



HM Government



# Improving the energy efficiency of our homes and buildings

Energy Certificates and air-conditioning inspections for buildings



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**Buildings are responsible for almost 50% of the UK's energy consumption and carbon emissions.**

**The ways in which we light, heat and use our 25 million buildings all contribute to this. Even small improvements to the energy performance and the way we use our buildings could have a significant effect on our fuel bills and carbon emissions.**

## **Improving the energy performance of buildings**

The way a building is constructed, insulated, heated, ventilated and the type of fuel used contribute to its energy consumption and carbon emissions.

The government is introducing a range of initiatives aimed at helping the UK improve the energy efficiency of its buildings and meet its carbon emission reduction targets, including:

- Energy Performance Certificates (EPCs) for homes and buildings
- Display Certificates for public buildings
- Inspections for air conditioning systems; and
- Advice and guidance for boiler users.

The full timetable for the introduction of these new laws is shown on the facing page.

These laws will only apply in England and Wales. Scotland and Northern Ireland are both introducing their own regulations.

<b>Energy performance measures for buildings – timetable for introduction</b>		
<b>What is affected</b>	<b>What is required</b>	<b>When it will be required by law</b>
<b>Homes</b> – when sold (marketed sales only)	Energy Performance Certificate	Phased from 1 August 2007
All remaining <b>Homes</b> – when sold (non marketed sales)	Energy Performance Certificate	From 1 October 2008
<b>Homes</b> – when built	Energy Performance Certificate	From 6 April 2008
<b>Homes</b> – when rented	Energy Performance Certificate	From 1 October 2008
<b>Commercial buildings &gt; 10,000m<sup>2</sup></b> – when built, sold or rented	Energy Performance Certificate	From 6 April 2008
<b>Commercial buildings &gt; 2,500m<sup>2</sup></b> – when built, sold or rented	Energy Performance Certificate	From 1 July 2008
All remaining <b>commercial</b> buildings – when built, sold or rented	Energy Performance Certificate	From 1 October 2008
<b>Public buildings &gt; 1000m<sup>2</sup></b>	Display Energy Certificate – displayed at <b>all</b> times	By 1 October 2008
<b>Air conditioning systems &gt; 250kW</b>	First inspection	By 4 January 2009
<b>Air conditioning systems &gt; 12kW</b>	First inspection	By 4 January 2011

## What is an Energy Performance Certificate?

An **Energy Performance Certificate (EPC)** provides a rating for the energy performance of a building. The ratings are standard so the energy efficiency of one building can easily be compared with another building of a similar type.

EPCs are similar to the certificates now provided with domestic appliances such as refrigerators and washing machines. They give building owners, occupiers and purchasers information on the energy efficiency and carbon emissions of their building.

The EPC rates the energy efficiency and carbon emissions of a property on a scale of A to G, where A is the best.

A recommendation report is attached to the certificate, providing information about ways to improve the energy efficiency of the property. The certificate also shows the rating that could be achieved if all the recommendations were implemented.

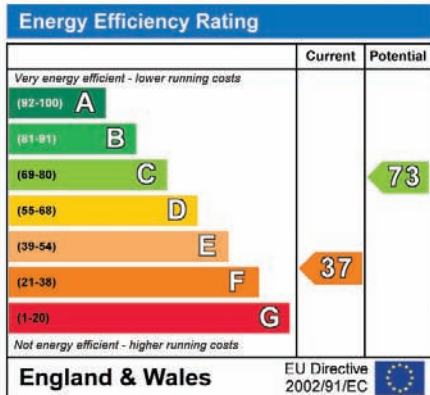
## Energy Performance Certificate



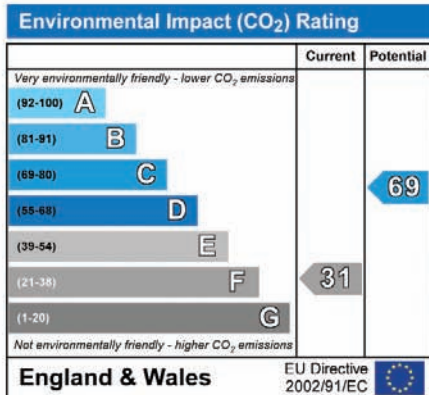
17 Any Street,  
Any Town,  
County,  
YY3 5XX

Dwelling type: Detached house  
Date of assessment: 02 February 2007  
Date of certificate: [dd mmmm yyyy]  
Reference number: 0000-0000-0000-0000-0000  
Total floor area: 166 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy Use	453 kWh/m <sup>2</sup> per year	178 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	13 tonnes per year	4.9 tonnes per year
Lighting	£81 per year	£65 per year
Heating	£1173 per year	£457 per year
Hot water	£219 per year	£104 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

## **When will Energy Performance Certificates become law?**

Energy Performance Certificates (EPCs) are being introduced in phases, starting with residential properties. If you are selling your home, an EPC is required as a compulsory part of the Home Information Pack (HIP).

Privately or socially rented homes will need to have an Energy Performance Certificate from 1 October 2008. EPCs for commercial buildings will be introduced from 6 April 2008.

## **When do I need to have an Energy Performance Certificate?**

EPCs are only needed for buildings when they are constructed, sold or rented.

It is the responsibility of the person selling or renting a building to have a valid EPC to show to prospective buyers and tenants. The EPC must be given to the eventual buyer or tenant.

There is no requirement to get an EPC for buildings that are just being occupied normally other than when they are being sold or let.

## **How do I get an Energy Performance Certificate?**

EPCs can only be produced by an accredited Energy Assessor. They may be employed by a company (such as an estate agent or energy company) or be independent traders. Always check they operate as part of an accreditation scheme, as this ensures your Energy Assessor is operating to professional standards.

EPCs can only be produced using a Government approved software programme that uses standard energy rating methods.

## **What does an Energy Assessment involve?**

An accredited Energy Assessor needs to visit a property to conduct an energy assessment. During the assessment they collect information on the property, which includes details of its dimensions, construction and heating/hot water provision.

This information is fed into the approved software programme which produces the EPC and recommendation report.

## **What sort of recommendations will be made and what do they mean?**

The recommendations include a list of cost-effective improvements which will improve the energy efficiency of a property. For each improvement it shows the approximate cost, typical cost savings per year and the performance rating after improvement.

Examples of cost-effective improvement recommendations for a home could include the use of low energy light bulbs, loft insulation and cavity wall insulation.

## **Do I have to act on the recommendations?**

You are under no obligation to act on the recommendations. However, acting on the recommendations is likely to improve the energy efficiency of your property, reduce your fuel bills, cut carbon emissions and could make the property more attractive to potential buyers or tenants in the future.

## **What are Display Energy Certificates and when are they being introduced?**

Certain public buildings will need to show a valid Display Energy Certificate at all times by 1 October 2008. Display certificates show the actual energy usage of a building and help everyone see whether public authorities are running the building to high standards of energy efficiency.

## **What air conditioning inspections are required?**

Existing air conditioning systems greater than 250kW, will need to have their first inspection by 4 January 2009. Existing systems greater than 12kW, will need to have their first inspection by 4 January 2011.

For further information about EPCs, Display Certificates, air conditioning inspections and Home Information Packs, visit:

**Communities and Local Government** – [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd)

Helpline: 0845 365 2468

email: [help@epbduk.info](mailto:help@epbduk.info)

**Home Information Packs** – [www.homeinformationpacks.gov.uk](http://www.homeinformationpacks.gov.uk)

email: [homeinfopacks@communities.gsi.gov.uk](mailto:homeinfopacks@communities.gsi.gov.uk)

**For further information about energy efficiency, practical advice and grants:**

For domestic consumers, local authorities, schools and community groups:

**Energy Saving Trust** – [www.est.org.uk](http://www.est.org.uk)

Helpline: 0800 512012

For businesses:

**The Carbon Trust** – [www.carbontrust.co.uk](http://www.carbontrust.co.uk)

Helpline: 0800 085 2005

A Welsh translation is available on request by calling 0870 1226 236.

Mae'r daflen hon ar gael yn Gymraeg hefyd drwy ffonio 0870 1226 236.

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