

# Surviving EPC'S – Now & Beyond



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# EPC'S - Why

1824 Greenhouse effect

1896 CO2 levels linked to global warming

1997 Kyoto protocol agreed in principal – targeted reduction in carbon emissions by 2012

# EPC'S - How

2002 EU Energy Performance of Building Directive (EPBD) proposed – EU response to Kyoto

Recognised property as a major contributor

Sets minimum requirements for energy performance of new buildings

Informs purchasers and tenants of the energy efficiency of buildings – Influences choice?

# EPC'S - How cont'd

Calculates monthly demands for heating, cooling, ventilation, lighting and hot water

Based on geometry, construction and activity

Coverts energy used into CO2 emissions and compares to benchmark building

Given band rating dependent on energy efficiency

Recommendations

# EPC'S - When

- 2003 EU EPBD enacted
- 2006 Deadline to meet requirements – article 10 gave a 3 year extension
- 2006 Building regulation changes in line with requirements of EPBD
- 2008 Phased implementation of EPBD for January 2009 for deadline  
Mandatory requirement for EPC's

# EPC'S - When

Officially

6 April 2008 - New dwellings 10,000sqm commercial

1 July 2008 – 2500 sqm commercial

1 October 2008 - All houses. All commercial. Display certificates for public building over 1000 sqm

4 January 2008 - First inspection existing a/c over 250kw

4 January 2011 - First inspection existing a/c over 12kw

# Introduction of EPC's

## Initial concerns

- Lack of information
- Supply of assessors
- Costs
- Credibility

## Factors assisting introduction

- Changes to building regulations
- Credit crunch
- Training

# Evolution and influence

- Changes to building regulations
- Increasing EU pressure
- CSR
- Missed opportunity – existing buildings
- Lease structures



# EPC's Market

Best buildings command highest prices

Market Drivers:

Return

Location

Specification

Construction cycle