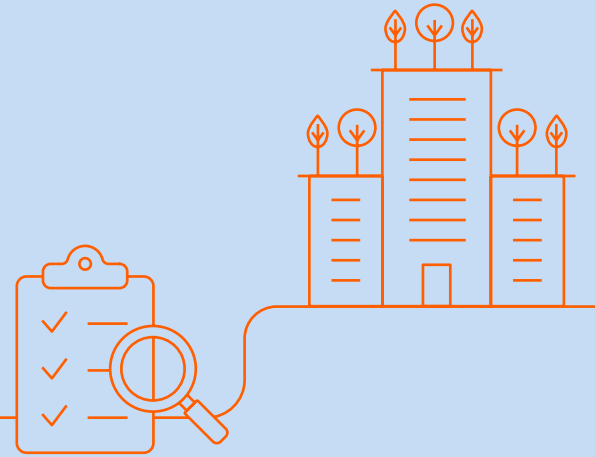


Energy Performance Certificates

Maximise the value of your building through improved energy efficiency.



Ensuring a good energy rating is critical in this increasingly competitive environment. Our Energy Performance Certificate (EPC) services go beyond mere compliance, offering a strategic approach to enhance the rental and saleable value of your buildings, while offering the opportunity to reduce tenants' exposure to rising energy costs.

An Energy Performance Certificate (EPC) is required by law on construction, let, or sale of a commercial building over 50m², with fines of a maximum £5,000 for non-compliance.

How energy efficient is your building?

Energy Performance Certificates (EPCs) indicate the intrinsic energy performance potential of a building using a rating system from A-G, where A is very efficient and G is the least efficient. As such, the EPC rating will affect the rental and saleable value of your buildings.

Ensuring a good energy rating is critical in this increasingly competitive environment and there is also the opportunity to reduce tenants' exposure to rising energy costs.

The production of your EPCs in advance of the sale or let of a building will give you sufficient time to improve the energy rating (known as the Asset Rating), thus maximising future sale and/or rental values.

Our Energy Performance Certificate Service

Our service ensures compliance while maximising the value of your buildings through site investigations, virtual EPC modelling and strategic advice.

Our **Compliance EPC** is designed for building owners and letting agents who require a fast, reliable and cost-effective service to ensure their buildings comply fully with current legislation. We can compile the required information to ensure the EPC is in place as quickly as possible. Background data is useful, such as floor plans, building services details and construction standards. However, a site survey will be undertaken to assess the building and establish energy performance issues.

Our **Optimisation EPC** is designed for developers, building owners, landlords and managing agents who wish to maximise the value of their building assets through the identification and implementation of cost-effective energy saving measures, such as improved thermal insulation, energy-efficient lighting and enhanced heating and/or air conditioning controls. The service includes virtual EPC modelling to identify the most cost-effective energy saving measures that, once implemented, will deliver a significant improvement in the EPC asset rating and hence building value. Studies have shown that this can increase the building value by up to 15%.

Our **New Build EPC** offers a low-cost solution for new developments. EPCs can be produced using architectural and building services plans and associated information, thus mitigating the need for a site survey, and allowing EPCs to be produced quickly and at low cost.

The assessment may be supported by a telephone or electronic survey to obtain ancillary information for the EPC calculations and for producing the mandatory Recommendation Report.

Where can I find my EPC?

Every EPC produced should be lodged on the Government Central Register which can be found here: gov.uk/find-energy-certificate.

Special offer

If you need an EPC, it is very important you are aware of the Minimum Energy Efficiency Standard Legislation (MEES). When you engage Zenergi to improve your EPC Asset Rating for MEES we can produce your EPCs free of charge.

And, if your property has an air conditioning system over 12kW then you are also legally required to have a TM44 Air Conditioning Inspection certificate and report. We can produce this at the same time as the EPC survey, saving you money as you only pay for the time on one survey instead of two.

Energy Performance Certificate Production Stage Chart

01 Mobilisation

- Familiarise with the background to the project, issues, drivers and objectives.
- Define the scope of the project in detail.
- Define key client stakeholders and interests.
- Agree project programme.
- Assess risk & prepare appropriate Method Statements.
- Agree Project Team, key staff and lines of communication.
- Agree reporting mechanism, frequency and format.

02 Data Collection

- Confirm full address details of all premises.
- Compile accurate database of all premises.
- Compile scaled floor plans where possible (this will significantly speed up the production process).
- Compile other site data files (plant schedules, asset lists etc) for every site (where available).
- Confirm any other useful information on site operations (hours of use, future redevelopment plans etc).

03 Coordination

- Arrange engagement meeting with client's Project Manager.
- Agree lines of communication and formal project management strategy.
- Arrange site visits – either centrally with the client, or with individual sites (as agreed).
- Compile formal programme of visits (dates and times) with individual site contact details.
- Report back to client's Project Manager on agreed programme of survey dates etc.

04 Site Visits

- Visit every site as scheduled.
- Undertake kick-off meeting with site contact and progress EPC building survey.
- Compile detailed site notes on the energy efficiency of the building, including form, construction, orientation etc, including photographic evidence.
- Identify bespoke opportunities for carbon reduction for inclusion within the Recommendations Report.
- Record any additional relevant information.

05 Calculation

- Obtain the unique property reference number from the Central Register.
- Using the approved software, input required building and systems data to calculate the Asset Rating.
- Input required data to produce the associated Recommendations Report.
- Check the software outputs to ensure accuracy
- Submit and lodge the XML file onto the Central Register.

06 Delivery

- Issue EPC and Recommendations as they are completed and deliver to the client using the agreed lines of communication.
- Field any questions from the client's Project Manager or individual sites.
- Regularly report back to the client on project progress (via emails, telephone calls and/or meetings as necessary).
- Liaise with the client on any issues to ensure all EPCs are produced within the agreed timescales.