



# Updated Quick Guide to the EPC (Energy Performance Certificate) for Non Dwelling Buildings January 2013

## What is an EPC?

An EPC records the energy efficiency rating of a building in a certificate format that is to be provided to potential owners or occupiers of a building.

It allows potential occupiers to consider energy efficiency as part of their investment or business decision to buy or lease premises and will be used as a benchmark to compare with other comparable properties.

It also includes recommendations on how the energy efficiency of a building could be improved.

## When is an EPC required?

An EPC is required when a building is Sold, Let or Constructed. It is necessary to provide the EPC as soon as the process of marketing the building For Sale or To Let commences.

A building will only fall within the requirement for an EPC if it has a roof and walls and uses energy to condition the indoor climate (heating mechanical ventilation and air conditioning etc). The provision only of hot water and electrical lighting does condition the indoor environment and therefore would not trigger an EPC.



In a multi-occupied building with a common heating system the EPC can be provided for the whole building or a part of the building if it is designed to be used separately.

In any event an EPC will be required for any part of a building that is self contained with its own heating system.

In general terms an EPC should reflect the accommodation being sold or let.

## When is an EPC not required?

An EPC is not required on Construction, Sale or letting of the following:-

- Places of worship.
- Temporary buildings with a planned time use of less than 2 years.
- Stand alone buildings with a GIA of less than 50sqm (538sqft)
- Workshops and non-residential agricultural buildings with low energy demand.
- Buildings that are due to be demolished (it will be necessary to demonstrate the case for demolition).
- An EPC will no longer be required for buildings and monuments listed by English Heritage.

## How long does an EPC last?

An EPC for a non dwelling building is valid for 10 years.

## Who can provide an EPC?

An EPC has to be produced by an Energy assessor that is a member of an accredited scheme.

## How should an EPC be displayed?

There will no longer be a requirement to attach the front page of the EPC to written property particulars.

Property advertisements should include the energy rating graph where space permits. If this is not possible, the property EPC rating must be included in the advert.

## What are the penalties for not having an EPC?

The penalty for failing to make an EPC available as required means the relevant person (seller/ landlord) or person acting on their behalf (estate/ letting agents) may be liable to a civil penalty charge notice.

The penalty for failing to make an EPC available is a fixed fine of 12.5% of the rateable value of the building enforceable by trading standards. The range of penalties under this formula are set with a minimum of **£500** and capped at a maximum of **£5,000**.

Please note and for the avoidance of doubt having paid the fine it will then still be a requirement for the EPC to be made available.

If you have any further questions, need more information or simply want to discuss how to arrange for an EPC, please call:

**Pennington Energy Consultants**

**01473 295550**

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