

energyperformanceconsultants

As we enter our fourth year offering building related services and certification, we have produced our latest newsletter to update you on legislative changes and new services we provide.



**Business as usual**

You may have seen in the media that **Home Information Packs** - known as **HIPs**, were suspended as one of the first reforms of the coalition Government. As a result, the legal documents, the 'searches', which were contained in a HIP are no longer required at the time that a domestic property goes up for sale.

However, there remains the requirement for an EPC (Energy Performance Certificate) to have been commissioned by the time the For Sale board goes up and for it to be obtained within 28 days.

As a provider of EPCs, we have been unaffected by the changes, in fact, we are busier as people have been approaching us through our web pages in search of a provider.

Our turn-around time is around two days, usually only extended by lack of access to the property so do please contact us if you or a colleague require an EPC.

EPCs for rental properties remain unaffected by the changes.

**Commercial EPCs**

Whilst providing domestic EPCs is a relatively local service, our provision of commercial EPCs takes us all over the country dealing with high street names and many local councils.



We are qualified to supply EPCs to any type of commercial property. That is any building from the corner shop to Tescoburysons and huge factories, even those with the most complex air-conditioning systems. EPCs are required at the point of marketing a commercial property for sale, let or for its lease to be assigned.

The main exemption remains the tiniest of 'stand-alone' building. That is all four walls completely separate to any other building and of an internal area of less than 50 square metres.

That a building is unheated is not an exemption. People often query this but the intention of an EPC is to show potential occupants how energy efficient a building can be. Therefore, a building without heating is modelled as if it has heating to enable comparison to others.



**EPC are:**

- Specialists in Commercial & Domestic Energy Efficiency
- Licensed to produce Energy Performance Certificates
- Consultants in Environmental Management Systems

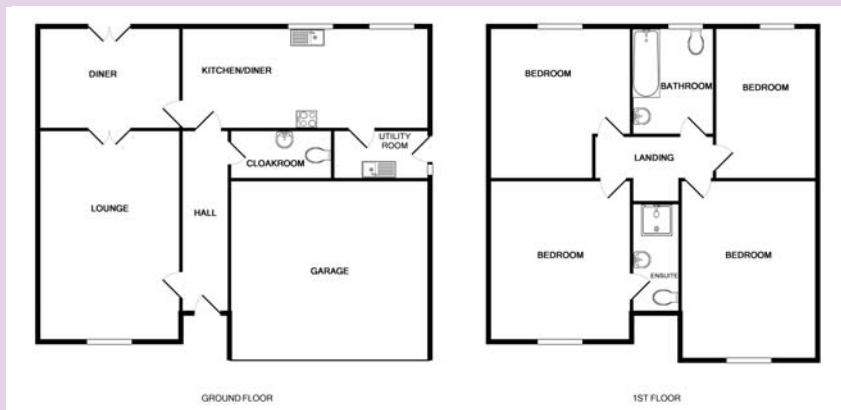


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**Floor plans**

Have you ever thought of using these to market a property as they can certainly enhance an advert or web-view? We can produce them at little cost and know our clients find them to be an excellent way to enable people to understand the lay-out of an unusual property. Mostly, agents use them for domestic properties, however, we



can produce them for commercial properties too.

If you would like to know more then please contact us.

enquiries@email-epc.co.uk



## Assessment of Air Conditioning Equipment (A MUST READ)

Article 9 of the European Performance of Building Directive requires the certification of air conditioning systems. Presently, the requirement is restricted to air-con systems exceeding an output of 100kw. The process requires testing to ensure efficient operation and that, for example, there are no leaks of fluid or deteriorating parts. Once completed, re-certification is not required for another ten years.



A system of 100kw is big! But then there is a requirement that by the end of 2010, all fixed systems with a cumulative capacity exceeding 12kw will be certified. As a general rule, a standard mini-split system is 3kw - that is the type where there is a unit on the inside of the building set in a suspended ceiling or fixed to a wall linked by black pipes to an outside condenser. Four of those - the cumulative total, will require certification.

This will be of particular importance to our partner solicitors, estate agents and officers of local councils.

For example, where a building is to be sold, let or have it's lease assigned, then due consideration is always given as to whether a property is fit to be handed over. In as much as, at present, consideration is given as to whether an asbestos survey or EPC is in place (both of which we provide) then an air-con assessment will have to be undertaken - the health of the future occupants being paramount. What's more, as the software we use to upload EPCs to Landmark records the type and size of air-con in a property, then such information may be used by Trading Standards for compliance checks.

We have access to specialist engineers who can test the larger facilities. By the end of the year we will be qualified to undertake assessments of the smaller systems ourselves.

## Environmental Management

With the experience of having surveyed over 5000 buildings, making recommendations to improve each, we are now working with clients to enable a reduction in the amount of fuel they use, even where they do not need an EPC. We also devise a strategy to reduce the waste they produce and to ensure compliance with environmental legislation, all part of the installation of an environmental management system. We do so based on qualification and membership of the Institute of Environmental Management

Such work is the gateway for organisations to gain accreditation to ISO 14001 or an industry specific award such as the Green Tourism Business Scheme for hotels.

According to the Carbon Trust (2009), 'with a few no-cost measures, organisations could save 10% of business energy costs and with a few low-cost options, this could be 20%.' They go on to say that 'a 20% cut in energy costs represents the same bottom-line benefit as a 5% increase in sales.'

Then there is the cost of waste. Our experience in the hotel sector is that this can be cut by at least half and with land-fill tax running at £44 per tonne, that can be a considerable saving.

However, the benefits of an environmental management system go far beyond the savings that can be made. We have engaged a chartered marketer who then works with a client to leverage more business from their green credentials. In a nutshell, the greener you are, the more business you will attract, particularly as many companies, themselves greener, will only deal with organisations with similar values to themselves.

Have you ever wondered how much energy you use? More importantly, do you know on what it is used? We can install equipment which will not only answer these questions but throw up all sorts of anomalies such as spikes in the use of energy when your organisation is locked up for the weekend.

**If you would like to talk through any aspect of environmental management then do please contact us.**

## Standards

**Our regular clients know that ethics and values have always been at the heart of our approach to business. We do it properly!**

There is no better example than by the regular spot-check audits that are undertaken of our energy performance surveys by our licensing body based at the National Energy Centre in Milton Keynes.

We have been the subject of numerous desk-top audits of our surveys but then also accompanied assessments where an auditor will survey a building at the same time as us with the expectation of finding the same evidence and arriving at the same building rating.

**In the three years we have been providing EPCs we have never failed an audit. We do it properly and intend to maintain that standard to the benefit of everyone.**



“Waste is a tax on the whole people.”  
Albert W. Atwood

Incidentally, we do provide many other building and environmental services such as **BREEAM assessments, green travel planning** and **ISO16001** (energy management) through our other company called **E Advantage**. This is jointly marketed with a colleague from Buckinghamshire who tends to cover the south of England as we cover the north. More details can be found at [www.e-advantage.co.uk](http://www.e-advantage.co.uk) or we can send you a brochure if you wish.



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