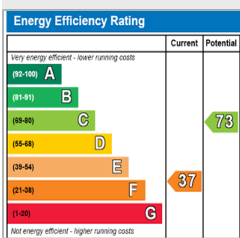


# Energy Performance Certificates



At Timberwise we can offer a range of Energy Performance surveys for commercial and domestic clients.

## Commercial Energy Performance Certificate

From 1st October 2008 all commercial buildings, with a small number of exclusions, require an EPC when built, sold or rented.

When a commercial EPC is carried out, the assessor follows a strict and structured review of the building plans and its construction, its services (heating, air conditioning, ventilation, hot water & storage, system controls and lighting), plus any documentation such as operational and maintenance manuals. These all form the basis for the energy measurement of that building.

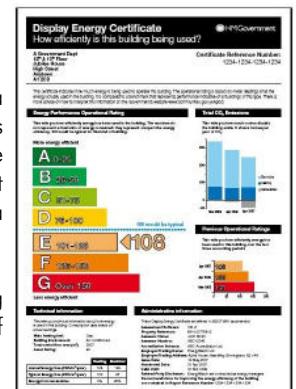
A commercial EPC is valid for 10 years, however, as the running costs of commercial buildings become a factor in purchase and rental decisions, it will benefit owners to obtain a new EPC after works which improve the energy efficiency of the building.

## The Display Energy Certificate

The Display Energy Certificate is required for buildings with a total useful floor area over 1000 square metres which is occupied, wholly or in part, by public authorities and institutions providing public services to a large number of persons and therefore frequently visited by those persons. There is no government definition of what constitutes a 'large number' or 'frequent' visits, so the prudent action is to have a DEC prepared.

The Operational Rating within the DEC will indicate how well the building is being managed and operated. This is a certificate which is displayed within the foyer of the building concerned.

Display Energy Certificates are valid for 12 months.



## Domestic Energy Performance Certificate

This Energy Performance Certificate (EPC) gives domestic property owners, tenants and buyers information on the energy efficiency of their property.

EPCs are measured using the same calculations for all homes, so it is possible to compare the energy efficiency of different properties.

Part of the EPC is a report which will list the potential rating that your home could achieve, if the recommended changes were made. The report lists: suggested improvements (such as fitting loft insulation), the approximate cost, possible cost savings per year if the improvements are made, how this would change the energy and carbon emission rating of the property.

This information can be used to: cut fuel bills, improve energy performance in the home, help cut carbon emissions and help when choosing a more energy efficient home to rent or buy.

All homes going on the market now require an EPC. The valid period for EPCs for rental properties is 10 years. DCLG have recently (9/09/2008) announced that the validity period of the EPC for homes when marketed for sale has been extended to three years from the current one year with effect from 1st October 2008.

