

Commercial Energy Assessors Ltd

Delivering the Energy Performance Certificate

Energy Certificate

Very energy efficient

100
to
120

A

85
to
95

B

70
to
84

C

55
to
69

D

40
to
54

E

25
to
39

F

1
to
24

G

Measured
in use

H

Energy performance of this building

?

www.cea-epc.co.uk

"Save Your Energy, Use Ours"



As part of the Energy Performance of Buildings Directive (EPBD), 6th April 2008 signals the beginning of energy performance certification for buildings classed as non-dwellings (Commercial and Public Buildings) that are constructed, leased or sold; CEAL is a provider of the inspection and certification services for the energy performance rating of all non-dwellings.

We manage the process from start to finish, with the technology and protocols in place to ensure the simple and effective inspection, certification and production of the EPC. These include the provision of a web based portal for the delivery of client instructions and subsequent retrieval of the EPC data by our client.

The inspection process has 5 key stages:

- 1** Client issues to CEAL an instruction for an energy inspection
- 2** CEAL obtains any existing and available data prior to the site visit (This may for instance be data already compiled by a company surveyor or a Referencer)
- 3** Site visit, inspection and further data gathering by a CEAL Inspector
- 4** SBEM Calculation of the data gathered
- 5** Production and provision of the EPC

Beyond the inspection process, CEAL will, if required to do so by our client (or the prospective occupier of the building), provide information and resources to implement any recommendations from the energy inspection; with the intention of improving the energy efficiency of the building and potentially reducing the energy running costs.

For further information please visit www.cea-epc.co.uk

or

You can discuss your requirements, including reciprocal arrangements by calling our Managing Director Matt Dowling on: **0845 643 1761**

FAQS

What is the Energy Performance of Buildings Directive (EPBD)?

This is an EU Directive introduced in January 2006 with a three year implementation period ending January 2009.

What is its objective?

It aims to improve energy efficiency and reduce carbon emissions as part of the government's strategy towards a sustainable environment and to meet climate change targets under the Kyoto Protocol.

For EPBD implementation timeframes please see reverse of this brochure.

What mechanism is used to deliver the EPBD in non-dwellings?

There are two types of energy certification for new and existing non-dwellings: Energy Performance Certificates (EPC) - These are required on construction, sale or lease of all commercial buildings by October 2008, with the process beginning in April 2008 for newly constructed commercial buildings and existing commercial buildings with a floor area over 10,000 sq m when sold or rented. There is no need to obtain an EPC for an existing tenancy.

Display Energy Certificates (DEC) - These are required for Public buildings over 1,000 sq m occupied or part occupied by public authorities or by institutions providing public services. The DEC must be publicly displayed within the building. The DEC is in addition to the requirement for an EPC when a public building is constructed, sold or rented out. The DEC shows the energy performance of a building based on actual energy consumption. It is accompanied by an advisory report on cost effective improvements.

Who is responsible for commissioning an EPC?

Landlords and property managers.

How long is the EPC and DEC valid for?

A commercial EPC is valid for 10 years unless major modifications to the building have been made within the 10 years.

There is a requirement for the DEC to be updated each year.

What is the difference between an EPC and a DEC?

An Energy Performance Certificate (EPC) will provide an energy rating for the building, as well as advice on how to make cost effective improvements to make the building more energy efficient. The energy ratings will range from A to G, with A the best and G the worst.

A Display Energy Certificate (DEC) is only applicable to public buildings and institutions over 1,000 sq m such as Council offices, Schools, Colleges, Universities and Hospitals and any other building accessed by the public. The DEC is based on actual energy usage over a three period. The DEC gives the building an operational rating based on actual energy consumption, and will include an accompanying advisory report on cost effective improvements.

How long is the EPC and DEC valid for?

A commercial EPC is valid for 10 years.

DEC's are required annually (for all public buildings over 1,000 sq m). The accompanying advisory report is valid for 7 years.

What else does the Directive cover in the commercial and public sectors?

There is also a requirement for regular inspections of larger air-conditioning systems. Please see timetable for further information.

UK Governments Implementation Timetable for phasing-in the EPBD measures is provided in the table below:

Commercial Sector

6th April 2008	EPC's required for the construction, sale or rent of buildings other than dwellings with a floor area > 10,000 sq m.
1st July 2008	EPC's required for the construction, sale or rent of buildings other than dwellings with a floor area > 2,500 sq m.
1st October 2008	EPC's required on the construction, sale or rent of all remaining buildings other than dwellings. DEC's required for all public buildings >1,000 sq m.
4th January 2009	First inspection of all existing air-conditioning systems over 250kw must have occurred by this date.
4th January 2011	First inspection of all remaining air-conditioning systems over 12kw must have occurred by this date.

Please be aware that as we move forward, these current timeframes may be subject to change by Govt.; you can keep up to date by visiting www.cea-epc.co.uk

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