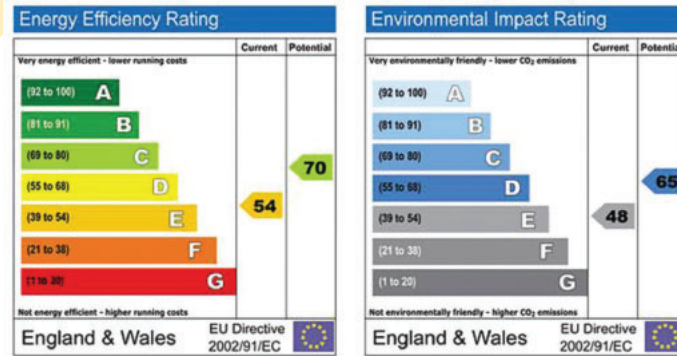


ENERGY PERFORMANCE CERTIFICATES (EPC)



Under the EU Energy Performance of Buildings Directive (EPBD), the UK Government stipulated that with effect from 1 October 2008, all commercial property in the UK needs to have an Energy Performance Certificate (EPC) prior to sale or lease.

Furthermore, from 1 January 2009 all commercial properties that are being offered for sale or rent must either have an EPC in place or have ordered an EPC from a government approved energy assessor.

Local authorities (usually by their Trading Standards Officers) are responsible for enforcing the requirement to have an EPC. Failure to make available an EPC will result in a civil charge penalty notice. The penalty is fixed and in most cases will be 12.5% of the rateable value of the building, with a maximum level of £5,000.

EPC's are required for all non-dwellings covering everything from small retail units to offices, industrial units and large scale commercial premises, such as public buildings.

Hurst Warne have liaised with specialist consultants who are able to provide a quick and easy solution to the requirement of Energy Performance Certificates.

Our consultants are using the SBEM (Simplified Building & Energy Model) assessment method. Essentially two reports will be produced based on the building's size, construction materials, boiler type, heating output, air-conditioning output, service runs of the building etc, which will detail the energy performance of the building.

If you would like further information or a quote for an Energy Performance Certificate please contact the office nearest to you, or request a quote via our website at www.hurstwarne.co.uk/epc.

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