

The Facts for Professionals

Energy Performance Certificates (EPCs)

The law

The EU introduced the Energy Performance of Buildings Directive (EPBD) in 2002. The UK Government followed with the Energy Performance of Buildings (Certificates and Inspections) Regulation 2007. Commercial buildings contribute 20% of the UK's carbon footprint. EPCs are part of series of legislation to dramatically improve the energy efficiency of the UK's commercial building stock, both new and existing.

What is an EPC?

An EPC is a measure of the notional energy performance capability of a building. The energy rating is expressed on an A to G colour coded bar chart scale, similar to those seen on cookers and fridges. The rating is based on the CO₂ emissions of the building, factoring in the building's construction fabric and heating, cooling and lighting services. A report of recommendations accompanies the certificate and sets out suggestions to improve the energy efficiency of the building in short, medium and long payback periods.

Timing

From 1 October 2008 all commercial buildings on the market for sale or let require an EPC to be in place. Newly constructed buildings require an EPC before completion can take place. There is a common misconception that an EPC is only required when the property is placed under offer. This is wrong. The Regulations require that an EPC be in place from the first day the building is marketed.

Valid period

An EPC is valid for 10 years. The certificate is available on the UK Government's Landmark database which has full public access. For commercial properties see www.ndepcregister.com.

Responsibility

The legal responsibility to have an EPC lies with the organisation who has placed the building on the market e.g. landlord, company seeking an assignment or subtenant. The marketing agent has a duty of care to inform his client that an EPC is required.

Multi-let buildings

Clients have a choice. They can have an EPC for just the part being marketed or for the whole building. One EPC can be obtained to cover the whole of a multi-let building only if it has a common, centralised heating system.

This EPC can then be reused for the next 10 years if individual floors or suites are let or if the whole building is let or sold. If the different areas have individual heating systems then a separate EPC is required for each part being marketed.

Exempt situations

EPCs are not required for:

1. Lease renewals or extensions to existing tenants
2. Compulsory Purchase Orders
3. Lease surrenders
4. Sales of shares in a company where the building remains in company ownership.

Exempt buildings

EPCs are not required for:

1. Places of worship
2. Temporary buildings with a planned use of less than two years
3. Detached, self-contained buildings less than 50 sq m
4. Industrial and agricultural buildings without any heating and where it would not be expected to be installed.
5. Buildings due for demolition. Proof is required including vacant possession and intent such as a signed demolition contract or planning permission.
6. Listed buildings. From January 2013 there is no obligation to have an EPC in order to sell or let a statutory listed building.

'Shell and core' situations

If a building is to be let or sold without fixed services, but there is an expectation that they will be installed, an EPC is required. The EPC is calculated based on the building's Use Class and the most energy intensive fit-out under Part L of the Building Regulations.

Non-compliance

The penalty for failing to have an EPC in place whilst a building is being marketed is 12.5% of the Rateable Value, subject to a minimum of £500 and a maximum of £5,000. The Regulations are enforced by local Trading Standards officers who can request proof that an EPC is in place at any time. For completed transactions they can go back six months from the date of the deal. The penalty is repeated every 28 days if an EPC is still not prepared.

Vital Property Solutions

The nation's specialist EPC and DEC provider with full coverage across the UK and Ireland. We provide a fast and cost effective service for investors, occupiers and their professional advisors.

Call us on 0345 111 7700 for advice,
quotations and bookings.

Email us at: info@vitaldirect.co.uk



VITAL Property Solutions

The UK's Energy Performance Certificate provider

VITAL is one of the country's leading Energy Performance Certificate (EPC) providers. We have been providing high quality energy certification since the Regulations were introduced in early 2008.

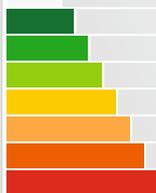
We operate across the UK and Ireland and provide a 'one stop shop' for investors and occupiers with national portfolios. We undertake EPCs on a whole range of buildings from a 400 sq ft retail unit in Oxford to a 500,000 sq ft warehouse in Scunthorpe. Our Level 3, 4 and 5 Energy Assessors have completed 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

Kingswood, Ascot

We were instructed by a national firm of surveyors to provide EPCs for 120,000 sq ft of high specification offices near Ascot. The buildings were designed by Norman Foster & Partners in 1999.



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

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