

## Energy Performance Certificates for Commercial Property Questions and Answers

### ***What is an Energy Performance Certificate?***

An Energy Performance Certificate (EPC) is a chart recording the energy efficiency of a building and its impact on the environment on a scale A-G. The Certificate is accompanied by a report on the recommendations on ways to improve the energy efficiency of the property to save the occupier money and help the environment.

### ***When is the EPC needed?***

After 1<sup>st</sup> October 2008 any commercial property other than those on the list of exemptions will require an EPC when it is constructed or put on the market for letting or sale. Any property already on the market before 1<sup>st</sup> October 2008 will require an EPC by 4<sup>th</sup> January 2009 at the latest. If it is sold or let before that date it will require an EPC on completion. It is the responsibility of the owner or landlord to obtain the EPC and it must be given to the eventual buyer or tenant of the property.

### ***Who can produce an EPC?***

An EPC must be provided by an accredited Energy Assessor having the appropriate qualifications.

### ***How long does an EPC last?***

An EPC will last for 10 years however if the building is altered to the extent that the works fall within building regulations then a new EPC will be required.

### ***Which types of buildings are exempt?***

The following are exempt from the requirement to produce an EPC:-

- Stand alone buildings with a total useful floor area of less than 50m<sup>2</sup> (538ft<sup>2</sup>)
- Places of worship
- Buildings with no heating/cooling system with no plans to install one
- Temporary buildings with a planned time use of less than two years

### ***How much will it cost?***

The cost will vary with the type and size of the building and the amount of information which can be provided to the Energy Assessor. Floor plans and manuals for heating/cooling apparatus will assist the Energy Assessor and keep the cost down. The minimum fee is £250+vat. A single storey shop or office of 70m<sup>2</sup> gross internal area is likely to be around £325+vat.

**Bells Commercial Limited are able to commission an EPC from an independent company for any property which we market.**

**Once we have inspected your property we can obtain a fast online quotation for the cost of providing an EPC.**

**If you instruct us to market your property then you will need to send us payment of the appropriate fee together with the signed contract terms and conditions and marketing fee. The EPC is normally produced within 7-10 working days however we are able to start marketing your property as soon as the EPC has been commissioned. If you are providing an EPC you will need to send the certificate to us before we can start marketing.**

**Please call Steve Coley or Charlie Edwards on 020 7228 4116 if you have any queries.**