

# Built to Compete: Future proofing industrial assets for market leadership

**HOLLIS**

The industrial property landscape is evolving at a rapid rate. Sustainability targets are tightening, planning authorities are raising expectations, and insurers are applying greater scrutiny to asset performance and risk. What was once considered best practice is now the bare minimum.

Future proofing is no longer a nice to have, it's a strategic imperative. From solar integration and ESG alignment to compliance and risk mitigation, the decisions made at the outset of a project will determine its long term viability and value. Whether you're planning a refurbishment, integrating solar PV, or navigating NZC goals, this guide will help you make informed decisions from day one.

## What stakeholders expect

- UK Net Zero Carbon Building Standard is setting the benchmark for new and existing buildings.
- EPCs are the current baseline—but NZC is the trajectory.
- Insurers are scrutinising solar installations, especially legacy systems.
- Avoid costly retrofits by getting it right the first time.

## Top tips for future-proofing industrial assets

### Sustainability strategy

- **Net Zero Carbon:** Align with NZC targets and reduce Scope 3 emissions.
- **Embodied Carbon:** Track and report energy use and embodied carbon—metering and material verification are essential.
- **Energy usage:** Building regulations don't yet require reduced operational energy use, but they will.
- **Frameworks:** Use frameworks like CRREM to benchmark your asset's readiness and avoid stranded value.
- Don't settle for the bare minimum. Market leaders are already decarbonising.

## Risk mitigation

- Choose a project team with technical depth and strategic foresight.
- **Power upgrades:** Engage DNOs early, plan for smart metering and G99 export.
- **Solar PV:** Evaluate supply chain ethics, warranty strength, and system compatibility – not just efficiency.
- **Insurance & compliance:** Insurance companies are becoming more aware of the risk of solar PV and batteries. Roof works and plant upgrades must factor in fire safety, structural integrity, and long-term access.
- **Planning:** Early engagement avoids delays. Design with future Net Zero Carbon building standard, EPC and MEES thresholds in mind.

## Bespoke guidance

At Hollis, we deliver asset specific strategies, not generic solutions. Every building has its own operational profile, risks, and ESG goals, and our guidance reflects that.

- **Targeted solutions:** We assess each asset's structure, use, and lifecycle to develop strategies that align with long-term performance and compliance.
- **Access & maintenance:** We design building-specific plans for safe, efficient access—covering permanent routes, edge protection, and servicing requirements.
- **Collaborative delivery:** Our teams work hands-on with clients and stakeholders, ensuring clear communication and coordinated execution across disciplines.

## Get in touch

If you're planning a refurbishment, solar integration, or looking to align your asset with Net Zero Carbon goals, we're here to help. For tailored advice and hands on support, get in touch!



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