



Energy Performance Certificates

A Mason Owen briefing note
Autumn 2008

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What is an EPC?

An EPC confirms the energy efficiency rating of a building having regard to the building fabric and engineering services.

The building is given an efficiency band from A to G similar to ratings found on white goods and cars.

The EPC must include suggestions on how to make the building more energy efficient but there is no obligation to implement any works.

| ENERGY EFFICIENCY RATING | | |
|---|-------------------------------------|---|
| | CURRENT | POTENTIAL |
| VERY ENERGY EFFICIENT - LOWER RUNNING COSTS | | |
| (93-100) A | | |
| (81-92) B | | 83 |
| (66-80) C | 70 | |
| (51-65) D | | |
| (36-50) E | | |
| (21-35) F | | |
| (1-20) G | | |
| NOT ENERGY EFFICIENT - HIGHER RUNNING COSTS | | |
| UK 2005 | <small>DIRECTIVE 2002/92/EC</small> |  |

Which buildings require an EPC?

All newly constructed and existing commercial buildings sold or let will require an EPC to be provided as part of the marketing procedure.

From when is an EPC required?

1st October 2008.

Who is responsible for providing an EPC?

The party seeking to dispose of its interest in a building is required to provide an EPC including selling, letting or assigning an interest.

The EPC is for information purposes so potential purchasers/tenants have the information on energy efficiency prior to committing to lettings or purchase.

How long does an EPC remain valid?

Once an EPC has been issued, it must be registered on a national database by the Energy Assessor and is available for verification as part of a legal search process. An EPC is valid for 10 years.

What if an EPC is not provided?

The penalty is fixed in most cases to 12.5% of the Rateable Value of the building subject to a minimum of £500 and a maximum of £5,000. An EPC will still be required.

Who can issue an EPC?

Only accredited Energy Assessors can provide an EPC and they are in short supply – Mason Owen can facilitate the provision of EPCs.

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