

Everything you need
to know about
Energy Performance
Certificates (EPCs)
for non-domestic
properties

What is an Energy Performance Certificate (EPC)?

An Energy Performance Certificate for a commercial building shows the energy performance of the property. The rating is shown on an A+ to G (A+ being the most efficient and G being the least.)

Properties are also given a score based on the amount of carbon dioxide (CO₂) it is likely to emit from under 0 (net zero) to over 150 (the least energy efficient).





How is the rating calculated?

The rating is calculated following a non-invasive assessment of the property which typically examines:

- Heating
- Cooling
- Ventilation
- Activities of a zone
- The construction of the building
- Lighting



When do I need one?

It is a legal requirement to have a valid EPC when a property is sold, let or constructed.

An EPC is valid for 10 years.

There are some minimum energy efficiency standards in place when it comes to letting properties, which are expected to increase in the future.





How can I view my property's EPC?

For properties in England, Wales and Northern Ireland, you can find a copy of your EPC on the Ministry of Housing, Communities and Local Government's (MHCLG) Energy Performance of Buildings Central Register..

For properties in Scotland, you can find a copy of your EPC on the Scottish Energy Performance Certificate Register on the Energy Saving Trust's website.

Find an EPC in England, Wales or Northern Ireland:

<https://find-energy-certificate.digital.communities.gov.uk>

Find an EPC in Scotland:

<https://www.scottishepcregister.org.uk>



What does it show?

A commercial EPC has 5 main sections:

1. Energy efficiency rating for the property

This section shows the current and potential energy rating of the property rated A+ - G.

2. How the property compares to others

Find out how your property compares to a typical property of the existing stock and if the property was newly built.

3. Breakdown of the property's energy performance

This section details the main heating fuel, building environment, assessment level and building emission rate.

4. Recommendation report

The recommendation report lists recommended improvements to improve the property's energy efficiency score. Each recommendation is marked as low, medium or high to show the potential impact of the change on reducing the property's carbon emissions.

5. Contacting the assessor and accreditation scheme

The details of the Energy Assessor who produced the EPC and their accreditation body are displayed on the EPC should you wish to contact them.

Energy performance certificate (EPC)

Elmhurst Energy Systems Ltd 18 St. Johns Business Park LUTTERWORTH LE17 4AB	Energy rating C	Valid until: 6 May 2024 Certificate number: 0492-0873-4636-6390-7463
--	--	---

Property type: B1 Offices and Workshop businesses

Total floor area: 984 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is C.

Under 9	A+
9-23	A
24-50	B
51-75	C
76-100	D
101-125	E
126-150	F
Over 150	G

Properties are given a rating from A+ (most efficient) to G (least efficient).

How this property compares to others

Properties similar to this one could have ratings:

If newly built: 31 | B

If typical of the existing stock: 91 | D



How can I get an EPC?

An EPC for a commercial property can only be produced by a qualified Non-Domestic Energy Assessor (NDEA) who is a member of a recognised accreditation scheme.

You can find a suitable assessor using Elmhurst's Search for Assessor facility (www.elmhurstenergy.co.uk/search-for-assessor), which is available on the Home Page of our website.



The Elmhurst Quality Promise is our commitment that all Elmhurst members are trained and qualified, audited, fully insured and compliant with the latest regulations and standards.



elmhurst
energy

EXCELLENCE
IN ENERGY
ASSESSMENT

For further information about the services
that **Elmhurst Energy** provides please visit:

www.elmhurstenergy.co.uk

or call:

01455 883 250