



Energy Performance Certificates for Commercial Properties

What you need to know...

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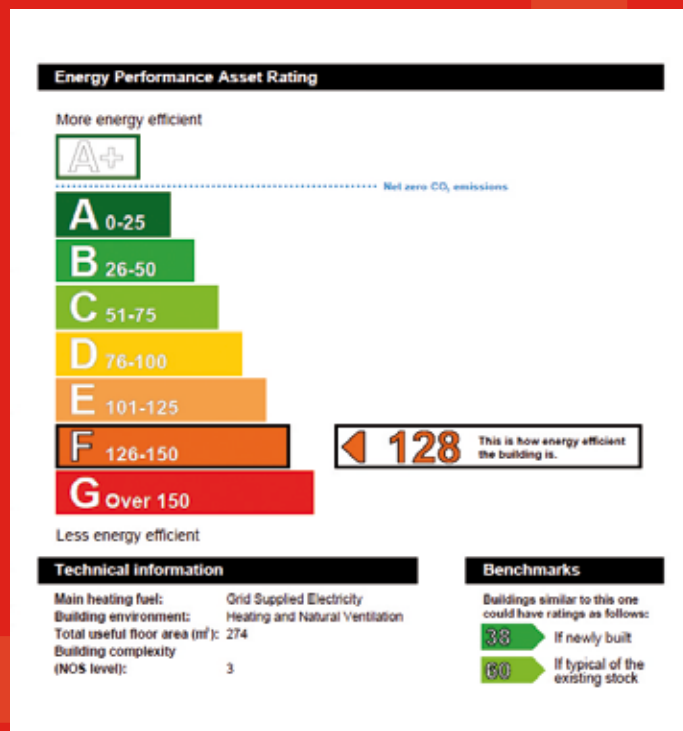
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What you need to know

The Energy Performance of Buildings Directive specifies that all commercial properties require an Energy Performance Certificate or an EPC when sold or let. The regulation applies to all commercial properties currently being marketed with only a few exceptions.

What does this mean to you?

If you are selling or letting a commercial property from 1st October 2008 then you must ensure that you have an EPC. This must be provided to the buyer or tenant at the earliest opportunity and no later than when the viewing is conducted, when information is provided about the building or in the event that you are entering into a contract to sell or let. An EPC looks similar to the energy labels provided with vehicles and household appliances. It rates buildings from A-G dependant upon energy efficiency. The better the rating the higher the efficiency and lower the fuel bills are likely to be. All EPC's come with a recommendation report with suggestions on how to improve the buildings efficiency.



When is an EPC not required?

EPC's are not required on construction, sale or rent of:

- Places of worship
- Temporary buildings with a planned time of use of less than 2 years
- Stand alone buildings with a total useful floor area of less than 50m² that are not dwellings
- Industrial sites, workshops and non-residential agricultural buildings with low energy demand

How long does an EPC last?

An EPC for the sale or let of buildings that are not dwellings is valid for ten years, or until a newer EPC is provided for that building. During this period the same EPC may be used if the building is sold or let again.

Penalties for not having an EPC

The seller or landlord is responsible for making the EPC available and are liable to a penalty charge if they fail to do so. The penalty to any seller / landlord when selling or letting a non dwelling is fixed in most cases at 12.5% of the rateable value of the building, with a default penalty of £750 where this formula can not be applied. The range of penalties under this formula are set with a minimum of £500 and a maximum of £5,000.

How can I arrange my EPC survey?

Please contact us as we will be happy to arrange a quotation for your property followed by the survey at a competitive price.

- Commercial Property Sales, Letting & Acquisitions
- Valuations & Surveys
- Rent Reviews & Lease Renewals
- Planning & Development



- Land Sales
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