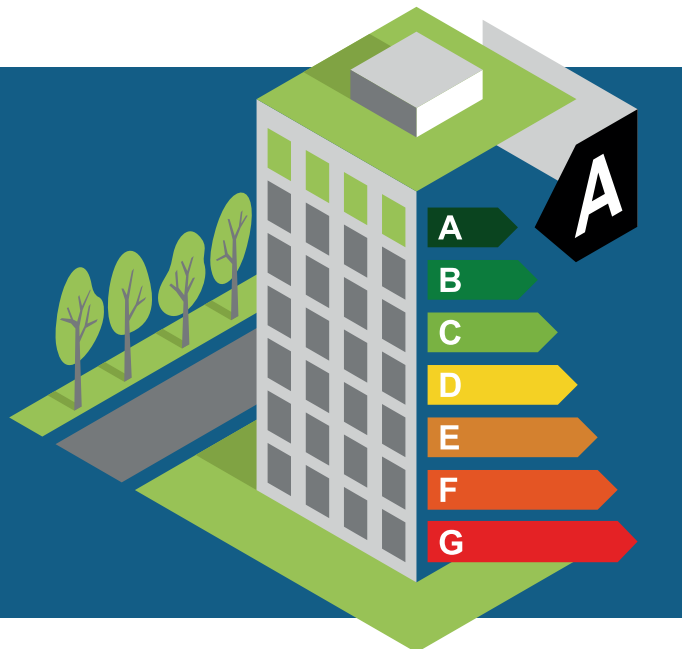


# Understanding EPC's - Energy Performance Certificates



As Energy Performance Certificates gain importance, we are able to reassure our tenants that we take seriously our responsibility to do our best to provide energy efficient and environmentally friendly buildings, complying with legal regulations and helping reduce carbon emissions wherever we can.

## What are Energy Performance Certificates?

In simple terms, an EPC provides information about the energy efficiency of a property, placing it on a sliding scale from A - G, with A being the most efficient. The EPC rating takes into account a building's method of construction, its insulation, the services for heating or cooling it, and some standardised assumptions about how the building will be used.

## What does an EPC rating look like?

You may be used to seeing this kind of colour coded rating chart on white goods and other equipment. The green codes represent the best ratings, all the way down to the red G rating.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D		70
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
UK 2005		Directive 2002/91/EC	

The better the rating, the lower the property's carbon emissions are likely to be.

## What is the minimum rating required for any letting?

At present properties can be let if they have a score from A to E - although there are a number of exemptions to this. However, as from 1st April 2023 it is unlawful to let any commercial property either on a new or existing lease with a rating below E. In 2027 the minimum is scheduled to rise to a band C for existing leases (April 2025 for new leases), and band B in 2030.

## Why it matters to the tenants?

The EPC rating responsibility lies with the landlord/owner of each property but it is in the best interests of the tenants, that properties have a good energy rating. It helps keep costs and bills in check for tenants and provide reassurance that their building complies at least with the minimum EPC requirement.

## What tenants need to do?

If you are planning to make any changes to the building you are leasing, do remember to talk first to your landlord in case it could affect your EPC rating.

We value the business relationships we enjoy with our tenants and are more than happy to advise and assist wherever we can.

It is prudent to have energy efficiency at the forefront of any plans to avoid wasting time devising specifications which could potentially negatively affect the energy rating of the building being leased. Landlords will need information to ensure planned changes retain the building's energy efficiency.

## CONTACT THE EXPERT

If you would like any more guidance or help on energy performance or you are planning to move your business please contact:

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