

Who Needs a

commercial

EPC?

Energy Performance Certificates

With effect from 1 October 2008 an EPC is now required on the construction, sale or letting of most commercial buildings in England and Wales.

What is an EPC?

The purpose of an EPC is to record the energy efficiency of premises, so that prospective owners, buyers and tenants can consider energy efficiency and fuel costs as part of their investment. The EPC provides a rating of the energy efficiency and carbon emissions of premises from A to G, where A is very efficient and G is very inefficient.

The ratings will reflect the amount of energy used in the premises and the carbon dioxide emissions. The certificate is also accompanied by a report that contains cost effective recommendations to improve the energy rating of the premises, although there is no obligation to comply with these recommendations.

Obtaining an EPC?

An EPC is issued by an energy assessor who must be a member of an accreditation scheme approved by the Government. Accreditation schemes must ensure that energy assessors are properly qualified. They will use standard methods with standard assumptions about energy usage so that the energy efficiency of one set of premises can easily be compared with other premises of the same type.

We can put you in touch with a number of local assessors who will provide you with a competitive quote for the work.



When does the duty to have an EPC apply?

There is no general requirement to have an EPC in respect of a building – there must be a trigger event. An EPC and recommendation report will have to be provided, free of charge on the construction, sale, let and in some circumstances, modification of a building. An EPC must be provided by:

- The builder of new premises (and of modified premises in certain circumstances) to the owners.
- The seller of premises (whether freehold or leasehold) to prospective purchaser.
- The landlord of premises to prospective new tenants.

An EPC and report (or a copy) must be provided at the earliest opportunity and no later than:

- When any written information about the premises is provided in response to a request for information received from the prospective buyer
- When a viewing is conducted or
- If neither of those occur, before entering into a contract to sell or let.

Exceptions

There are just a few exceptions to the requirement to have an EPC on the trigger events:

- places of worship
- standalone buildings with a total useful floor area of less than 50 sq m
- temporary buildings with a planned time of use of 2 years or less

Questions? - Call Roy Backhouse on **0151 207 7728**
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