

# Energy Performance Certificates

**Energy Performance Certificates** are now required for non-domestic buildings in the UK, but what are these certificates, why and when are they required, and how do you get one? This information sheet aims to answer these questions and provide guidance to make the compliance process as simple as possible.

## The Requirement

Energy Performance Certificates form part of the UK Government's response to the EU's Energy Performance of Buildings Directive. An EPC must be supplied for non-domestic buildings when they are constructed, sold or leased. The certificates must be produced by an accredited assessor and entered in to a national register.

The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations came into force April 2008 and were amended July 2008. These regulations: "Require that an energy performance certificate ("EPC", and a report providing recommendations as to how the energy efficiency of the buildings can be improved is made available to a prospective buyer on the sale or rent of a building"

## What are Energy Performance Certificates?

Energy Performance Certificates record how energy efficient a building theoretically is and awards it an 'asset rating'. Buildings are rated in bands from A to G, where A is very efficient and G is very inefficient, in a similar way to the efficiency ratings used for domestic appliances. The calculation applies theoretical occupancy patterns to the building, which are dependant on its usage e.g. offices, retail, storage units, hotels, etc. The results of the calculation are intended to provide potential occupants with information on the energy efficiency of the building fabric, the heating, cooling and ventilation systems, and the lighting installation. The calculation is not intended to be an indication of the actual energy consumption of the building as this will be influenced to a large degree by occupant behaviour. An EPC is valid for a period of up to 10 years.

## Current UK Position

There is now a requirement to provide an EPC for non-domestic buildings, regardless of their size, when they are physically constructed, sold or let. When a building is physically constructed the Building Control Body overseeing the development will need to be provided with the Certificate Reference Number. When a building is being sold or let an EPC should be made available to the prospective owner or tenant at the earliest opportunity. This will be enforced by Trading Standards Officers, who can request a copy of the EPC and Recommendations Report that the building owner was under a duty to provide.

The regulations also state that a seller or landlord should order an EPC in good time and at least 14 days before it is required to avoid penalty charges.

## Silcock Dawson & Partners

Silcock Dawson & Partners can provide a complete service for the provision of EPCs, ranging from an extensive measured building survey and EPC, through to a survey of the installed services and an EPC. Our assessors are qualified to produce the highest level of EPCs, using Dynamic Simulation Model software for complicated buildings or those employing innovative servicing strategies. Our assessors are accredited with CIBSE's Low Carbon Energy Assessor scheme. Our experience extends from small shops and office buildings to nationwide portfolios that require measured surveys.

## Who to Contact

The Energy & Sustainable Design Group have expertise in Energy Performance Certificates. If you wish to discuss the requirements in general or you have specific questions, then please contact:

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