

Energy Performance Certificates (E.P.C's)

The Energy Performance of Buildings Directive (England and Wales) Regulations 2007 will come in to force for all non residential property over 50 sq.m / 538 sq ft with effect from 1st October 2008.

From this date all non domestic property being offered to the market will be required to have an 'Energy Performance Certificate'. The certificate will provide the following information:-

- 1/. The energy rating of the building as carried out by the Energy Assessor.
- 2/. The stock average rating for buildings of similar type.
- 3/. A rating for the building if it were built in accordance with the 2006 Building Regulations.

The report will place the property in a scale, from band A to G, with A being good and G being poor.

The Energy Assessor will be able to make recommendations as to how to improve energy efficiency, where possible.

Cyan Power Limited advises it's clients to contact the following companies in order to obtain the necessary certificate:-

Energy Reports c/o Beals, Whiteley, Fareham.
Attention Kieran Godkin. Email energy@beals.co.uk Tel 01329 826321

Clouds Environmental Consultancy Ltd. 327 Copnor Road, Portsmouth PO3 5EG
Tel 023 9263 9858. Email info@cloudsenvironmental.co.uk

Clover 4 LLP, 69 Portsmouth Road, Horndean, Hampshire PO8 9LH
Tel 023 9264 1077. Email info@clover4.co.uk Attn Terry Darrand

In the event of a certificate not being obtained there is a financial penalty linked to the rental value of the property.

It is understood that Energy Reports will have a ten year life span.

Energy Reports are not required where existing leases are renewed or at the time of rent review. They are needed only when property is offered on the market To Let or For Sale.

Cyan Power Limited is willing to coordinate the commissioning of reports with controllers of other property so as to limit costs. So, if a similar type of property is being offered to the market we will assist in the joint commissioning of reports with our other clients, or with other agents clients.