



Energy Performance Certificates (EPCs)

What is required?

Since the 1st of July 2008 all non-domestic buildings over 2500m² have required an EPC on construction, on sale or on letting.

From the 1st of October 2008 all non-domestic buildings irrespective of size will require an EPC.

When would an EPC not be required?

If the building is over 2500m² and was being marketed before the 1st of July an EPC is not required until the 1st of October. If the building is under 2500m² and is being marketed before the 1st of October an EPC will not be required until the 1st of January.

If a lease is being extended an EPC is not required.

In most circumstances, refurbishment does not trigger a requirement for an EPC.

Who can provide the EPC?

An appropriately qualified and registered non-domestic energy assessor will be able to provide you with an EPC.

What if I can't find an assessor?

There is currently a shortage of appropriately qualified EPC assessors to deal with the inevitable peak of demand this autumn. As the Landlord you are responsible for taking all reasonable steps to get an EPC for buildings on construction, sale or letting. If you cannot find an assessor who is able to provide the certification in time then you can demonstrate that you have made reasonable steps by appointing an assessor to provide the EPC as soon as possible.

What will an EPC cost?

The cost is very much dependent on the building and the quality of information available to the

assessor. On new developments, the EPC can be produced by the party responsible for providing the final Part L calculations for building control if they are a qualified assessor. Additional costs should be minimal if the Part L model has been completed on the most recent version of the software. On sales and lettings, costs may vary from a minimum of £500 to £10,000 depending on the size and complexity of the building. The cost of an EPC will lower if you have good quality CAD drawings available of the floor plans and elevations and sufficiently detailed information on the building fabric specification and services.

How many EPCs do I need for my building?

For most buildings, a single EPC could be produced for the building and used for each sub-letting. There may be good reasons to produce multiple EPCs for a building if the areas to be sub-let are significantly different or served from different building services systems.



Where can I find out more?

The document '**Energy Performance Certificates (EPCs) and Non-dwellings: A guide for building owners, landlords and tenants**' is available for download from:

<http://www.communities.gov.uk/publications/planningandbuilding/epcsandnondwellings>

Alternatively contact Mecserve Sustainability who have fully qualified assessors.

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