

LOVELLE BACONS ENERGY SURVEYS

- ENERGY PERFORMANCE CERTIFICATES
- ADVISORY REPORTS & RECOMMENDATIONS
- ALL PROPERTY TYPES



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G over 150



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LOVELLE BACONSTM
CHARTERED SURVEYORS



ENERGY SURVEYS

- Residential & Commercial EPCs
- Covering Lincolnshire, South Yorkshire & the East Riding region
- Advisory reports & recommendations
- 3 in-house specialist accredited energy assessors
- Prompt & efficient service

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ENERGY SURVEYS & REPORTS

Key Facts

From 2008 an Energy Performance Certificate (EPC) must be provided to a prospective buyer or tenant before exchange of contracts for all sales and lettings of commercial buildings. Certain public buildings also require a DEC and transitional inspection of certain air conditioning systems also became mandatory from January 2009.

What is an EPC?

An EPC measures the energy performance of a building (e.g. the fabric, insulation and design) and its services (e.g. lighting, heating and cooling).

Who will need it?

An EPC is required for a building with mechanical ventilation, air conditioning, chillers, heating etc:

- By developers on the construction of new commercial buildings;
- By sellers/landlords on the sale, lease or sublease of existing commercial buildings; and
- By contractors on certain modifications to buildings.

An EPC is not required for:

- Transactions that do not involve a new owner or tenant (e.g. lease renewals or extensions, lease surrenders, compulsory purchase orders, share sales);
- Exempt buildings including places of worship, temporary buildings and non domestic buildings with a total useful floor area of 50m², industrial sites and non domestic agricultural buildings with low energy demands.

There are some special circumstances:

- A heated subsidiary space (e.g. office) attached to a warehouse will require an EPC which will take into account the building as a whole
- A building to be demolished must meet certain tests to be exempt
- An option is not a contract or sale so no EPC is required but enquiries about the building by the option holder may trigger the requirement to provide one.

HOW IS IT ENFORCED?

For new buildings, refurbishments or modifications, enforcement is controlled by Building Regulations. No completion certificate will be issued without an EPC.

For sales and lettings the local weights and measures (trading standards) authority has the power to serve a penalty notice.

Penalty charges are set at 12.5% of the rateable value (subject to a minimum £500 and a maximum £5,000). Penalty charge notices cannot be served more than 6 months after the day the breach was committed.

Fines are payable by the date specified on the notice (not less than 28 days from the date of the notice)

// EPC certificates are required on the construction, sale or rent of most domestic and commercial properties. //

For free initial advice or to arrange an Energy Survey, please call our survey department on 01472 353436 for a FREE no obligation quotation.