancy services, which can be categorised under four key groups:

## Energy & Carbon Reduction Solutions



- Management
- Compliance
- Trading

## People & Management Solutions




- Policy & Strategy
- Standards
- Training

## Low Carbon Projects & Solutions



- Development
- Implementation
- Evaluation

## Building Services & Property Solutions



- Surveying
- Design
- Management

For more information, contact us using the details below:

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