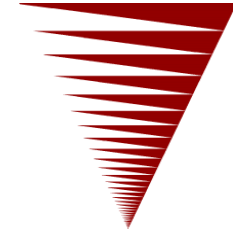


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Understanding Energy Performance Certificates (EPC's)

Energy Performance Certificates (EPC's) are a means of assessing the energy efficiency of a building by looking at its construction and mechanical & electrical services. An EPC forms part of the 'Energy Performance of Buildings Directive' (EPBD) which the government is currently implementing in England and Wales. It provides an Energy Efficiency Rating and an Environmental Impact (CO2) rating, similar to the system that has been used for domestic appliances for several years.

This EPC is to be provided to future owners or tenants of a building to enable them during the buying or letting process to consider the energy performance of a building as part of their investment. In addition, the certificate will also contain recommendations of cost effective measures to improve the buildings energy efficiency rating.

The responsibility for producing an EPC for a building falls to the buildings owner and there is penalty system for those who do not have EPC's in place by the various deadlines shown in the FAQ's section to follow. There are various timescales for the implementation of these EPC's which are also detailed below.

As a further part of this EPBD all Air Conditioning Systems are going to have to have been inspected for efficiency.

Please see the FAQ section & flow chart below for more details, but should you require any further advice on EPC's or wish to arrange for an EPC for your property please contact Kevin Leonard on 020 7336 0808.

Frequently Asked Questions

Q. What is an EPC?

A. An EPC is an Energy Performance Certificate which is a means of measuring the energy efficiency of a building and gives a rating for each building to indicate this efficiency.

Q. What rating is used?

A. Buildings are rated A to G, A being the most efficient and G being the least efficient.

Q. What does the rating depend on?

A. The rating is dependent upon the characteristics of the building itself and the services installed in it.

Q. What can I tell from an EPC?

A. As mentioned above the EPC tells you the efficiency rating of a building and is also accompanied by a recommendation report which indicates ways of improving the energy efficiency of a building.

Q. What is a DEC?

A. A DEC is a Display Energy Certificate which has to be displayed in all public buildings greater than 1,000m².

Q. Why should I bother?

A. Like most things there is a system of penalty charges set by the government for those who do not obtain an EPC by the relevant date.

- For failure to obtain an EPC for non-dwellings the penalty charge is dependant on the rateable value up to a maximum of 12.5% or £5000.
- For failure to display a DPC the penalty charge is £500 and for failure to obtain an advisory report with the DPC is a further £1000.

Q. When do I need an EPC?

A. EPC's are being introduced on a sliding scale as described below.

6 th April 2008	EPC's required on construction of all dwellings. EPC's required for the construction, sale or rent of buildings other than dwellings with a floor area over 10,000m ² .
1 st July 2008	EPC's required for the construction, sale or rent of buildings other than dwellings with a floor area over 2,500m ² .
1 st October 2008	EPC's required on the sale, rent of al remaining dwellings. EPC's required on the construction, sale or rent of all remaining dwellings other than dwellings. DEC's required for all public buildings larger than 1,000m ² .
4 th January 2009	First Inspection of all existing air conditioning systems over 250Kw must have occurred by this date.

ARE YOU THE LANDLORD OR OWNER OF A BUILDING?

YES

NO

DO YOU CURRENTLY HAVE TENANTS IN YOUR BUILDING?

YES

NO

AN EPC DOES NOT HAVE TO BE PRODUCED UNTIL THE BUILDING IS SUB-LET OR RE-LET TO DIFFERENT TENANTS.

PRODUCING AN EPC IS THE RESPONSIBILITY OF YOUR LANDLORD.

YOU WILL NEED TO PRODUCE AN EPC & RECOMMENDATIONS REPORT TO A PROSPECTIVE BUYER OR TENANT WHEN YOUR BUILDING IS SOLD OR LET NO LATER THAN;

1. WHEN ANY WRITTEN INFORMATION IS PROVIDED AS A RESPONSE TO A REQUEST FOR INFORMATION FROM THE PROSPECTIVE BUYER OR TENANT OR.
2. WHEN A VIEWING IS CONDUCTED OR.
3. AT LATEST BEFORE ENTERING INTO A CONTRACT TO SELL OR LET.