

Domestic EPC

- In response to the EPBD; as of the 1st October, 2008 all domestic properties to let require a domestic EPC
- An EPC tells you how energy efficient your property is on a scale of A-G. The EPC will make recommendations about how a property's energy efficiency can be improved, in addition to a potential rating if the recommended work is carried out. The average property is rated D or E
- If you hold a valid EPC you will not be required to obtain a new certificate every time you re-let a property
- Where improvements have been undertaken to a property, you may order a new EPC to reflect the new improved energy efficiency of the property
- Domestic EPC's are valid for a 10 year period, except where a property is being sold and a HIP is required

Non-compliance with domestic EPC legislation will result in a fine of £200. This is in addition to the cost of a compliant domestic EPC

Commercial EPC

- In response to the EPBD; as of 4th January, 2009 all **commercial property** for sale or let now require a commercial EPC
- The commercial **EPC** will tell you how **energy efficient** the **commercial property** is on a scale of A-G, with A being the most efficient. The certificate also tells you, on a scale of A-G, about the impact the property has on the environment
- It is now mandatory that a commercial **EPC** is in place prior to marketing a **commercial property**
- Newly constructed **commercial buildings** are also required to have an EPC
- The commercial **EPC** is combined with a recommendation report on how the property's **energy efficiency** can be improved, in addition to a potential rating if the recommendation work is carried out
- **Commercial EPC's** are valid for a 10 year period

Under current **commercial EPC legislation** a commercial **EPC** is not required on the following exempt premises:

- On lease renewals or extensions that were in place prior to 1st October, 2008
- Places of worship
- Stand alone buildings less than 50 square metres
- Properties with consent to be demolished within a 2 year period

Non-compliance with **commercial EPC legislation** will result in a penalty. The penalty is of up to 12.5% of the rateable value of the property, with a minimum of £500 and a maximum of £5,000. This is in addition to the cost of a compliant **commercial EPC** .

Display Energy Certificates (DEC)

Display Energy Certificates (DECs) show the actual energy usage of a building, its **Operational Rating**, and provide information to the public in relation to the **energy efficiency** of a building. The certificate must be displayed in a visible place at all times.

Operational Rating means a numeric indicator of the amount of energy consumed during the occupation of the building over a period of 12 months.

The **Display Energy Certificate** differs from its domestic/**commercial EPC** counterpart in that the **DEC** incorporates an *Asset Rating* and Operational Rating. As of December 2009 DEC's are only issued for public buildings.

Asset Rating means a numerical indicator of the amount of energy estimated to meet the different needs associated with a standardised use of a building, calculated according to the methodology approved by the UK Secretary of State.

The **DEC** is valid for a period of 12 months (renewed per annum). The accompanying *Advisory Report* is valid for 7 years. The Advisory Report may specify recommendations to improve energy efficiency and reduce CO² emissions. The asset owner must retain possession of this report. Currently it is not mandatory to comply with the recommendations made in the Advisory Report. **Failure to display** The penalty is £500 for failing to display a **DEC** in a prominent place – clearly visible to the public – at all times, and £1,000 for failing to have possession of a valid Advisory Report. A maximum fine of £5,000 may be imposed dependant on the nature of the breach of regulations. **Which types of buildings are affected?** Only buildings with a total useful floor area of 1,000m² that are occupied, or part occupied, either by public authorities and institutions providing public services to a large number of people are affected by this legislation.

Where a building is partly occupied by a public authority, or a relevant institution, the authority or institution is responsible for displaying a DEC and having a valid Advisory Report.

Air Conditioning Inspection (ACI)

- In response to the EPBD; as of the 1st January, 2008 all new air conditioning installations must be inspected within 5 years
- Existing air conditioning systems with an effective rated output greater than 250kW must be inspected by January 2009
- Existing air conditioning systems greater than 12kW must be inspected before 2011
- These ACI assessments are in addition to the inspections required to meet statutory and duty of care obligations
- The air conditioning inspection is designed to improve efficiency and reduce electricity consumption, operating costs, and carbon emissions. ACI assessments highlight improvements to the operation of the existing installations as well as opportunities to replace older, less efficient and possibly oversized systems with new energy efficient systems
- Air conditioning inspections should be carried out by an Aircon energy assessor at intervals of up to 5 years maximum

Non-compliance with ACI legislation will result in a penalty. The penalty is £300 for failure to commission, keep or provide an air conditioning inspection report when required by the regulatory authority. This is in addition to the cost of a compliant ACI report.

Air Tightness Teating

Building regulations from April 2006 require that new buildings comply with 'Part L'. This means that a percentage of new houses need to undergo **air tightness testing**, air leakage testing and **air permeability testing**.

Air tightness testing is the procedure to trace any unwanted drafts and uncontrolled airflow through the house. Too much air leakage leads to heat loss resulting in higher CO2 emissions. Reducing CO2 emissions is the purpose of 'Part L' of the new building regulations through air tightness testing, **air leakage testing** and air permeability testing

Asbestos Surveys

This is a legal requirement for owners and occupiers of non domestic buildings to have an Asbestos Survey and up to date Asbestos Register in place. With this register you need to provide a comprehensive written management plan show how you are managing your asbestos going forward. If you own your property or you have a full repairing lease you will also have the "Duty of Care". This means that you will be responsible for producing the register. The register is used to enable your visiting contractors and staff to know where asbestos is in your building.

Over 4000 people every year die from asbestos related diseases, by registering where your asbestos is you can help to reduce these figures

We offer independent, specialist surveyors who are fully qualified to both P402 & P405 level. They can conduct your asbestos survey and produce your asbestos register for you. We provide various types of asbestos surveys to enable you to have an asbestos register

Type 2: Standard Visual Only Plus Sampling Identification and Assessment Survey (Sampling Survey)

Samples are gathered and determined for the presence of asbestos. Samples from each type of suspected asbestos containing materials found are sent to an UKAS accredited laboratory to confirm/negate the presence of asbestos. If the material sampled is found to contain asbestos, then it is entered onto the asbestos register as such and a management plan can be started if required

Type 3: Full access (before major works)

This is a fully intrusive survey; which means the surveying of concealed areas and voids, not accessible earlier in a Type 2 survey. This survey is particularly required before demolition or major refurbishment works, but can also be necessary when removing walls and ceilings. This may also be used to form the basis of a tender for the removal of asbestos containing materials (ACMs).

MDHS 100 Compliance: All Asbestos surveys we undertake follow the criteria set out in (MDHS 100), the method of Determining Hazardous Substances and comply in with the (CAR) The Control of Asbestos Regulations 2006, and the supporting (ACOP) approved code of practice.