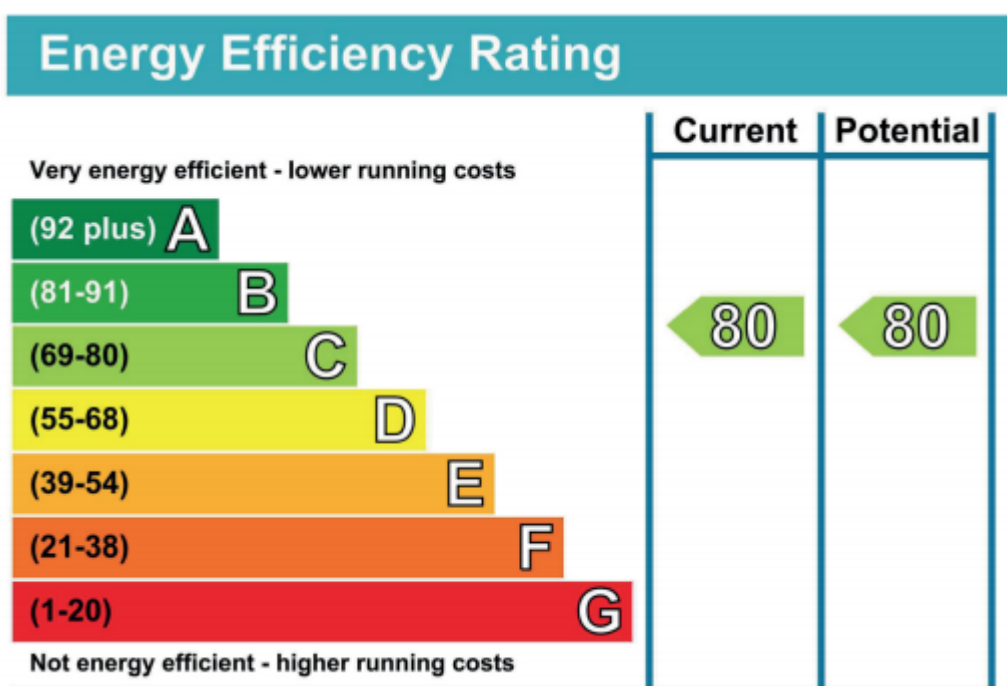


No one is going to be successful in making the right choice all the time. That's not how life works. But with the use of this article you should be more conversant when choosing to invest in **Qualified Domestic Energy Assessors**.

All domestic and commercial buildings in the UK available to buy or rent must have an Energy Performance Certificate (EPC). If you own a home, getting an energy performance survey done could help you identify ways to save money on your energy bills and improve the comfort of your home. Whilst the average Energy Performance Certificate (EPC) rating of homes in England and Wales has improved from 45, a low 'E' in 1996 to 61, a 'D' in 20149. Upgrading energy efficiency from an EPC E to an EPC D can reduce energy costs by up to £380 per year on average<sup>10</sup>. For example, the annual running cost of a C rated home is £270 lower than the average D rated home and £650 less than the average E rated home. The EPC applies to all types of public or private buildings. This document is used for both single-family homes and flats in buildings as soon as they are put up for sale or rent. Windows have a big impact on a property's energy efficiency. The more glazing your windows have, the higher the EPC rating will be. Double glazed windows feature a sealed air gap that helps minimise noise and acts as an added layer of insulation. It helps lower the amount of heat that escapes and keeps your home at a more comfortable temperature. From October 2008, owners of all commercial buildings have to provide a Non-Domestic EPC when they Sell or Let commercial premises, these are also valid for 10 years. From April 2018 it became unlawful to Let or Sell a commercial building with an EPC Rating of 'F' or 'G', this also applies to Lease Renewals. Typically EPCs were just a perfunctory exercise carried out as cheaply as possible. In the absence of available data, the assessor inputs default data, which in turn results in a lower EPC rating. It has been found that on re-assessment, inputting actual data into the assessment software can result in a higher EPC rating without any actual works being carried out.



*A property can be legal to market as soon as an EPC is booked so there is no need to worry about having to wait for the assessment to be completed and the certificate in your hands. As long as you have proof of booking you are set to go to market instantly. EPCs are produced following a home assessment by an energy assessor who will visually inspect it including the heating systems, roof, walls and more. Rated on a scale from A to G, with grade A being the most energy efficient, the certificate provides a detailed description of the property's current rating along with suggestions for improvement. A good EPC rating means that the house will produce fewer carbon emissions and contribute less towards climate change. All commercial buildings on the market, for sale or let, require an EPC to be in place, from the first day the building is marketed. Newly constructed buildings require an EPC before completion. An Energy Performance Certificate (EPC) rates how energy efficient your building is using grades from A (very efficient) to G (inefficient). The EPC is a guide that would-be buyers or tenants get when they look at a property. Much like the multi-coloured sticker on new appliances, EPCs tell you how energy efficient a building is and give it a rating from A (very efficient) to G (inefficient). A well-thought-out strategy appertaining to [mees](#) can offer leaps and bounds in improvements.*

## **Property Rules Are Changing**

*For homeowners, an EPC is required at the point of advertising a property for sale. The Domestic EPC is valid for ten years and can be used for multiple transactions. There is no pass or fail and no minimum standard that must be reached to sell a domestic property. You're likely already familiar with those colour-coded energy labels we see nowadays on electrical appliances like fridges and washing machines. As you probably know, they give you a good idea of how efficient your appliance is. An Energy Performance Certificate (or EPC) does exactly the same thing for your property. Energy performance Certificates are a mandatory requirement for anyone selling or letting out a property. An Energy Performance Certificate (EPC) provides information on a property's energy use and to give an indication of the typical energy costs. It's something that must be provided when a property is built, sold or rented. An EPC is valid for 10 years. In order to rate a building's energy efficiency performance, the EPC takes account of 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. Using the information from an EPC, you can assess the impact of energy-saving upgrades you make when you have your property reassessed later on. By law, an EPC is required when you sell a property. It is the vendor's responsibility to make sure the property is in possession of a valid EPC when it is marketed for sale. You will need to make sure that if the EPC has expired, you commission a new one before the property goes on the sales market. If you are selling your property through an estate agent, your agent will be able to help you obtain or renew an EPC. A solid understanding of [commercial epc](#) makes any related process simple and hassle free.*

*What is not so well known is that an EPC can be of considerable worth outside of regulatory requirements, and can offer valuable guidance on where improvements can be made both on emissions and on costs. For buyers, an EPC is a great point of information when considering a property. It can tell you how much you'll be likely to pay in bills, and what changes you can make to the property in the future to lower them even further. It's important to be practical when it comes to EPCs – they're a great way of showing the efficiency of a*

property, but they have to be taken in context. When a building is constructed, rented or sold, it is required to have a valid EPC. The EPC provides the new owner or resident with information on the building's energy efficiency, as well as recommendations on how to improve the efficiency of its energy usage. The EPC assessor will have a look at the loft and determine if any insulation is needed and how much. The usual recommendation is to have 270mm insulation at the joists. They will also check the type of wall that divides your property from the neighbours. You can improve your energy rating by having insulation like open-cell spray foam. This area is where heat loss usually occurs, and uninsulated lofts can lose about 33% of heat. EPCs promote the improvement of the energy performance of buildings and are intended to identify ways in which the energy performance of buildings and associated costs can be reduced. There are many options available when it comes to [mees regulations](#) in today's market.

## **Qualified, Accredited Assessors**

Although not required by law, getting a domestic EPC is a great way to get to grips with how you could make your home more efficient. Knowing the best ways to improve your home's energy efficiency can be a bit alienating for the ordinary homeowner, so it's useful to have a guide of what to think about. If you make the changes suggested (some of which, like insulation, are fairly cheap), you could find it cuts your bills significantly, and your home could be more comfortable too. Under the MEES regulations, it is landlords that are expected to fund and carry out the improvement works. Whether a landlord can recover any of these costs back from the tenant will depend on lease provisions including reinstatement obligations, service charge, statutory compliance and consents. Energy efficiency, environmental construction and green consumption can be pretty difficult to understand, especially if you do not work within the industry first hand. It takes years to fully get to grips with it all! But, having an energy consultant that appreciates your need for reassurance and explanation will be super beneficial in the long run. No one wants to hear jumbled jargon that just makes no sense. Whether you own a small retail unit or multi storey office block, a Commercial EPC is required when selling, letting or building a commercial premises. It is also a legal requirement for the EPC to be carried out prior to marketing the property and made available to a prospective buyer or tenant on request. The failure to provide an EPC can result in a fine between £500 – £5,000. An EPC assesses the energy performance of a property, from "A" representing the most energy efficient property to "G" representing the least energy efficient property. It must be carried out by a qualified Domestic Energy Assessor and will also show a building's environmental impact by indicating its carbon dioxide emissions. The assessor looks at factors such as the wall, floor and roof insulation, boiler efficiency, and even the type of lightbulbs in use. All EPCs can be found on the national register accessible [here](#). You may be asking yourself how does a [epc commercial property](#) fit into all of this?

Energy Performance Certificates were introduced in 2007 and these reports are valid for 10 years. It's a legal requirement to have one before a property can be rented, sold or constructed. If you are a Property Owner, Freehold Investor, Pension Funder, Landlord and for occupiers who wish to assign or sublet space, with an EPC rating of 'F' or 'G' you will need to take action and raise the energy efficiency of the property before granting a new lease. An Energy Performance Certificate will give an indication of how much these

measures may cost to install as well as how much you can expect to save on your energy bills after you've made the upgrades. An EPC rating reviews a property's energy efficiency and are carried out by EPC assessors (also known as Domestic Energy Assessors). After carrying out a brief survey of the property, the EPC assessor will place the house on a colour-coded scale from A to G. A is the most efficient band with the cheapest fuel bills and G is the least efficient. So, how does MEES affect tenants of a commercial building? Although the new rules directly impacts landlords in the commercial property sector, as a tenant you may still be affected by the regulation. You may be asked to leave the property whilst work is being carried out to improve energy efficiency. However, The Deregulation Act covers tenants against unfair eviction in relation to issues raised around the property's energy efficiency. Research around [non domestic epc register](#) remains patchy at times.

## **The Energy Efficiency Of A Property**

Prices for EPCs start at around £50 +VAT. This kind of assessment provides you with an accurate, official EPC rating, and is a document required for you to rent your property. If the building achieves an E or above then you've passed the MEES and are free to rent your property out. Many people realize that energy efficiency can save energy and money, but energy-saving projects often yield additional, quantifiable benefits beyond energy and cost savings. However, the non-energy benefits of energy efficiency are frequently omitted from energy efficiency assessments in buildings and industrial plants before projects or practices are implemented. EPCs are administered and regulated for separately in (a) England and Wales, (b) Scotland and (c) Northern Ireland. EPCs were introduced in England and Wales on 1 August 2007 as part of Home Information Packs (HIPs) for domestic properties with four or more bedrooms. Over time this requirement was extended to smaller properties. When the requirement for HIPs was removed in May 2010, the requirement for EPCs continued. One can uncover additional details regarding Qualified Domestic Energy Assessors in this [UK Government Portal](#) link.

### **Related Articles:**

[Background Insight About Commercial Energy Performance Assessors](#)

[Further Findings About Commercial Energy Performance Assessors](#)

[Additional Insight On Non-Domestic Energy Performance Certificate Assessors](#)

[Background Findings About Non-Domestic Energy Performance Certificate Assessors](#)

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