For further information please
contact us on 0845 094 9240

envos®

environmental management and compliance

Energy Performance Certificates (EPCs)

Since 1 October 2008, all commercial buildings being sold or let must be covered by an Energy Performance Certificate. An EPC measures the energy performance of a property based on the building fabric and the way it is illuminated, heated and ventilated (including air-conditioning).

An EPC is similar to the certificates provided with domestic appliances such as refrigerators and washing machines. It tells potential buyers and tenants about the energy performance of a property so they can consider energy efficiency as part of their investment or business decision to buy or occupy.

It is a legal requirement which has to be produced prior to marketing for either the sale or leasing of commercial property.

Key Benefits

- Can be used to reduce energy costs
- Ability to market property
- Provides intending occupiers information about the energy use of the building making the energy efficiency of the building part of the decision making process. The certificate shows an A (most efficient) to G (least efficient) rating of the energy efficiency of the building and gives a report of suggested recommendations to reduce energy use and improve upon the current rating (typically D which is the present average)

What happens if an EPC is not prepared prior to commercial properties being marketed?

- The owner of the property can be fined up to £5000 for not having a valid EPC available for prospective purchasers or tenants
- An incorrect EPC could affect the value of a property and potentially lead to a legal liability if it is relied upon by a purchaser or tenant

'Envos is price competitive and, unlike most other well known providers, is independent'

King Sturge, International Firm of Surveyors

Relevant Legislation:

- Energy Performance of Buildings Directive (EPBD) 4th Jan 2003
- Energy Performance of Buildings (Certificates & Inspections) (England & Wales) (Amendment) Regulations 2007 No.1669
- First inspection of all existing a/c systems over 250kW by 4th Jan 2009 & of all others by 4th Jan 2011

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An essential part of your property strategy

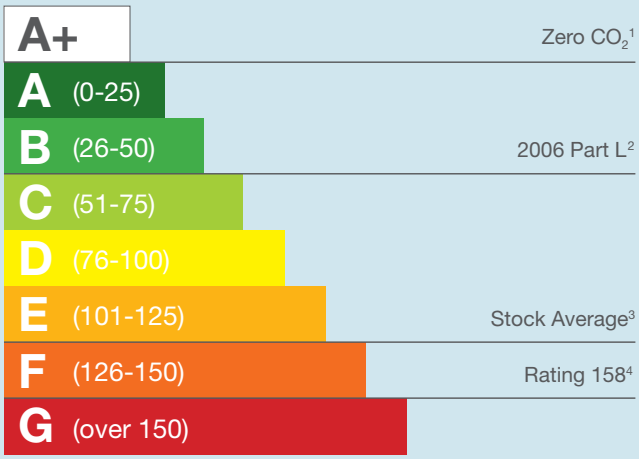
An Envos EPC Assessment

- Survey and assess the building using an approved method set out in the government regulations
- Input the data into a software programme designed by the Building Research Establishment, a government agency
- Produce a draft certificate and report that can then be discussed with the client if required
- Issue certificate and lodge at the Landmark Registry
- Discuss with client recommendations to reduce energy costs and implementation

Who We Are

Envos is one of the leading independent providers of energy and environmental auditing and consulting services. We operate throughout the UK and offer specialist environmental services, energy assessments and certification, including Carbon2020™ Audits, Energy Performance Certificates (EPCs) and Display Energy Performance Certificates (DECs).

EPC Rating Chart



Notes

1. The rating for an equivalent zero carbon building.
2. A rating for the building if it were built in accordance with 2006 Building Regulations giving an indication of what the rating could be if it were built to Part L of the current Building Regulations stock of similar type.
3. The stock average rating for buildings of similar type. This enables the property owner and occupier to easily compare the building to other buildings.
4. The actual rating for the building based upon the inspection carried out by the Energy Assessor.

Did you know?

- A typical computer, left on all the time, produces 0.8 tonnes of carbon dioxide emissions in a year
- A laser printer operating without a standby facility will use £12 of electrical energy a year. If left on at night, weekends or during holidays, this increases to £60 per year
- Switching off vending machines at nights and weekends reduces carbon dioxide emissions by 1 tonne per machine a year
- An increase of only 1° centigrade in a room's temperature will increase a heating bill by 6-10%
- A photocopier, left on overnight, uses enough energy to make 5,300 photocopies