

The Facts for Professionals

Air-conditioning Inspections

The Law

The EU introduced the Energy Performance of Buildings Directive in 2002. The UK Government followed with the Energy Performance of Buildings (Certificates and Inspections) Regulation in 2007. This regulation also brought in Energy Performance Certificates (EPC) for commercial buildings and Display Energy Certificates (DEC) for public sector property. Air-conditioning uses a large amount of grid electricity which gives rise to high CO₂ emissions. CO₂ is one of the major factors behind rapid global climate change.

What is an Air-conditioning Inspection?

The inspection's sole focus is to seek improvements in energy efficiency. This will result in lower energy bills for the occupier and reduced CO₂ emissions. The system is thoroughly inspected by an accredited engineer. Recommendations are then made to improve the operation of the system. We often find that we can recommend no cost or low cost solutions to quickly reduce running costs by at least 10% as a direct result of our inspection.

Timing

1. For new systems put into service after 1 January 2008, the first inspection must take place within 5 years of when it was first commissioned.
2. Larger systems with an output over 250 kW (approx 25,000 sq ft office building) must have been inspected by 4 January 2009.
3. Small and medium sized systems with an output greater than 12 kW (approx 2,000 sq ft office or retail unit) must have been inspected by 4 January 2011.
4. If you have taken over control of an air-conditioning system from 4 January 2011 and you have not been given an inspection report, you must ensure that the system is inspected within three months of taking over such control.
5. The inspections must be carried out every 5 years, as a minimum.

Responsibility

The legal responsibility to have the inspection carried out lies with the person who controls the technical functioning of the system. For multi-let buildings, such as offices and shopping centres, this is usually the landlord. For single occupied buildings it is usually the tenant's responsibility. The inspection must be carried out by an independent consultant who recommends cost effective improvements.

Exempt situations

An air-conditioning system refers to any system where refrigeration is used to provide cooling for the comfort of the occupiers. This excludes separate cooling systems provided solely for process applications such as cold stores. These systems do not have to be inspected as part of this regulation.

Non-compliance

The regulation is policed by local Trading Standard officers and financial penalties will be issued to landlords and tenants who fail to have their air-conditioning systems inspected. Solicitors are starting to request sight of the document before they complete property transactions. Since this is environmental legislation companies and organisations could suffer reputational problems for failing to comply.

Vital Property Solutions

Vital is the UK's specialist energy certification provider. We provide a fast and cost effective service for investors, occupiers and their professional advisers. We can undertake Air-conditioning Inspections anywhere in the UK and Ireland from a single retail unit to a complete investment portfolio.

Call us on 0845 111 7700 for advice,
quotations and bookings.

Email us at: info@vitaldirect.co.uk



VITAL Property Solutions

The UK's Air-conditioning Inspection provider

VITAL is one of the country's leading energy efficiency consultancies. We have been providing high quality energy certification since the Regulations were introduced in early 2008.

We operate across the UK and Ireland and provide a 'one stop shop' for investors and occupiers with national portfolios. We undertake projects on a whole range of buildings from a 400 sq ft retail unit in Oxford to a 500,000 sq ft warehouse in Scunthorpe. Our Level 3, 4 and 5 Energy Assessors have completed EPCs from small industrial units to some of the largest, complex office buildings in the country. We have the experience and resources to complete small one-off jobs right up to large sites and national instructions with 100s of buildings.

We are the trusted energy certification partner for landlords, asset managers, occupiers, surveyors and solicitors across the country.

Case study

The Kensington Centre, London

We were instructed by the landlord of this 50,000 sq ft office building to provide the statutory Air-conditioning Inspection. An Energy Performance Certificate was also provided for a vacant suite that was being marketed.



For advice, quotations and bookings call our friendly team on:

0845 111 7700

info@vitaldirect.co.uk

VITAL
property solutions
Grenville Court, Britwell Road
Burnham, Slough SL1 8DF