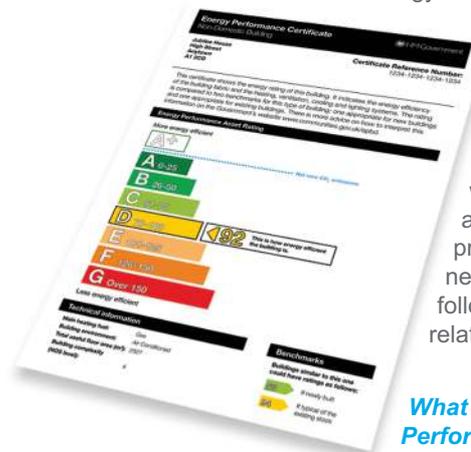


ENERGY PERFORMANCE CERTIFICATES

EPC - Selling/Letting! Have you got one?

As from October 2008, EPCs will be obligatory on almost all non domestic properties; read on to find out what you need to do now.

Since April 2008, it has been mandatory to produce an Energy Performance Certificate



(EPC) for non-domestic properties over 10,000m². July 2008 sees this become a requirement for properties over 2,500m², whilst from October 2008 all non-domestic properties over 50m² will need an EPC. The following are the key facts relating to EPCs:

What is an Energy Performance Certificate (EPC)?

An EPC is an assessment of the energy consumption of a property based on its construction not operation. It is influenced by the thermal efficiency of the building envelope and energy efficiency of the mechanical and electrical services provided within.

When do I need an EPC?

An EPC is required when a property is constructed, sold or let.

Who is responsible for instructing an EPC?

The vendor of the premises is responsible for instructing an EPC at the point at which the property is marketed. This should be guided by the Commercial Agents or Solicitors.

Why are EPCs being prepared?

EPCs are intended to inform potential purchasers or lessees of the energy performance of a building to enable them to make a fair comparison between competing properties.

What if the property is already on the market?

Properties placed on the market prior to April 2008 may not require an EPC. However, providing one may prove beneficial, as properties without an EPC may be placed at a significant commercial disadvantage as potential purchasers or lessees become better informed.

How often does it need to be renewed?

An EPC must be provided when a building is constructed, sold or let. However, once completed it will last for 10 years unless there is a material change to the building. At this point a new EPC will be required the next time the property is sold or let. Expiration of an EPC does not automatically require its renewal.

What does the EPC show?

An EPC provides an energy efficiency rating between A and G to measure the performance of that building against specific benchmarks. Whilst there will be variations depending on the building, a typical existing building would have a rating between D and G. An A rating would typically symbolise a 'zero carbon' property.

Part of the EPC is a recommendations report that identifies key improvements that could be made in order to improve the energy efficiency of the building, and its consequent rating on the A to G scale.

Who will carry out an EPC?

EPCs can only be undertaken by an Accredited Non Domestic Energy Assessor, who has been trained and is licensed via a Government Accreditation Scheme.

EPC Assessors are accredited for certain types of building and the person instructing the EPC should ensure that the Assessor is suitably qualified for the type of building to be assessed. The levels for non-domestic properties are as follows:

Level 3 - simplistic, non-domestic properties with heating systems up to 100kW and air-conditioning systems up to 12kW.

Level 4 - all other non-domestic properties with centralised heating and air-conditioning systems.

Level 5 - complex, non-domestic properties that require specialist simulation models to prepare the EPC.

The majority of non-domestic properties on the market will fall within Levels 3 and 4.

Who to contact?

For further information, or a no obligation quotation, please contact us via building@pinders.co.uk