

Why undertake a Commercial EPC?

Anyone offering accommodation for sale or let, including sub-letting, now requires an EPC to demonstrate the energy performance of the accommodation. The EPC has to be provided, to the prospective buyer or tenant at the earliest opportunity, before entering into a contract to sell or let.

EPCs' must be produced by Accredited Energy Assessors.

Purpose and Responsibility of the EPC

An EPC sets out the energy performance of a building, in order that the energy efficiency is taken into account as part of the decision to purchase or lease that building. EPCs are accompanied by a Recommendations Report which includes advice and suggestions upon specific improvements, to minimise energy usage and reduce a buildings running cost.

The responsibility for the provision of an EPC lies with the building contractor, upon physical completion of the building. At this point the constructor issues the EPC and Recommendations Report to the owner of the building and notifies the local authority Building Control department that this has been done.

There are substantial financial penalties for failure to provide an EPC.

The LK Approach

The LK Group has a team of accredited assessors, qualified to cover all levels of survey, ranging through small storage facilities to large multi-use buildings.

LK Group energy assessors work with our clients to ascertain:

- The internal layout of a building;
- The construction methods and materials;
- The designated uses; and
- The building services, lighting and control systems

These factors will enable the Assessor to understand the energy demands of each individual building space (zone) in accordance with its designated use. The information is then used to produce the EPC by the application of nationally approved standards. In parallel, recommendations will be produced by the Assessors to compile the Recommendations Report which accompanies the EPC.

Further Information

For further information please contact Jon Paul Favour on:

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