



# SearchesUK

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**ProductCard**

## Energy Performance Certificates (EPCs)

UK Law requires that all Residential and Commercial properties for lease or sale must have a Residential or Commercial Energy Performance Certificate (EPC) in place before they can be marketed.

Current regulations state that a residential seller and their Estate Agent must (at the minimum) be able to show that they have commissioned a Residential EPC to be carried out before or as soon as a property is placed on the market. The Residential Seller has 7 days in order to secure a physical EPC for their property. Should the 7 days elapse and an EPC still not be in place, the Seller has a further opportunity up to a maximum of 28 days in order to produce a Residential EPC or they and the Estate Agent may face possible fines for non-compliance.

Energy Performance Certificates (EPCs) for commercial properties are far more in-depth and complex. They assess how much energy is used to heat and/or air condition a building, as well as how much heat is lost through the structure of the premises.

## Key Features

An EPC assesses the energy rating of a property based upon the CO2 emissions resulting from the running of the building. It will take into account the different characteristics of the premises, such as:

- type of construction materials used and all associated Building Regulations affecting construction
- age / size of the building
- location and orientation of the building
- calculation of Thermal Capacity and 'U' values
- type of heating and /or air conditioning systems as applicable
- installation / use of mechanical or natural ventilation
- methods utilised for the provision and storage of hot water
- insulation materials used throughout the fabric of the building
- control systems in situ to manage heating, lighting and air conditioning as appropriate

Commercial Energy Performance Certificates are classified as either a Level 3, 4 or 5 Certificate. This classification is not solely based upon the size of the building but it also takes into account the complexity of any heating, air conditioning and lighting systems in place.

## Ensure Your Clients Are Protected

We have access to one of the widest networks of Domestic and Commercial Energy Assessors throughout the UK. Trained to the highest level 3, 4 & 5 Energy Assessor standards and with Professional and Personal Liability Insurance, our team of Commercial and Residential Energy Assessors can handle all of your Energy Performance Certificate requirements to ensure that both you and your clients can be assured of a first rate service.



Conveyancing Searches



Indemnity Insurance Policies



Lexcel & Legal Compliance Services



Energy Performance Certificates



Online AML ID Checks

**COPSO**  
ASSOCIATE MEMBER



- ▶ COPSO & IPSA members
- ▶ Professional indemnity insurance
- ▶ No call centres
- ▶ On-line Indemnity Insurance
- ▶ Personal AND Official Searches
- ▶ No mapping costs
- ▶ Fast turnaround
- ▶ AML ID checking service