



Asset registers require input from asset, property, and facility managers.

- In the absence of an asset register, an asset manager would establish the foundations of a new one and rely on the property and facility managers to provide further details based on site assessments.
- Where an asset register already exists, updating the document often sits with the property manager. However, asset and property managers should be active participants in ensuring that the register is being updated as required.
- Transitioning an asset register into any form of digitised format should have oversight from each manager. However, this role would be best suited to a property manager, as the process may involve liaising with asset team, facility teams, innovation partners, and other buildings in a property portfolio.

The common approach to creating asset registers in the UK is to follow [BS ISO 55000](#) and [PAS 1192-3](#) standards and to use the [CIBSE DE5T](#) template. It is important to expand on the CIBSE template to include information pertinent to managing and creating sustainable buildings.

The DE5T template is made of four sections: facility, space, system, and component. These are described below:



1: CONSIDER THE FACILITY

The DE5T template includes 28 rows for establishing a complete view of the facility. Of most interest to sustainability are:

Facility Condition (DE5T, 1.12)

This is free text field response, which should include references to professional surveys undertaken in the property's lifecycle. Condition of a facility is important to understand for energy and environmental management purposes as it can inform business cases for improvements. For example, status of roof integrity is critical in determining viability of installing solar panels.

KPIs (DE5T, 1.20)

This is described as 'a list of metrics that demonstrate performance of the asset'. Amongst those referenced by DE5T, performance gap metrics should be included, such as, for example:

- Intended EPC/DEC vs. actual EPC/DEC.
- Measures of air-tightness.
- Links to the systems section of this template to ensure correct operation of systems forms part of facility KPIs.

Sustainability (DE5T, 1.22)

Currently limited to 'sustainability measures achieved, for example, LEED Platinum', this section has capacity to reference several other energy and environmental features that are established at the facility level.





These include:

- Waste management processes (centralised weighing or collections).
- Proportion of LED vs. Non-LED lighting at facility level.
- References to systems of components installed that summarise facility information, for example, BMS, EMS, PMS.
- Specific energy or environmental compliance requirements that the facility would need to interact with, for example, feed-in tariffs, RHI scheme, Heat Network Regulations, UK ETS, Medium Combustion Plant Directive.

Summer and Winter Design Conditions (DE5T, 1.27)

The format of this section is for temperature and relative humidity (oC/%RH). However, as an asset register moves from design into operation, this section should become a repository of updated statistics that indicate how across operational years, the design conditions are being met or missed.

This provides a useful feedback loop for future facility designs in the same area or with the same specifications.

TOPIC	CIBSE DE5T TEMPLATE
 Facility Condition	1.12
 KPIs	1.20
 Sustainability	1.22
 Summer and Winter Design Conditions	1.27



2: CONSIDER SPACE

Extending the detail in DE5T 2.05, clarification of ownership is important, as there are often shared or offset liabilities between the landlord and tenants for energy and environmental management.

For example, compliance with F-gas Regulations (2015) sits with the asset manager until and after an occupier demise area is let. It is important that this is clearly communicated to occupiers to ensure they can fulfil maintenance requirements.

3: CONSIDER SYSTEMS

DE5T provides twelve rows of important information which comprises the system asset register of the CIBSE standard template.

Although this level of asset register is uncommon, sustainability should be integrated to ensure systems in a facility can be managed well or accurately reported where compliance or certifications require it.

While stating the primary component (DE5T 3.08) within a system is paramount, an improved management approach would involve including other components, such as their date of installation, age and serial numbers.

This would provide an overview for a system manager to ensure scheduled maintenance or repairs are in line with requirements, warranties, or expected lifecycles.

For example, if operating a ground source heating and cooling system, it would be beneficial to have a system register that lists not only the system template information, but when each pump, meter, or other components was installed to ensure there is resilience in the site's understanding of the system.