

Portland House,
Oak Green,
Earl Road,
Stanley Green
Business Park,
Cheadle Hulme,
Manchester,
SK8 6QL

145 - 157 St John Street,
London,
EC1V 4PY

www.tace.co.uk

t: +44 (0)161 486 0429
f: +44 (0)161 486 0488

t: +44 (0) 207 608 5196

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Energy Performance Certificates (EPC)

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ENERGY PERFORMANCE CERTIFICATES (EPC)

What is the energy performance of Buildings directive?

The EU Energy Performance of Buildings Directive (EPBD) was introduced in the UK from January 2006 with a three year implementation period ending January 2009.

Its objective is to improve energy efficiency and reduce carbon emissions as part of the government's strategy to achieve a sustainable environment and meet climate change targets agreed under the Kyoto Protocol. The EPBD introduced higher standards of energy conservation for new and refurbished buildings from April 2006 and will require energy performance certification for all buildings when sold or leased. In addition it will introduce regular inspections for larger air conditioning systems and advice on more efficient boiler operation for commercial property.

What are the requirements of the EPBD?

6th APRIL 2008

EPCs required on construction for all dwellings. EPCs required for the construction, sale or rent of buildings other than dwellings with a floor area over 10,000 m².

1st JULY 2008

EPCs required for the construction, sale or rent of buildings other than dwellings with a floor area over 2,500m².

1st OCTOBER 2008

EPCs required on the sale or rent of all remaining dwellings EPCs required on the construction, sale or rent of all remaining buildings other than dwellings. Display certificates required for all public buildings >1,000m².

4th JANUARY 2009

First inspection of all existing airconditioning systems over 250 kW must have occurred by this date*.

4th JANUARY 2011

First inspection of all remaining airconditioning systems over 12 kW must have occurred by this date.

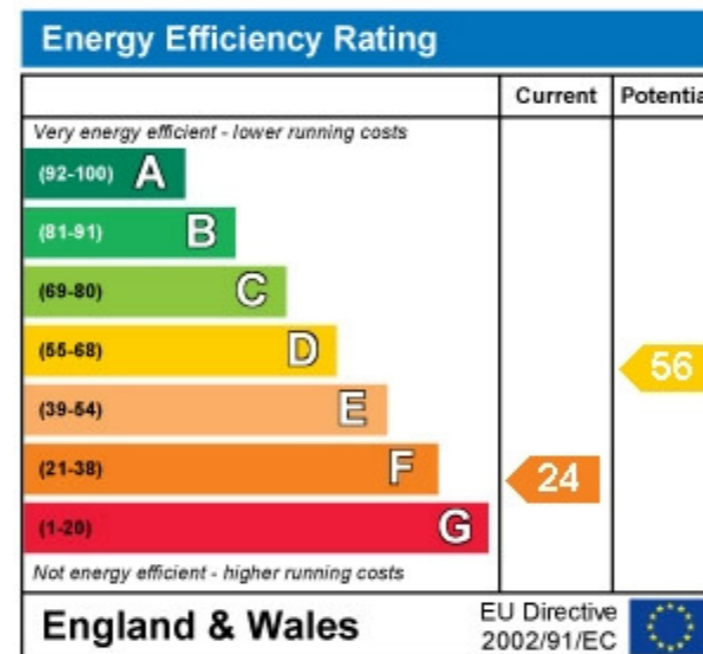
ENERGY PERFORMANCE CERTIFICATES (EPC)

Display energy performance Certificates

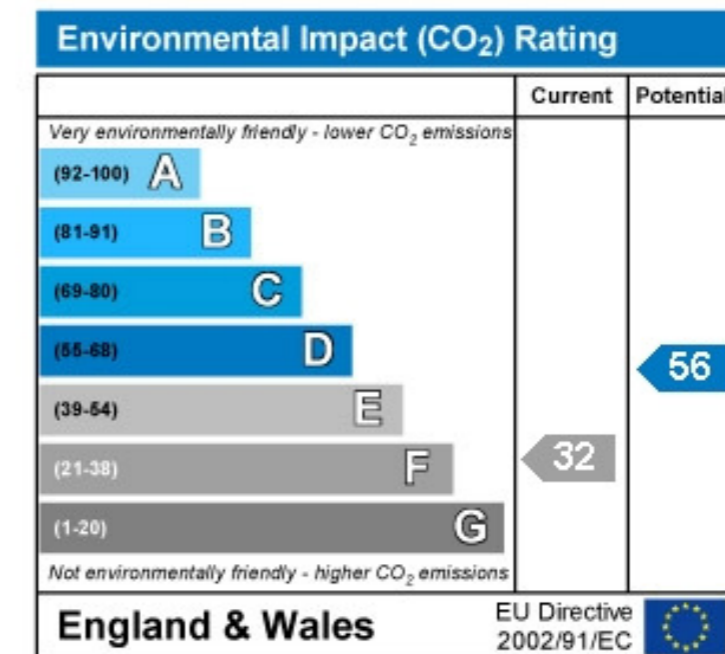
Public buildings over 1000m² occupied or part occupied by public authorities or by institutions providing public services and therefore frequently visited by the public, will require Display Energy Certificates (DECs). This form of certificate must be publicly displayed within the building and is different in form and content from an Energy Performance Certificate. Display certificates are produced using a different methodology

and are based on actual energy usage over a three year period (if available). The building is given an operational rating which assesses how well it has been operated based on actual energy consumption information. Display Energy Certificates will come into effect from 6 April 2008 and must be renewed every year. This is in addition to the requirement for an EPC when a public building is constructed, sold or rented out.

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

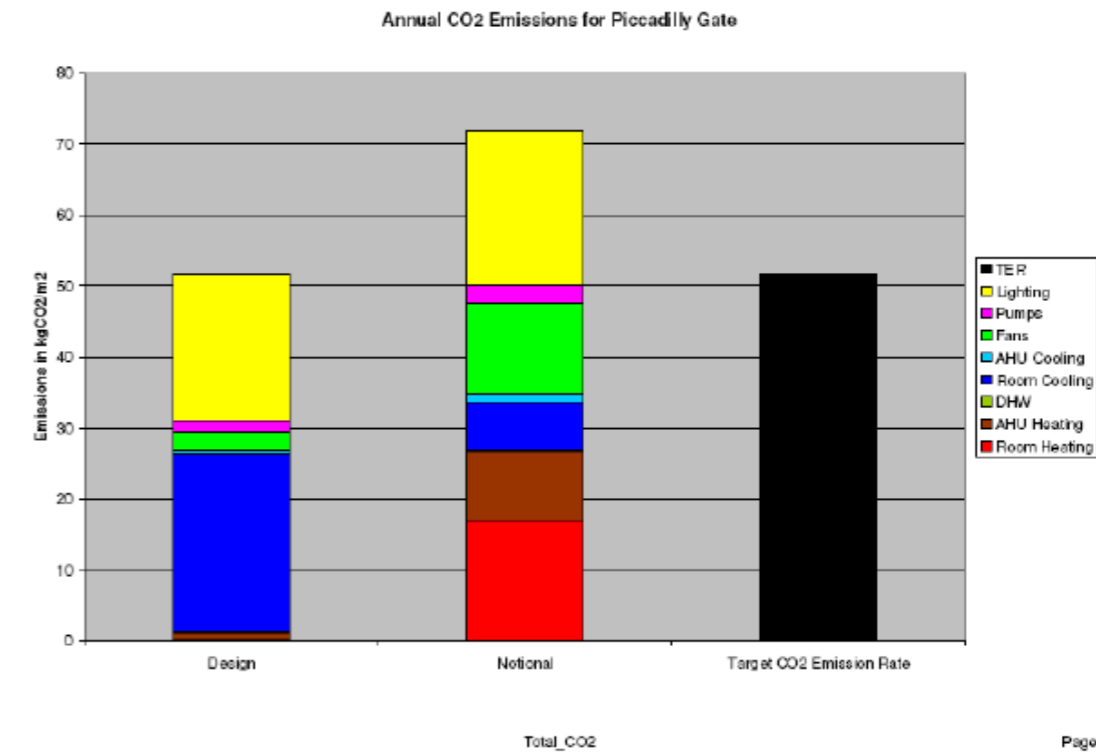
ENERGY PERFORMANCE CERTIFICATES (EPC)

What type of buildings need an EPC or display certificate?

Energy Performance Certificates will be required upon construction, sale or lease for all non-dwellings from small high street retailers and offices to larger scale commercial premises such as airports, shopping centers, office blocks and warehouses. Display Energy Certificates will be required for all public authority buildings and institutions providing a public service with a floor area over 1000m² which would currently include council offices, schools, colleges, universities and hospitals and any other publicly owned buildings accessed by the public.

The government is committed to extending this requirement to all large publicly owned buildings at some time yet to be announced. Exemptions to the requirement for an EPC are:

- **Places of worship**
- **Temporary buildings in use for less than two years, e.g. site offices**
- **Low energy demand buildings such as agricultural buildings, e.g. barns**
- **Stand alone buildings less than 50m², e.g. sheds and summer houses**



ENERGY PERFORMANCE CERTIFICATES (EPC)

When Are EPCS/ Display Certificates Required?

Display Energy Certificates are required for all public buildings over 1000m² from April 2008. Energy Performance

Certificates will be introduced for non dwellings upon construction, sale or lease from April 2008.

Newly constructed buildings

Display Energy Certificates are required for all public buildings over 1000m² from April 2008. Energy Performance

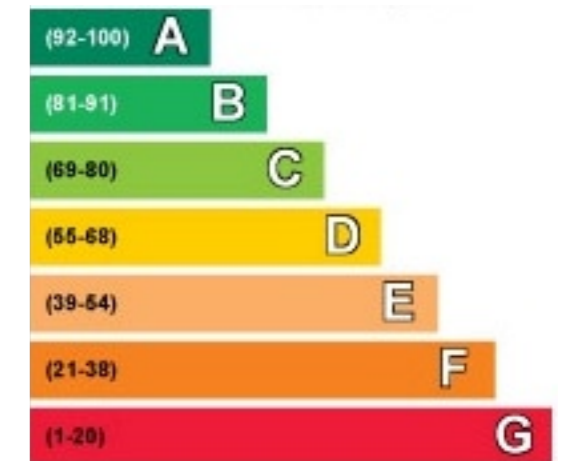
Certificates will be introduced for non dwellings upon construction, sale or lease from April 2008.



Commercial sales and lettings

An Energy Performance Certificate is valid for 10 years and must be made available to a prospective buyer or tenant at the earliest opportunity before entering a contract for sale of lease, but no later than the release of marketing material or the request for a visit to the property. For commercial lettings an EPC is only required for a newly leased property. There is no

need to obtain an Energy Performance Certificate for an existing tenancy. If a valid Energy Performance Certificate still exists when changing tenants, a new certificate is required. This applies to both private and social sector landlords and tenants.



ENERGY PERFORMANCE CERTIFICATES (EPC)

Who is responsible for commissioning an EPC?

Landlords and property managers are responsible for ensuring that an Energy Performance Certificate and/or Display Certificate is made available.

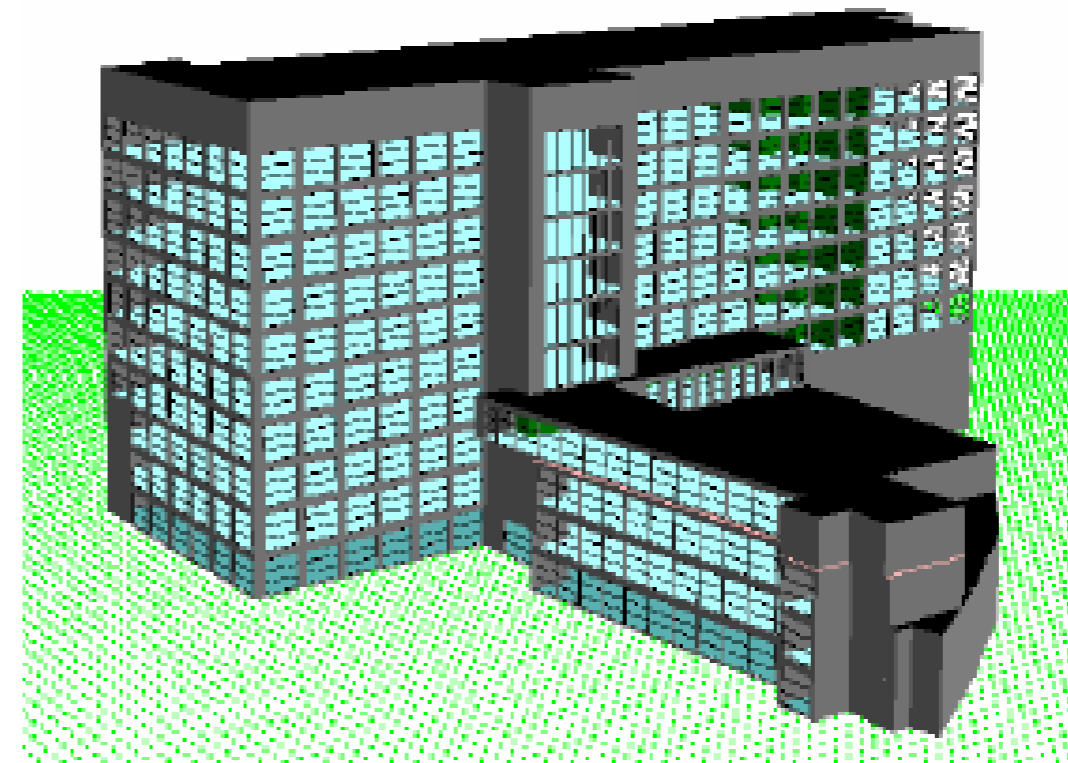
How long is an EPC/display certificate valid for?

10 Years.

Are there any enforcements?

Building Control will enforce certification of newly constructed buildings. Trading Standards will enforce certification of existing buildings.

Penalty fines will apply if a valid certificate is not produced up to 6 months after the certificate was required or a valid Display Energy Certificate is not displayed.



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