



Can Help if you require :-

Energy Performance Certificates

Display Energy Certificates

Low Carbon Advice

Please ring 01323 646284 or email phil@iwa.uk.com to discuss further.

The Law



Certificates must be produced by an accredited energy assessor. There are two types of energy certificate:

1. The **Energy Performance Certificate**, which is required for all buildings when they are constructed, sold or let.
2. The **Display Energy Certificate**, which is required for public buildings and those occupied by public authorities which have a total useful area greater than 1000m² and provide a public service to a large number of people and therefore frequently visited by those people (eg, a school, hospital, government or local authority building). These will show the actual energy usage of a building and needed to be displayed from 1st October 2008.

IWA Service

IWA Low Carbon Energy Assessors can provide you with an Energy Performance Certificate (EPC), Display Energy Certificate (DEC) or carry out an Air Conditioning inspection for your building.

Whether you want a straight forward energy certificate, or whether you are embarking on a new building or major refurbishment project, by choosing a Low Carbon Energy Assessor, you can be sure you are getting the very best advice available, and are engaging an experienced, accredited practitioner with the ability to steer a project through to realised carbon and cost savings, whatever your carbon aspirations.

IWA Low Carbon Energy Assessors – not just counting carbon, but controlling it with quality assessments.

How to Get an Energy Certificate

There are three steps to getting the energy certificate you need:

1. Decide what sort of energy certificate you need.
2. Contact IWA Energy Assessor to produce the certificate.
3. Decide what level of service you want from your Assessor.

Level of Service

Having commissioned IWA as the Low Carbon Energy Assessor (LCEA) you want to engage, you must then decide what sort of service you want from us.

All LCEA's will be able to provide the basic, low cost, energy certification which is available from other energy assessors. IWA LCEA's can also provide a higher quality of service offering additional value if you wish. A higher quality certification service might include:

A full survey of your building

A full survey may reveal simple, low cost improvements which will make a significant impact on your energy use.

A detailed examination of system components such as boilers and chillers

A standard recommendation report using inference values might indicate, for example that boilers or chillers might usefully be replaced. By looking at the real boiler or chiller efficiencies being achieved and the way the system is operating, an LCEA might find that boiler replacement would be either unnecessary, or significantly less cost effective than another energy saving measure which may be more appropriate for your building.

A full recommendations or advisory report, customised to be appropriate for your building

The standard advisory report or recommendations report will be highly generic, and may be completed without full knowledge of your building and its services using inferred default values. A report based on full survey will enable the assessor to identify the most appropriate and cost effective improvement measures suitable for your particular building.

In certain organisations, the availability of such generic report may raise expectations that some or all of these measures should be implemented straight away, even if they are not, in fact, appropriate.

By engaging IWA to carry out a full survey and report, you can be confident that only those measures which are appropriate and cost-effective for your building will appear in the report.

Full costing of the measures in a report

A standard recommendations or advisory report will offer a fairly standard list of ways you could make your building more energy efficient based on generalised payback time information. Full costing information will be invaluable in making informed decisions about which measures should be implemented first, or to allow stakeholders to understand why a phased implementation programme may be necessary and to support the development of asset management plans.

A full implementation plan

Experience suggests that many energy surveys are left to gather dust because although their recipients are keen to reduce energy usage, many businesses lack the skills, in house, to implement the results of the survey.

IWA have the skills to do this. In addition they are experienced in working with consultancies or contractors who can implement energy saving measures or systems for you.

Penalties

The penalty for failing to make an EPC available to any prospective buyer or tenant when selling or letting non-dwellings is fixed, in most cases, at 12.5 per cent of the rateable value. The range of penalties under this formula is set with a minimum of £5000, with a default penalty of £750 where the formula cannot be applied.

What is an EPC

The aim of the EPC is to provide an energy rating based on performance of the fabric of the building itself and its services, such as heating, ventilation and lighting. The Asset rating shown in a graphical format on a scale of A (more efficient) to G (less efficient) as well as giving a numerical value.

This enables comparisons to be made of between similar buildings.

The report is produced on government approved software which is lodged in a national register with a copy sent to you.

Under this legislation as soon as a building (leasehold business) is in the process of being offered for sale, it is the responsibility of the seller or landlord to make available an Energy Performance Certificate and recommendation report, free of charge, to prospective buyers or tenants.



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EPC's

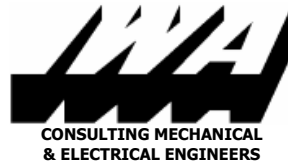
Why?

It is estimated that commercial property accounts for 25% of all carbon emissions in the UK. The legislation behind the introduction of EPC's on all buildings lies at the Kyoto summit in 1997, which highlighted the need for us to save energy.

It is estimated that our carbon emissions today will still be impacting the ozone layer past 2050.



**EPC Accreditation Scheme
Cibse Certification Ltd
Accreditation No. LCEA 008954**



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