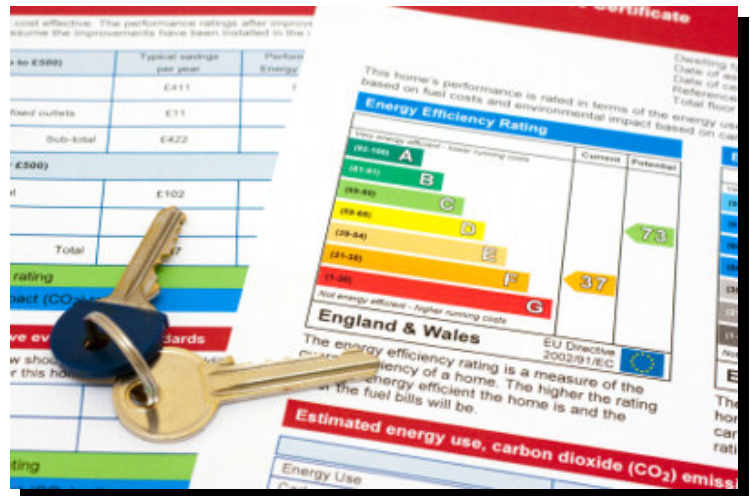


Amendment to the Energy Performance of Buildings Regulations – England and Wales only

On April 6th 2012 the Energy Performance of Buildings (Certificates and Inspections) (England and Wales) (Amendment) Regulations 2011 will come into force. This amendment to previous legislation makes the following key changes:

- An energy performance certificate (EPC) is required on marketing for all properties.
- Air conditioning reports must be registered.



These Regulations make it mandatory for owners of air conditioned buildings to lodge inspection reports of air conditioning systems (above 12kW) on the England and Wales central Register kept on behalf of the Secretary of State. They also make a number of changes to the system of compliance and enforcement in respect of EPCs, in particular by extending the compliance and enforcement regime (which currently only applies to domestic sales) to all buildings marketed for sale or rent.

What are the key requirements?

Currently, a seller of a residential property must ensure that an EPC is commissioned for the property before marketing. The seller must use all reasonable efforts to ensure that an EPC is obtained within 28 days of marketing the property.

From April 6th 2012, there will be an obligation to ensure that an EPC is obtained within 7 days of marketing the property (although there may be an additional 21 day period during which the EPC can be obtained, if it is not obtained within the initial subject period).

The new EPC regulations will apply to both residential and commercial properties. They will also apply irrespective of whether the property is marketed for sale or rent.

If an A/C inspection report is required (i.e., an office A/C system has a cooling output of over 12kW), this will now need to be lodged on the central EPC register. Lodging an A/C inspection report needs to be undertaken by our A/C system maintenance contractors for which a nominal fee (i.e., £5.36 plus an administration fee of on average £25) will be incurred. Therefore, Office Managers need to ensure that A/C system maintenance contractors upload A/C inspection reports onto the central EPC register.

Further information can be found [here](#) or via your regional or framework Environmental Advisor.

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