

Commercial Energy Performance Certificates (EPCs) fact sheet:

Who requires an EPC?

When a commercial building is rent, sold or constructed, the vendor must obtain an EPC to comply with the Energy Performance of Buildings Directive.

When is the deadline?

From the **6th April 2008**, an EPC is required when a commercial building with a total useful floor area* greater than 10,000m² is rented, sold or constructed.

From **1st July 2008**, an EPC is required when a commercial building with a total useful floor area* greater than 2,500m² is rented, sold or constructed.

From **1st October 2008**, an EPC is required when all remaining buildings other than dwellings are rented/sold or constructed.

What is required?

Each affected building must have an EPC. The certificate will provide a rating of the energy efficiency and carbon emissions of a building from A to G. A valid Recommendation Report for each of these buildings is also required, which details recommendations to improve the energy rating of the building.

Who can produce an EPC?

An Energy Assessor, accredited to produce EPCs for that type of building, is the only person who can produce its Energy Performance Certificate and Recommendation Report.

How long does an EPC last?

Energy Performance Certificates are valid for up to 10 years.

What are the penalties for failure to comply?

Upon rent, sale or construction, failure to provide a valid EPC will incur a penalty equal to 12.5% of the property's rateable value*² (Default penalty of £750 where formula does not apply). It is suggested that the penalty will range from £500-£5,000. In addition to this penalty, it is still necessary to commission the documents.

What to do next?

1. *Contact us or visit our website; www.energylabel.co.uk for more information.*
2. *Preparation; to ensure that your organisation is ready to comply with the regulations as soon as possible it is imperative that the required data is compiled. Contact Clouds Environmental Consultancy to see what data is necessary and how best to collect it.*

Contact Clouds for a free quotation – t: 023 9263 9858 e: epbd@energylabel.co.uk

***TUFA** - The Total Useful Floor Area is the area of all enclosed spaces measured to the internal face of the external walls. Included are areas of sloping surfaces such as staircases, where the area taken is from the area on the plan. Excluded are areas that are not enclosed such as open floors, covered ways and balconies.