CASE STUDY

Commercial Real Estate, Ireland

CLIENT BACKGROUND

A property owner in Ireland with a large commercial building portfolio was facing a critical challenge: their multinational tenant was demanding a minimum BER rating of A3 for a long-term lease renewal. This requirement was driven by the tenant's increasing focus on sustainability and energy efficiency.

THE CHALLENGE

The property in question, spanning over 31,000 square meters, relied on four large gas boilers for heating. These boilers were not only inefficient but also contributed significantly to the building's carbon footprint.

Upgrading the heating system was essential to meet the tenant's demands and improve the property's overall energy performance.

GS RENEWABLE'S SOLUTION

GS Renewable was engaged to provide a comprehensive solution that would address the client's needs while meeting the A3 BER rating requirement. After a thorough assessment, GS Renewable proposed a modular heat pump plant room to replace the existing gas boilers. This innovative approach offered several key benefits:

- **Reduced Carbon Emissions:** Heat pumps are significantly more energy-efficient than gas boilers, resulting in a substantial reduction in carbon emissions.
- **Improved Energy Efficiency:** The modular design of the plant room allowed for optimal performance and energy savings.
- **Future-Proofing:** The solution was designed to accommodate future integration with district heating and potential property division.
- **Financial Incentives:** GS Renewable highlighted the potential for significant financial incentives, including SEAI/SSRH grants and ESOS payments.

AT A GLANCE

Challenges

- Boilers contributing to building's carbon foot print.
- Potential tenant demands improvement to energy performance.

Benefits

- Improved BER Rating from C3 to A3.
- Operational Cost Savings: €400,000 / annum
- Carbon Reduction: 581 tonnes / annum

RESULTS

By implementing GS Renewable's modular heat pump plant room solution, the client achieves the desired A3 BER rating, increasing the opportunity to secure the long-term lease with their multinational tenant. The project also resulted in substantial cost savings due to improved energy efficiency and government incentives.

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