

THE NAVITAS PARTNERSHIP



Throughout the UK property industry it is impossible to avoid the growing emphasis on energy efficiency as we all become more aware of how we can reduce the consumption levels of UK property, be it owned, rented or sold. With current buildings now accounting for in excess of 40% of energy usage within the European Community, the Energy Performance of Building Directive has been conceived to highlight energy inefficient properties and provide advice on how these may be improved. It is believed that the 40% could feasibly be reduced to a target of 22% with the principal objective of the directive being to promote the improvement of the energy performance of buildings within the EU through cost effective measures.

From 6th April 2008 implementation of EPCs in the commercial property sector commenced. The introduction of the EPC into the non-dwelling sector will be phased based on floor space (m²), culminating in almost every building within the UK requiring an energy assessment from October 2008 when constructed, sold or rented.



The Navitas Partnership Ltd, located in the heart of Bristol, currently provide energy performance certificates to an array of clients; commercial, retail, local government and residential. We have gained invaluable experience in the residential and social housing sectors and now provide accredited inspectors to complete Energy Performance Certificates (EPC) and Display Energy Certificates (DEC) for your clients.

- ◆ From 6 April 2008, EPCs are required for the construction, sale or rent of commercial buildings with a floor area over 10,000m².
- ◆ From 1 July 2008, EPCs are required for the construction, sale or rent of commercial buildings with a floor area over 2,500 m².
- ◆ From 1 October 2008, EPCs are required for the construction, sale or rent of all remaining commercial buildings.
- ◆ From 1st October 2008 DEC's must be displayed on public buildings with a total usable floor area of over 1000m² occupied (or part occupied) by either a public authority, including local and central governments, NHS trusts, ministry of defence property, schools and universities, executive agencies and regulatory bodies, or an institution that provides a public service and frequently visited by a large volume of people.



What is a Commercial EPC?

The Commercial EPC certificate provides an estimate of the energy usage and carbon emissions of a building and is based upon an asset rating system. This system does not take into consideration the proposed usage of the property, but makes certain assumptions with regard to current or most recent usage in order to allow comparison between different buildings of similar construction and volume. This provides prospective purchasers or tenants with the opportunity to compare the carbon output of selected properties and assess the potential prior to a purchase or lease. The report itself identifies four key indicators following the assessment:

1. The actual rating for that building based upon the inspection.
2. The average rating for buildings of similar type.
3. A rating for that building if built in accordance with Part L of the current UK building regulations.
4. The rating for an equivalent zero carbon building.

How long will an inspection take?

The time required to carry out an inspection will vary significantly with property type, size and complexity. Simple buildings of standard construction with domestic services are likely to be completed within a working day. More complex buildings incorporating sophisticated heating and air conditioning systems and a variety of different usage zones are likely to take significantly longer. However significant savings can be made with the full co-operation of the client by providing building plans and details prior to the inspection.

Who produces the EPC?

Only qualified and accredited Commercial Energy Assessors are permitted to produce the EPC. We ensure all our inspectors are trained to the highest possible level and run continuous reflective practice to ensure they are constantly performing to the highest possible standard.

Responsibility and Penalties

As soon as a building is in the process of being offered for sale or rent, it is the responsibility of the seller or landlord to make an EPC available to prospective buyers or tenants.

The seller or landlord is responsible for ensuring there is an EPC for the building, or part of the building, being sold or let, even if an agent or another service organisation is acting on their behalf or providing an EPC. The seller or landlord should therefore ensure any agents acting on their behalf are complying with the regulations.

Local authority trading standards officers are responsible for enforcing the requirement to complete an EPC on sale or let of a building. Failure to provide an EPC when required by the regulations means the building owner may be liable to a civil penalty charge notice. The penalty for failing to make an EPC available to any prospective buyer or tenant when selling or letting non-dwellings is fixed, in most cases, at 12.5 per cent of the rateable value of the building, with a default penalty of £750 where the formula cannot be applied. A formula is used as the costs of producing an EPC for non-dwellings are expected to vary according to the size, complexity and use of the building. The range of penalties under this formula are set to a minimum of £500 and capped at a maximum of £5,000. This will be in addition to the cost of a completed EPC.

Display Energy Certificates (DEC) for Public Buildings

The DEC is a certificate, which is intended to highlight the actual, operational, energy usage and efficiency of a building. In contrast to the Commercial EPC, which is an estimate of the energy efficiency and usage of the building, a DEC provides an indication of how efficiently the building is operating, taking into account the type of building and the actual consumed energy over a 12 month period.

DECs are required to be updated and reissued every 12 months, with the intention that commitment to improvements in the energy efficiency and usage are completed within this period. In order to assist with year on year improvements in the efficiency and usage, an initial Advisory Report is produced and then generated every 7 years to identify potential improvement measures to the building.

The report is intended to be used by the property manager to provide guidance for improvements to the building fabric and services, so that reductions in energy usage, CO² emissions and cost can be made and displayed on the DEC. Though not for public display, the Advisory Report should be made available to the public if requested. DEC's can only be issued by qualified assessors with the relevant accreditation.



Exempt Properties

A number of properties are exempt from the need for energy assessment. The key areas to note are places of worship, temporary buildings, stand-alone buildings with a floor area of less than 50m² and non-residential agricultural buildings with low energy demand. This section will be altered following future updates and we will provide a fully comprehensive guide on our website.

As technology develops, we will continue to be at the forefront of energy efficiency, on both a consultancy and functional level, ensuring that on every occasion you will receive accurate EPC documents as and when required. As your Commercial EPC supplier, you are assured to be in partnership with the region's most professional and forward thinking operator in this evolving market.

Naturally, we welcome any further questions you may have so please do not hesitate to contact us to arrange an initial meeting, in order to discuss your requirements.

Simply email info@thenavitaspartnership.com for further details or visit www.thenavitaspartnership.com. Alternatively you can speak to us on **0117 9736339**

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