



SPENCER
Commercial Property

Spencer Commercial Property is expert in commercial property investment and development within commercial and industrials sectors.

Spencer Commercial Property has constructed a significant portfolio encompassing industrial estates, trade counter developments, business parks and office parks across the UK.

The existing portfolio comprises of 101 sites, with a group of commercial units to let on each, throughout England, Scotland and Wales.

The Problem:

Spencer Commercial Property occupies a large number of sites across the country. Regular meter readings need to be taken involving increased manpower to ensure all sites can be visited.

The Solution:

Bglobal's sub-metering solution allows Spencer Commercial Property to measure energy consumption across sites and in different buildings.

Through the collection of accurate consumption data, property managers can make informed decisions and take appropriate action to reduce consumption, and reduce energy costs.

Spencer Commercial Property presently has:

- **Over 80 electricity sub meters installed and operated by Bglobal.**
- **29 gas sub meter readers have been installed.**
- **13 water sub meter readers.**
- **Main utility settlement meters fitted by Bglobal.**



**Spencer Commercial Property
& Bglobal Metering**

Case Study

2011

"The benefits to my organisation have primarily been of time. We run a tight ship and so do not have the manpower to visit all our many sub metered sites on a monthly basis. Bglobal's products have therefore saved me personally, and our company, so many man hours that we have not needed to employ an extra member of staff to service the sub metering aspect of my job. As we are a commercial property landlord we use very little actual power but the savings in time are significant."

Lawrence Hindley

Project Manager

Spencer Commercial Property

"I have found Bglobal to be a thoroughly professional and excellent company giving good service on all electrical sub meters. I would have no hesitation in recommending them for this service and have done on a number of occasions."

The Benefits of Installing Bglobal Smart Sub-Meters:

- Landlords can accurately apportion energy costs directly to their tenants - with accurate invoices to tenants based on their exact consumption levels
- No more disputes with tenants over energy bills. Where bills are not directly apportioned to tenants, as is currently the cases in most situations, some tenants will receive unfairly high energy charges and will naturally dispute this with their landlord. This takes up administration time and effort.
- Improved cash flow, and reduced time between bills being paid and money being recouped.
- Enhanced sales proposition for landlords if they can provide accurate energy bills to tenants, rather than estimates. Incentivises tenants to focus on energy consumption.
- Revenue opportunities for landlords - sell extra energy management services and solutions to their tenants.

"Bglobal's engineers are knowledgeable and flexible, so where other companies would have aborted a job due to not trying hard enough, they will make sure the problem is solved. This has saved both me and Bglobal huge amounts of time due to fewer returns to site. This quality of engineer is invaluable in the industry and is in sharp contrast to the attitude of most other companies."

Lawrence Hindley

Project Manager

Spencer Commercial Property

"The savings in time to me and my company have been substantial and without the Bglobal product we could not have delivered the high standard of service to our tenants that we have. Bglobal has made a complex and frustrating issue significantly easier to deal with and I now design my business model specifically with Bglobal in mind."

"At Bglobal we are committed to providing solutions to the challenges facing businesses – especially in managing how they use energy and how much they pay for it. We are all pleased when a customer such as Spencer Commercial Property is able to experience such substantial benefits when using our solutions and services."

Simon Parker, Marketing Manager

Bglobal Metering

Spencer Holdings Plc now owns and manages over 5 million square feet of industrial and commercial properties with over 1,000 tenanted units. These are put to wide variety of diverse uses such as industrial, manufacturing, warehousing, trade counters and offices.

For more information about Bglobal's products and services please contact us:

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