

*I was working in the study the other day looking up **Low Carbon Energy Assessors** and I penned this feature. How about it?*

An Energy Performance Certificate – or EPC – is a four-page document which sets out the energy efficiency of a property on a traffic light system of A to G – A being the most efficient. Investments in building energy efficiency hold promise to reduce energy demand (3) and thus curb emissions from fossil fuel combustion, including emissions of both greenhouse gases and non-greenhouse gas pollutants, the latter of which are hereafter referred to as “local” air pollutants. Most buyers these days will know the financial implications of buying a property with a lower EPC rating and it’s very possible in the future that taxes and benefits will be increasingly tied to a property’s EPC, making the cost of reducing the carbon emissions a factor that should be considered when buying. It is also worth noting that since April 2012, an EPC rating of band D or higher has been needed if you want to have solar panels installed and receive the standard rate from the ‘Feed-in Tariff’. If you’re selling a property, if you’re putting it up for rent, or even if you’ve built a house from scratch, you’ll need to order an Energy Performance Certificate (EPC). This certificate is provided by a certified Domestic Energy Assessor (DEA) and determines the energy efficiency rating of your property. EPCs must be ordered before the property is brought to the market. From 2018 it will be necessary to meet the Minimum Energy Performance Standard which is widely expected to be an EPC “E” rating. It is possible that properties with an “F” or “G” rating will be unable to be sold or rented after April 2018 unless work is undertaken to improve their energy performance. There continues to be some uncertainty regarding implementation of this legislation, but in the meantime many large scale property owners are investing millions of pounds to ensure that their buildings can be sold or let after the deadline date. The minimum energy efficiency standard (MEES) was introduced in March 2015 by the Energy Efficiency Regulations. From 1 April 2018, landlords of buildings within the scope of the MEES Regulations must not renew existing tenancies or grant new tenancies if the building has less than the minimum energy performance certificate (EPC) rating of “E”, unless the landlord registers an exemption.



The EPC rating should definitely play a part when deciding whether or not to buy a property. If it’s pretty bad, but you love other aspects of the home, you could always apply a bit of elbow grease and make improvements (if you can afford them). A commercial EPC is an energy assessment carried out on a building used for commercial purposes, i.e. a hotel, office, or warehouse. The document provides a record of how energy-efficient the building is by providing an energy rating of A-G. The most energy-efficient buildings will receive a rating of A, while the least energy-efficient buildings will be placed in band G. An EPC is required at the time of marketing. The EPC grade should be displayed in advertisements in commercial media and must be available for issue to all prospective tenants. Where an EPC is not provided a landlord may be subject to a penalty charge notice of £500, minimum. Energy efficiency has been a key consideration in building design, construction, and operation for the past several decades. In most countries, the energy crisis of the 1970s saw

energy costs increase substantially. This cost increase played an important role in highlighting building energy efficiency as both a necessity and an investment opportunity. Do your research about [commercial epc](#) before entering into any long term transactions.

Improving Your Rating

On an EPC, a number between 1-100 is shown on the arrow marking the property's rating. Higher numbers indicate that the property is energy efficient, whereas lower numbers indicate that it is not. As well as the current energy efficiency rating being shown, the certificate will also show the property's potential rating were you to make the improvements suggested in the report. Implementing energy efficient technology and practices in your home can reduce your annual utility bill by anywhere from 5 to 30%. Essentially, your savings are the result of reduced energy demand: building owners can either directly reduce electricity use by installing more efficient appliances, or prevent unnecessary energy waste lost as heat through improving insulation. For existing flats, bungalows and houses in need of an EPC, you will need to acquire the services of an accredited Domestic Energy Assessor (DEA). These professionals will visit your property to collect property data/information such as room dimensions, insulation levels, heating systems and amount of glazing. If you haven't got an EPC yet, you'll need to book your Energy Assessment as soon as you can. The inspection itself will only take around 30 to 40 minutes, but if your property doesn't meet the EPC requirements of 'E' or above, the suggested improvements made by your assessor could take weeks to carry out. EPCs can be a deciding factor as part of a grant scheme approval and, if a certificate has expired – its current shelf-life is 10 years – a newer EPC will better reflect current fuel generation practices and costs. So, it is fair to say that EPCs have, over the years, focused people's thinking about the profligacy of our energy use, and it is worth considering other ways of moving the little green arrows of current and potential consumption from G up towards A. There are multiple approaches to facilitating a [mees](#) in the workplace.

Commercial EPC surveys are more in depth than their domestic counterparts and generally involve making a 3d model of the building in specialist software. The assessor carrying out the survey must have a Non Domestic Energy Assessor (NDEA) qualification at a level appropriate for the type of building. A higher EPC rating on a property will, in the majority of cases, lead to a cheaper mortgage rate. Bank Underground concluded from research that properties with a higher energy efficiency were less likely to fall into arrears. These findings are confirmed by the mortgage data provided by banks – Mortgage rates are on average lower on properties with a high EPC rating. Data on the EPC register is kept for 20 years, which means more than one EPC may be stored over a number of years for one building. An EPC may be valid for up to 10 years. If there are other certificates for the building on the register that 26 are less than 10 years old only the most recent certificate will be valid. If you want to rent or sell a commercial premises or the building has just been constructed then a commercial EPC will need to be undertaken – this is a legal requirement. The EPC is valid for 10 years. Please note if the building has a significant update, for example change of use, changes to the fabric, significant extension or additions to the property and/or changes to the provision of fixed services then a new EPC must be produced. If there are modifications to the existing premises after the original transaction date then a new EPC should be produced. Sustainable energy is the practice of using energy in a way that meets the needs

of the present without compromising the ability of future generations to meet their own needs. An energy performance certificate, or EPC, helps demonstrate how efficient a building is and is a legal requirement. You may be asking yourself how does a [mees regulations](#) fit into all of this?

Non-Domestic Registry

In Scotland, a Display Energy Certificate is a record of a building's energy performance over the previous 12 months and, similar to an EPC, it displays a building's Operational Rating on a scale of A to G, with A representing the lowest CO2 emissions. A qualified, accredited Non Domestic Energy Assessor performs a commercial EPC. For buildings that are already in use, a site visit will be required. For a newly built property, no site visit is usually required as assessors carry out a desktop exercise done from the building plans. From 1st April 2016 tenants will be able to request consent from their landlord to undertake improvements to their property's energy efficiency – as long as this improvement has been recommended by an EPC, Green Deal report, or surveyor report. Tenants will need to demonstrate either government or third-party funding, or a willingness to pay, in their request. A landlord will have a duty not to unreasonably refuse a tenant's request. SAP calculations (Standard Assessment Procedure) are required under Building regulations Part L1a and Part L1b to provide a building with an energy efficient model to meet both the building regulations Fabric and carbon emission output target. The SAP calculation is a way to ensure compliance under these building regulations and allows for a qualified and accredited assessor to competently give a predicted rating (as design) to ensure this area of building regulations has been satisfactorily met. Aside from going to market, an EPC is also needed when your property is viewed, when written information is requested, or the moment when contracts are being exchanged. In any case, it's best to have this requirement taken care of ahead of time. Can a [epc commercial property](#) solve the problems that are inherent in this situation?

When you choose to buy or rent a home it legally requires an Energy Performance Certificate (EPC) which determines how efficient the home is for the environment. EPCs rate a home from 1 to 100, which is banded from energy efficiency rating G up to A (100 being the most energy efficient rating) and colour banded from red to green. If you are a landlord, you'll need to make an EPC available to prospective tenants the first time you let a home after 1 October 2008. An EPC is only required for a property which is self-contained, and is valid for 10 years. An EPC isn't required when a tenant rents a room and shares facilities. An EPC always comes with a recommendation report that lists cost effective and other measures to improve the current energy rating of the home. A rating is also given showing what could be achieved if all the recommendations were taken. Energy certification can be a means for informing consumers and can influence the building's property value. EPCs may also include information on non-energy parameters, such as comfort. Whether you are a landlord, renting a property, or buying or selling one, it is important that at the time that the occupation of the property changes hands, an Energy Performance Certificate is also provided. There are many options available when it comes to [non domestic epc register](#) in today's market.

The Ideal Energy Performance Certificate Rating

Installing a new more energy-efficient boiler can reduce the energy consumption of your property. Other recommendations may include considering renewable energy technology, such as solar panels or heat pumps to power that boiler. An OCDEA is an authorised On Construction Domestic Energy Assessor (OCDEA) who can test and create a verified EPC for inclusion in Home Information Packs for new build, domestic properties. Since April 2008, this has been a requirement for all new build domestic dwellings and tells new homeowners how energy efficient their new property is. All new properties should take environment and energy performance into consideration when being built and upgraded. An Energy Performance Certificate is a digital record of the energy efficiency of your home or another type of property. The EPC contains a rating from A (meaning the most energy efficient property) to G (meaning the least energy efficiency property). The EPC contains information about how a property uses energy and likely energy costs. It also includes recommendations about measures which can be undertaken to improve the rating of the EPC. Uncover additional intel on the topic of Low Carbon Energy Assessors on this [UK Government Website](#) link.

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