

## The Survivor's Guide to the Energy Efficiency Regulations 2015

There are now two sets of Regulations in force doing different things:

Energy Performance of Buildings Regs 2007	Energy Efficiency Regs 2015
Purpose: Roll-out of energy efficiency 'labelling'	Purpose: To force improvement of the worst buildings
Effective from: April 2008	Effective from: April 2018 for new lettings and lease renewals. Sweeper deadline of April 2020 for residential & April 2023 for commercial for all buildings with a Grade F or G not already caught in the meantime by new lettings or renewals
Trigger: Sales and new lettings but <u>not</u> lease renewals. EPC required on first day of marketing	Trigger: New lettings and lease renewals of buildings with Grade F or G. However, buildings with Grade F or G can still be sold
From April 2011 the A-G grading was toughened up. Beware of EPCs done before April 2011	Properties with an EPC of Grade F & G cannot be let, or existing leases renewed, until building is upgraded. Landlord has to pay for the improvements
Listed Buildings: From 2008 - December 2012 EPCs were a statutory requirement. From January 2013 onwards EPCs no longer required, but many landlords still obtain them	Listed Buildings: Regs apply only if Listed building has existing EPC <u>and</u> it was done between 2008 – December 2012 <u>and</u> it is Grade F or G
Fines: Max £5,000	Fines: Max £150,000

- In your head apply the 2007 Regs first to what you are doing and then apply the 2015 Regs.
- The 2007 and 2015 Regulations apply to both residential and commercial buildings.
- All 16 million residential EPCs (including possibly your own home!) are lodged at: [www.epcregister.com](http://www.epcregister.com). We predict mortgage lenders will soon refuse to lend on F & G homes.
- All 700,000 commercial EPCs (including possibly your own firm's office) are lodged at: [www.ndepcregister.com](http://www.ndepcregister.com). Use the Register to do your own EPC Portfolio Audit now!
- EPCs are valid for 10 years. The average grade for a commercial building is Grade D.
- EPC due diligence – is the EPC actually lodged on the Government's national database? On the certificate check the address, building size, date done, grade and score. EPCs prepared before April 2011 can have unreliable and often misleadingly high grades.
- Almost all banks have stopped lending on Grade F & G commercial buildings.
- **Vital's unique EPC Plus service** provides bespoke analysis and advice on how to upgrade an existing building at the least possible cost. Please phone us for FREE advice and quotes **0345 111 7700** – [martin.gibbons@vitaldirect.co.uk](mailto:martin.gibbons@vitaldirect.co.uk). Full nationwide service.