

# **E**nergy Performance Certificates

The impact of the built environment upon energy consumption is substantial. It is estimated that 50% of the UK's energy consumption arises from the way in which 25 million buildings are lit, heated and used. Even relatively minor changes in the energy performance of a building can have a significant effect in reducing energy consumption, and hence carbon emissions.

The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 is a significant piece of legislation for building owners and operators. These Regulations require buildings in England and Wales to have Energy Performance Certificates (EPCs), which indicate the carbon dioxide emissions and energy efficiency of the building.

An Energy Performance Certificate (EPC) is intended to inform potential buyers or tenants about the energy performance of a building, so they can consider energy efficiency as part of their investment or business decision to buy or occupy that building. An EPC is only required for a building when constructed, sold or let. Separate certificates are required for any parts of the building designed or altered for separate use; e.g. a shop or residential accommodation in an office block.

The EPC is based on the building construction and assets installed; it is valid for up to ten years and includes an A to G grade. The EPC must be accompanied by an advisory report on measures that could reduce the building's carbon emissions and improve its grade.

Information about energy efficiency and carbon emissions is summarised in two charts on the EPC that show the energy and carbon dioxide emission ratings. The charts look similar to those supplied on electrical appliances, like fridges and washing machines.

EPCs are not required on construction, sale or rent for places of worship, temporary buildings, stand alone non domestic buildings with a floor area of less than 50m<sup>2</sup> and industrial sites, workshops and agricultural buildings with low energy demand. EPCs are not required on sale or rent for buildings due to be demolished.

When a building being constructed or modified is ready, the person carrying out the construction should provide the EPC and recommendations report to the owner of the building and notify Building Control who will then issue a certificate of completion.

A valid EPC and recommendation report must be made available free of charge by the seller or landlord to a prospective buyer or tenant when non-dwellings are sold or let.

*Full guidance on EPCs for non dwellings is available at*

[www.communities.gov.uk/documents/planningandbuilding/pdf/guidancenondwellings.pdf](http://www.communities.gov.uk/documents/planningandbuilding/pdf/guidancenondwellings.pdf)