

Demonstration document – fictional company

Retrofit route guide for office owners

From gas boilers to a heat pump, balanced ventilation and smart controls – in phases, while your building stays in use.

Northbeam is a fictional company created as a concept website by FOR3. This document contains no real offer, advice or certified calculation.

1. Why owners start now

Typical triggers we see in office buildings of 1,000 to 10,000 m²:

- The energy label C obligation for offices and requirements from financiers.
- Gas boilers approaching end of life.
- Comfort and air-quality complaints from tenants.
- ESG reporting that needs measured data.
- A tenant change or sale that opens a renovation window.

Regulations, subsidies and tax schemes change. Always check current conditions with your adviser.

2. The five steps

1. Check – ten questions online, indicative route.

2. Site survey – half a day on site: plant room, roof, risers, typical floors, metering.

3. Route plan – options, phases, dependencies and an indicative budget range per phase.

4. Phased works – floor by floor or system by system, planned around tenants.

5. Tuning season – twelve months of monitoring and adjustment.

3. Hybrid or all-electric?

	Hybrid first	All-electric directly
When	Emitters or envelope still need high supply temperatures	Building already comfortable at lower supply temperatures
Changeover	Heat pump next to remaining boiler	One changeover, temporary fallback
Investment	Spread over phases and lease cycles	Concentrated in one phase
Watch out	Plan the final electric step	Grid connection capacity

4. What the site survey needs from you

- As-built drawings (installations and architecture), if available.
- Gas and electricity use for the last two to three years, or meter data.
- Maintenance log of boilers, air handling units and controls.
- Lease overview: which floors are let, notice periods, planned tenant changes.
- Access to plant room, roof and one typical floor; a contact from facility management.

5. Questions to ask any retrofit partner

- How do you decide between hybrid and all-electric for this building?
- Which rooms limit the supply temperature, and what does fixing them involve?
- How will tenants be informed and what happens outside office hours?
- What is the fallback during and after the changeover?
- How long is tuning, and what data do we receive?