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Energy Performance in London by [Ricky Charles](#)

Article published on December 9th 2011 | [Business](#)

For property owners, letting agents, property agents, business agents, landlords, solicitors and other people in London Energy Performance Certificate is recognized as daily part of life. But lot of misunderstanding regarding the EPC like when and why it has to be procured and about the short comings and advantages and also about the price which is genuine and reasonable to pay. The UK government introduced EU Directive 2002/91/EC in the year 2007 and initiated the Energy performance of Buildings Regulations. The intension of this regulation is reducing the CO2 emissions in buildings. The buildings are energy rated as A to G according to the results shown in EPC. The least efficient rating is G.

The Energy Performance Certificate is provided along with a recommendation report. This Recommendation certificate may be given as an individual document comes with Non- Domestic Energy Performance Certificate or it may be an important part in the Domestic EPC document having basic ways for improving the energy efficiency of the building. A full Energy Audit must be arranged for getting advice in specific improvement in energy efficiency. Though there are various regulations are there for England & Wales, Northern Ireland and Scotland but they are mostly similar with slight variations in introducing dates. The breach of this regulation results in fining up to 5,000 pounds.

Though there are many types of EPC present but the main two types are Domestic EPCs for residential assets and the other in Non- Domestic EPCs for commercial buildings. Non- Domestic EPCs are also called Commercial Energy Performance certificate. Before letting or selling a commercial place or home EPC must be given to the tenant or buyer free of cost by the owners. This is given along with the written electronic details about the property or it will be given at the time of the visit of the premises by the buyer or tenant.

The Energy performance certificate which is also known as gas certificate for residential purpose included in Home Information pack in Wales and England and its validity is for ten years. If poor rating is shown in EPC tenants and buyers either loses interest or they will negotiate for lower rates. Businesses that are paying for CO2 emissions must be careful in choosing the commercial building. Those who have air conditioning plant must procure an Air Conditioning Assessment from an authorized assessor which also comes under this legislation. Public service providing institutes and public authorities who are occupying more than 1,000 square meters must exhibit a Display Energy Certificate for viewing of the public.

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[Ricky Charles](#) - About Author:

London Property Inspections provides a [Gas Safety Certificate](#), Electrical Safety and a [Energy Performance Certificate](#), Plumbing and Heating Services accross London.

Article Keywords:

gas certificate london, energy performance certificate london,boiler repairs london, gas safety certificate, energy performance certificate, boiler repairs

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