

## Pointers For Forming An Opinion Of Commercial EPC Assessors

*Recently I watched a YouTube video about the relevance of Commercial EPC Assessors and would love to share what I discerned from it with you in this blog post.*

When people hear the word energy assessment, they may think its about how a property owner uses their appliances. However, it is a little more complicated then that. An energy assessment is required whenever a building in the UK is built, sold or let; it must be completed by a qualified and accredited Energy Assessor. In the United Kingdom, all buildings that have been sold, rented, or recently built must have an Energy Performance Certificate (EPC). It is an official document which explains how energy efficient a building is. Although most property owners only obtain an EPC when it is mandated by the government, there are several additional benefits associated with getting one EPCs are used primarily by potential buyers or renters of a new house or flat to estimate how much their energy bills will likely cost. This is why every household requires an EPC rating before being sold or even rented. What's more, rental properties for new tenancies and renewables must have a minimum EPC rating of "E" or above. Overall, an EPC rating is a useful tool for homeowners when improving the efficiency and running costs of their property, and should be looked at more often! The penalty for failing to make a commercial EPC available to a prospective buyer or tenant is in most cases fixed at 12.5% of the rateable value of the building, with a default penalty of £750.00 where the formula can't be applied, and a minimum of £500 and maximum of £5,000.00. Any building that is even partially occupied by a public authority such as a local council, college or NHS Trust and has a total floor space greater than 250 square metres and, which is regularly visited by the public has to have a DEC on display on a page no smaller than A3 size in an easily accessible location. Failure to do so can incur a £500 fine. Private organisations aren't required to have a DEC, but they do need to have an EPC. A qualified and accredited domestic energy assessor will carry out the inspection and issue you with your EPC. Your estate agent or letting agent may suggest an assessor who can complete the inspection for you, or check the EPC register for accredited assessors in your area.



A Commercial EPC is provided exclusively by qualified non-domestic assessors who are certified. An EPC is crucial if you wish to attract potential buyers. It helps inform people how energy efficient your property is. A commercial evaluation depends upon the dimension and intricacy of a project. It is not feasible to physically improve all homes to an energy efficiency Band C. For example, due to the building materials or style of the property, some homes are difficult to insulate fully without significantly changing their physical appearance or size. Listed buildings can face particular challenges in becoming more energy efficient in a way that is compliant with the historical character of the building. An EPC is a certificate that provides information about your property's energy usage and typical energy costs. It also gives recommendations on how you can increase your property's efficiency, ultimately reducing your energy usage. Energy assessors must identify conflicts of interest and raise concerns with their accreditation scheme if they feel they have been asked to implement practices which run contrary to this. A team of Energy Assessors and Chartered Surveyors are uniquely placed to give advice on [commercial epc](#) and provide a complete energy consultancy service.

## Towards Net Zero

Energy ratings on an EPC vary from A (most energy sufficient) to G (most energy inefficient). The EPC ratings should be better for newer properties than older buildings. A higher EPC rating could play a big role in making your commercial property more attractive to potential buyers. By law, most properties, domestic or

commercial, require an Energy Performance Certificate, regardless of whether the property is owned, leased, rented or about to be sold. Only a qualified, accredited assessor can award an EPC. A Commercial EPC can only be produced by an accredited Non-Domestic Energy Assessor (NDEA) and is valid for ten years. Once produced, it is lodged on the Government's National Non-Domestic EPC Register and is designed to give potential buyers and tenants some basic information about the building's energy efficiency rating. This is so they can better understand the costs of running the building and changes or improvements they might wish to consider. Make sure you're aware of any hidden fees and penalties that may apply before getting started with a commercial EPC provider, as these can add up quickly! When it comes to choosing the right EPC provider, always remember to do your research. You'll feel confident knowing you've made the best decision for your business. An EPC has been required for the construction, sale or letting of property, since 2008, but until recently it was just simply a tick box exercise as part of the transaction. However, now EPC and MEES have wider implications for commercial landlords and tenants than just energy efficiency, and not all EPCs are created equally (poor data in, low EPC out). Advising on matters such as [non domestic epc register](#) will provide benefits in the long run.

EPC assessors are not allowed to be invasive when carrying out a survey. That means, for example, that he or she can't drill into the walls or ceilings to establish the condition of insulation or even whether the building is insulated at all. Because of this, assessors often have to either assume the worst or go by whatever the property holder tells them. The RdSAP is a non-intrusive way to gauge the energy efficiency of a home, in a similar way that a building surveyor is not allowed to disturb the fabric of a home or cause any damage without the express permission of the owner. One might worry that a RdSAP EPC assessment is not as accurate as one conducted using SAP, however, this is not the case. Surveys of houses which have had both SAP and RdSAP assessments have found that each method produces very similar results. You can search for an EPC assessor on the EPC register too by selecting 'find a domestic energy assessor' and entering your postcode. Alternatively, there may be local assessors in your area such as myself. I own the company TP EPC and deal with clients directly or from a number of local agents who refer their clients directly to me as an alternative to in-house assessors, who normally charge a premium for their services. For Level 3 and Level 4 buildings, the Simplified Building Energy Model (SBEM) is used and to be honest this will capture most commercial properties out there. The Dynamic Simulation Model (DSM), can be applied to calculate Level 5 buildings. Assessors need to have to have the right level of qualification to be able to lodge the reports for these varying levels. For example a Level 4 assessor will be able to produce reports for Level 3 and Level 4 buildings but not a Level 5 building. Energy Performance Certificates are important because they allow prospective buyers and tenants to access the energy efficiency of a building

before deciding whether they want to live in such a property. EPCs are also important because they give suggestions on how to make a building more energy-efficient thus reducing the energy usage of that building. Research around [mees regulations](#) remains patchy at times.

## Fully Insured Assessors

An Energy Performance Certificate (EPC) is a document showing the assessed energy efficiency of a home. It uses an A - G ratings system which allows prospective owners and tenants to consider the affordability of a home in terms of the likely heating and lighting costs. An EPC survey must be carried out by an accredited domestic energy assessor who should visit your home. You can search for an accredited assessor using the EPC Register. As part of the UK government's net-zero by 2050 pledge, under the Minimum Energy Efficiency Standards (MEES), first introduced in 2018, it's unlawful for landlords to grant new leases or renewals of existing ones on commercial properties with an Energy Performance Certificate (EPC) below E. An EPC (which stands for the Energy Performance Certificate) is a report that assesses the energy efficiency of a property. This report includes the property's current rating, the measures that were installed in the property when the report was completed and ways that the energy efficiency of a property can be improved. It can also state how well the property is currently insulated and how much bills will cost to insulate the property. From 1st April 2020 the MEES regulation applies to all domestic and non-domestic rented properties. It is now unlawful to let a property to new tenants or renew to existing domestic tenants if the property has an EPC with a rating below E (i.e. F and G). In order for the Government to hit their carbon targets, MEES standards are set to rise before 2030 to a Band D or even a Band C. Energy efficiency, environmental construction and green consumption can be pretty difficult to understand, especially if you do not work within the industry first hand. It takes years to fully get to grips with it all! But, having an energy consultant that appreciates your need for reassurance and explanation will be super beneficial in the long run. No one wants to hear jumbled jargon that just makes no sense. A well-thought-out strategy appertaining to [epc commercial property](#) can offer leaps and bounds in improvements.

The Government maintains a Central Register of all Energy Performance Certificates online for domestic and non-domestic properties. The Central Register also includes certificates for public buildings (known as Display Energy Certificates or DEC's) and Air Conditioning Inspection Reports (ACIRs). You can search the register to find a valid certificate. You only need to renew an expired EPC when you plan to market the property for new tenants, when you make changes to the tenancy agreement with existing tenants, or if you want to reflect improvements you've made to a property that will result in an improved rating. An EPC (Energy Performance Certificate) tells

buyers or renters how energy efficient their home is. It gives them information about its typical energy use and energy costs, as well as recommendations about how to reduce energy use and save money. It's important to know when you need an EPC and when you don't otherwise you could be hit with a large fine. Whether you're a homeowner or business owner, read on to see whether your property needs assessing. It is the responsibility of the owner of a holiday let to ensure that the property has an EPC. Accredited Energy Assessors produce the EPC alongside an associated report, which suggests improvements, which may help to make the building more energy efficient. Formulating opinions on matters such as [mees](#) can be a time consuming process.

## Exceptions To The Rules

Starting on the 1st April 2018, it is now law that private rental properties must achieve an energy efficiency rating of at least 'E' on their EPC. The regulations initially only apply upon the granting of a new tenancy to a new or existing tenant. Once issued, your EPC is valid for 10 years, and stored on the national EPC register. That lets any potential buyers/renters do quick checks on properties they're interested in. Clearly, the better your rating, the more attractive your home. A Commercial EPC is valid for 10 years from the time when they are produced. A Commercial Property can only have one valid commercial EPC. A new Commercial EPC produced after the original simply replaces the previous. In addition, if the building is serviced by air-conditioning units (above 12kW), they must have inspection certificates in place which are reviewed every 5 years. Get supplementary details on the topic of Commercial EPC Assessors in this [UK Government Website](#) page.

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