WORKSHEET 3.7

Second-Party Audit: Suppliers, Contracts and Guarantees of Origin

Subchapter 3.7 · case in the book: Leipzig

Take your three largest energy-related supply contracts and look in each one for the clause that entitles you to ask the supplier a question and be answered. Not the clause about service levels, and not the one about termination: the one that gives you a right to information. If there is no such clause in any of the three, then everything you currently receive from those suppliers you receive as a courtesy, and a courtesy is not audit evidence.

This worksheet turns the tools of the subchapter into a form you can fill in. The texts come from the book; the empty columns are for your own property. Adapt it before use: an unadapted checklist is exactly what the book warns against.

Practical application: what to do in your property

Step (from the book)	Done?	What we found / owner
Read the three largest energy-related contracts looking only for a right to information.		
Draft the information clause once and add it to every energy-related contract from the next renewal.		
Find every place an attribute purchase appears in the property's own documents and read the sentence it supports.		
Separate purchases from performance in the reporting, physically, so that no reader can average them.		
Change the maintenance report format to record values found and values left.		
Decide and write down what control or influence the property keeps over any outsourced significant energy use.		
Ask the energy supplier for interval data and the composition of charges, and note whether you were entitled to them.		
Open any supplier finding by stating that no supplier has done anything wrong, where that is true.		

These steps are the book's method, not requirements of ISO 50001. Evidence can take whatever form suits the property; a separate document is needed only where an applicable requirement, or the property's own system, makes it necessary.

Verification Pact: what is believed, tested against the standard

What is commonly believed	What actually holds	Our position
«We audited the supplier last year.»	Unless a clause entitles you to, what took place was a visit that the supplier granted and can decline next time.	

What is commonly believed	What actually holds	Our position
«The certificates are genuine, so the claim is sound.»	Authenticity of the instrument and relevance of the instrument are two different questions, and only the second matters here.	
«We moved to renewable supply, so our energy performance improved.»	The supply changed. Energy performance is about consumption, use and efficiency, and none of those moved.	
«Our maintenance contractor is excellent.»	He is delivering what the contract measures. If it measures availability, that is what excellence means here.	
«Outsourcing the laundry reduced our consumption.»	It moved the consumption outside the boundary. Whether anything improved is now a question you have no right to ask.	
«The service reports are detailed.»	Detailed about components. Look for a single recorded set point in eleven years of visits.	

Common mistakes: a self-check

Mistake (from the book)	Present here?	Action / owner
Assuming a right to audit a supplier that no contract confers.		
Verifying that a certificate is genuine and stopping there.		
Reporting a change of supply as an improvement in energy performance.		
Placing purchases and performance under the same heading in the same report.		
Measuring a maintenance contractor on availability and expecting efficiency.		
Accepting service reports that record components and never settings.		
Treating an outsourcing as an improvement while giving up the right to ask about it.		
Auditing the supplier's management system instead of the relationship.		

Operative synthesis

› **A second-party audit needs two things the property usually does not have: a contractual right to ask, and a question worth asking. The right costs three lines at a renewal and nothing at all at signature. The question differs by supplier: data and instruments from the energy supplier, specification and lifetime performance from an equipment supplier, settings rather than components from a maintenance contractor, and intensity from whoever now operates a use that used to be inside the boundary.**

- **The instrument question is the one that most often goes wrong and it is not a question about honesty. An attribute product conveys a claim about how electricity was generated and about who may claim it. It conveys nothing about the building. A property may buy one, report it accurately, and in the same year consume six per cent more, and both statements are true. What cannot be done is to put them under one heading and call the result an improvement in energy performance, because that is a claim about consumption and efficiency, and nothing was purchased that touched either.**
- **In Leipzig nobody had acted badly. The supplier sold a genuine product and documented it properly. The maintenance contractor delivered exactly the excellence his contract measured. The laundry service does its work at a price per kilogram. And the property, over three years, deferred two pieces of work on a rising consumption because its own report had placed a purchase in the section about performance.**
- **The next subchapter returns inside the boundary and to the reference against which all of this is measured. A baseline is a description of a building in a condition, and five years after it was set the building is no longer in that condition (a wing reopened, a use outsourced, occupancy up by a fifth) and nobody adjusted anything, because no single change looked large enough to justify reopening it.**

Action plan for our property

Action	Owner	Due	How we will know it worked

Source: Francesco Dore, The Helm and the Lens, Volume 4b «The Lens», subchapter 3.7. Edizioni Effedore, 2026. Clause references are paraphrased; this sheet does not reproduce the text of ISO 50001, ISO 50003 or ISO/IEC 17021-1. It is not legal advice: energy law is that of the place where the property operates.