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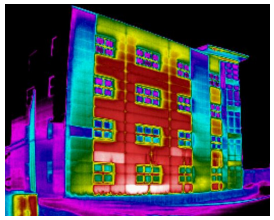
Energy Performance Certificates – England & Wales

Nationwide Coverage
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What is an Energy Performance Certificate (EPC)?

An Energy Performance Certificate is a document which states the energy efficiency of a building. Each property is graded from A to G. (A is the best performance with lowest CO_2 emissions).

The estimated CO_2 emissions from the building are the main focus of the certificate. The performance of the property is compared to current building standards and appropriate improvements recommended.

The EPC must be fixed to the building and will be valid for a period of up to ten years (subject to not being sold or rented in that time). At present there are two types of EPC, one for dwellings and another for all other building types including "Public Buildings".

It is the responsibility of the Local Authority to enforce the legislation.

An IRT EPC uniquely provides you with far more than a simple A/B/C rating. Using our unique energy software we can provide you with quantified thermal images allowing you to add value to your client, the EPC itself, learn more about the fabric condition and above all – arrive at a schedule of repairs that will improve the properties rating.

What constitutes a Public Building?

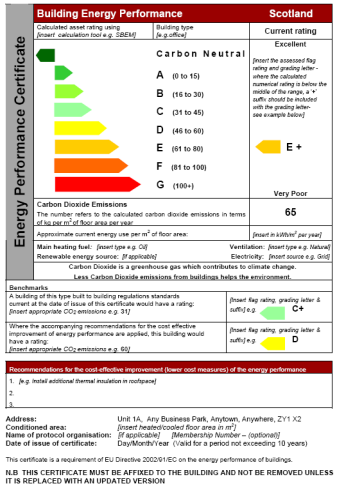
ALL of the conditions must be met for a building to be classified as Public

- the building is occupied by public authorities or provides public services to a large number of persons;
- the building is frequently visited, at least weekly, by members of the general public;
- the public have a right of access to the building, or parts of the buildings providing services directly to the public; and
- public funding, including part funding, is used to operate, general upkeep, or fund staff costs.

Examples include colleges, community centres, libraries, hospitals, benefit offices and crematoria.

Summary of Implementation – England & Wales

Category	Date of Introduction
All buildings with floor area over 10,000m^2	6th April 2008
All buildings with floor area over 2,500m^2	1st July 2008
All buildings with floor area over 50m^2	1st October 2008
Properties marketed before 6th April or 1st July	1st October 2008


Building Energy Performance — Scotland

Energy Performance Certificate

Carbon Neutral

A (0 to 15)
B (16 to 30)
C (31 to 45)
D (46 to 60)
E (61 to 80)
F (81 to 100)
G (100+)

Current rating: Excellent — E +

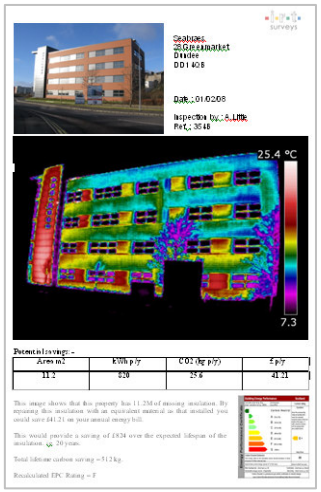
Very Poor

Carbon Dioxide Emissions: 65

Recommendations for the cost-effective improvement (lower cost measures) of the energy performance

Address: Unit 1A, Any Business Park, Anytown, Anywhere, ZY1 X2

Example Commercial EPC



Additional IRT- EPC

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