
Non- Domestic Positive EPC

Prepared for XX
Energy, Strutt & Parker LLP
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Introduction

Minimum Energy Efficiency Standards 2018 (MEES)

MEES, under the umbrella of the Energy Act 2011 for England and Wales, are regulations for the energy performance of let properties. The regulations state that from April 2018 non-domestic rented properties will be required to achieve a minimum energy efficiency standard of “E”, or face fixed penalties for non-compliance. The regulations apply upon the granting of a lease to a new tenant and the renewal of a lease to an existing tenant. From April 2023, the regulations will apply to all rented properties in the scope of the regulations, including where a lease is already in place.

In order to continue receiving rental income without penalty from poorly performing properties, below an “E” standard, landlords must implement a series of energy efficiency improvements to achieve an “E” rating or above or apply for an exemption.

If an exemption is to be relied upon to continue letting a property below the minimum level of energy efficiency, the landlord must register the required information on the “PRS Exemptions Register”.

What is Positive EPC

A Positive EPC provides a draft EPC showing the property “as is” and a series of scenarios showing the most cost effective and practical route to improve the energy efficiency of a property to an “E” rating and above.

Strutt & Parker's Positive EPC is performed by experienced energy efficiency engineers who are especially knowledgeable of building systems and construction. This increases accuracy over and above a standard EPC provider.

How to Use a Positive EPC

The draft EPC for each property will detail the measures required to achieve a higher rating. The landlord should select their preferred rating and deploy those measures listed to achieve it. If these measures are deployed within 12 months of the “draft EPC” then the draft can be updated and lodged with the measures included and the landlord will receive a “registered” EPC, which will be valid for a period of 10 years.

If the measures are not deployed within 12 months a revisit is required if the landlord wishes to continue to use the advice provided in this report.

Limitations

The Positive EPC is a tool to show what is needed to achieve an improved rating, however, it does not detail the technicalities of implementing improvements.

We have suppressed measures within our Positive EPC recommendations which are entirely impractical or cost prohibitive for the property being assessed.

Current Building Conditions

The building was modelled from our measurements made during our on-site survey. A 3D representation of the buildings external is shown below.

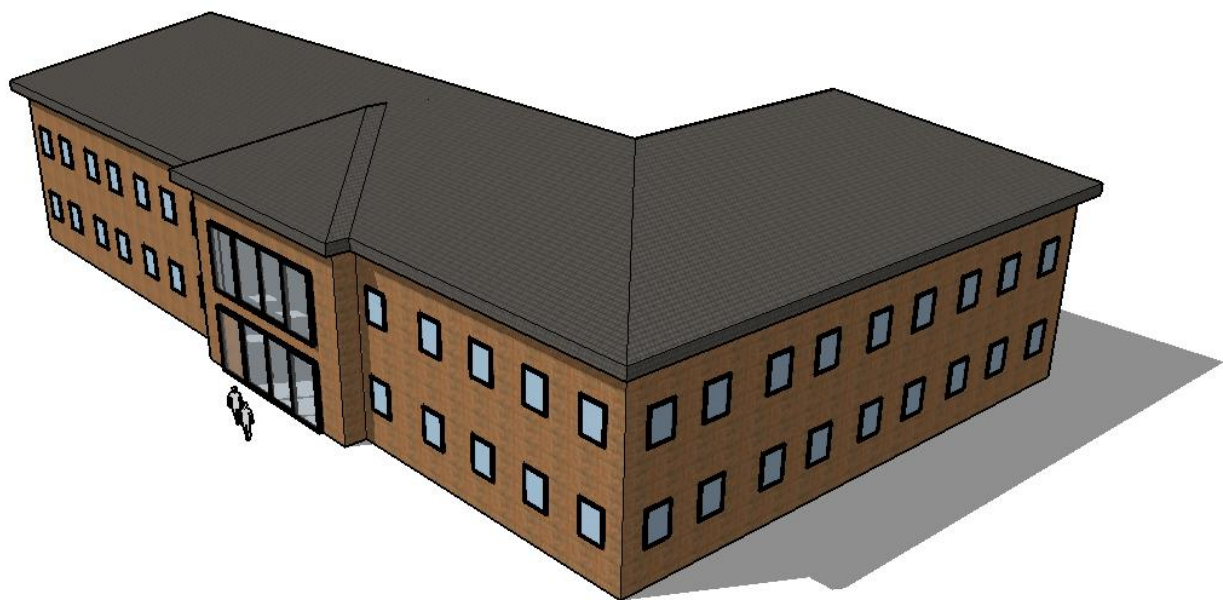


Figure 1. The “XX” building

Property Address: XXX	
Internal Useful Floor Area	1,815m ²
Construction Type	Solid Wall
Lighting Installation	Combination of T8 and Halogen
HVAC	Fan coil system with low temperature boiler and electric heat pump
Glazing	Double Glazing, uncoated, 4-20-4



Analysis

Property Reference	Postcode	Date of EPC Assessment	Date of Certificate
XX	XX	14 th December 2015	05 th February 2016

Under current regulations as of January 2016, this property will **FAIL** the requirements under the Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 to continue to be let.

Current & Potential Rating

The figure below shows the energy efficiency rating of the property as surveyed. The average energy efficiency rating for a property in England and Wales is band “D”, rating 96.

Current EPC Rating	Rating With Minimal Investment	Further Potential Rating
F - 141	E - 118	D - 100

Below are a number of options for improving the EPC rating of the property. The recommendations below have been laid out in the recommended order of implementation.

Minimal Impact/Investment Works to Achieve an “E” Rating

The options listed below are a sample of the available options to increase a properties EPC rating. Option one below is the most economical means of achieving the minimum “E” rating for this property. However we have provided an alternative option if the client wishes to upgraded the HVAC systems within the building.

Option 1

Order of Improvement	Recommended Measure	Impact of Works	Estimated Cost Per Unit/m2	Individual Rating Improvement*	Cumulative EPC Rating After Improvement*
1	Replace inefficient lighting	Medium	£25/m ²	+18	E - 123
2	Installation of lighting controls	Low	£5/m ²	+2	E - 121
3	UV Reflective glazing film	Low	£10/m ²	+3	E - 118

*Each cumulative rating depends on each preceding recommendation being installed.

Option 2

Order of Improvement	Recommended Measure	Impact of Works	Estimated Cost Per Unit/m2	Individual Rating Improvement*	Cumulative EPC Rating After Improvement*
1	Replace water cooled chiller with air source heat pump	Medium	£50,000	+12	F - 129
2	Add heat recovery system	Medium	£20,000	+11	E - 118

*Each cumulative rating depends on each preceding recommendation being installed.

Further Recommended Investment Works to Achieve Higher Rating Band

The options listed below are a sample of the available options to increase a properties EPC rating. These options are the most economical way to achieve a “D” rating for the property, thereby further protecting the property from a future increase in the MEES requirement.

Option 3

Order of Improvement	Recommended Measure	Impact of Works	Estimated Cost Per Unit/m2	Individual Rating Improvement*	Cumulative EPC Rating After Improvement*
1	Replace water cooled chiller with air source heat pump	Medium	£50,000	+12	F - 129
2	Add heat recovery system	Medium	£20,000	+11	E - 118
3	Replace inefficient lighting	Medium	£25/m ²	+18	D - 100

*Each cumulative rating depends on each preceding recommendation being installed.

Option 4

Order of Improvement	Recommended Measure	Impact of Works	Estimated Cost Per Unit/m2	Individual Rating Improvement*	Cumulative EPC Rating After Improvement*
1	High efficiency boiler plant	Medium	£60,000	+20	F - 121
2	Zonal heating control	Low	£5/m ²	+2	E - 119
2	Installation of 50kW solar PV	Medium	£42,000	+15	E - 104
3	Replacement high “e” glazing	High	£45,000	+6	D - 98

*Each cumulative rating depends on each preceding recommendation being installed.

If the client wishes to incorporate specific improvements into a building refurbishment these options and their actual EPC uplift can be modelled by request.