

# ENERGY PERFORMANCE CERTIFICATES

In March 2007, the UK government introduced legislation regulating the energy performance of buildings. Energy Performance Certificates (EPCs) – which show the official energy efficiency rating of a property – were initiated as part of this legislation.

All UK buildings that are constructed, sold or rented must now have an Energy Performance Certificate in accordance with the European Energy Performance of Buildings Directive (EPBD).

The certificate provides a rating for the building, showing its energy efficiency and its environmental impact on a scale from A-G (where A is the most efficient and G the least efficient), in graphical format. It also contains recommended means of improving the building's energy performance.

EPCs are produced using standard methods with standard assumptions about energy usage, so that the energy efficiency of one building can easily be compared with another building of the same type. This allows prospective buyers, tenants, owners,

occupiers and purchasers to view information on the energy efficiency of a particular building, so that such information can be taken into account as part of their investment.

Energy Performance Certificates can only be produced by an accredited Energy Assessor with a current qualification and accreditation in energy inspection. UPL are fully approved and accredited to both produce and maintain Energy Performance Certificates.

Our team of assessors will perform an extensive survey of the building to accurately assess its overall energy efficiency. We will also produce the Energy Performance Certificate, which can be submitted in either electronic or hard copy format. Once the survey has been completed, we can also provide a more detailed analysis of the results and recommend cost-saving measures which can be introduced to improve energy efficiency ratings.

