

A Guide to Commercial Energy Performance Certificates

Helping you meet
regulatory compliance
and improve energy
efficiency in your
public buildings

Whether you're constructing, selling or leasing a building, obtaining an Energy Performance Certificate (EPC) is a regulatory requirement. It helps property owners, landlords and potential buyers or tenants understand the property's energy performance, possible improvements, and associated costs.

As a public sector-owned EPC provider, our accredited assessors have not only helped hundreds of public bodies meet regulatory requirements but also identified the causes of low EPC ratings, assisting them in improving ratings through the most logistical and cost-effective measures.



LASER's Commercial EPC services include:



Onsite EPC assessment

Our accredited assessor will conduct an onsite assessment of your site/buildings, evaluating the energy performance and data, analysing heating and hot water systems, insulation and more.



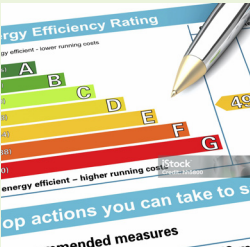
EPC analysis

To help you identify the causes of a low EPC rating, we'll conduct an EPC analysis and recommend the most practical and cost-effective energy efficient upgrades needed to achieve a higher rating and comply with MEES regulations.



EPC Certificate and Recommendation Report

We'll generate an accurate EPC with a detailed recommendation report on how to improve the building's energy performance.



Registering and issuing your certificates

We'll promptly register your EPC certificate(s) on the government registry to ensure you remain compliant and provide you with electronic copies for display.



Dedicated support

Our team is here to answer your questions and guide you through the process.

MEES Regulations: Achieve Minimum “E” EPC Rating for Rentals

The Minimum Energy Efficiency Standards (MEES) are also an important consideration. Since April 1st 2023, it is unlawful to let a property, or continue to let a property under an existing lease, if the EPC rating is an “F” or “G”. If this is the case, improvements need to be made to the building to achieve at least an “E” rating, or a new EPC must be carried out to reassess the property to identify if it meets the legal requirement. LASER can assist you in identifying, evaluating, and ensuring compliance for any properties that do not meet the MEES standards.



Why choose LASER as your commercial EPC provider?



We'll help you identify sites/buildings within your portfolio that require an EPC, and determine the level of EPC needed.



All of our assessors are fully qualified and accredited with industry recognised certification bodies.



We offer competitive pricing and prioritise efficiency to deliver adaptable turnaround times that meet your needs.



Free no obligation quote.



Flexible and hassle-free survey booking: Our team will liaise with onsite personnel to arrange access and schedule your survey at a time that suits you.



We are a trusted public sector owned provider of EPCs, delivering hundreds of accurate and timely certificates annually to schools, councils, NHS Trusts and other public bodies.

Need an EPC assessment?

All of our Energy Assessors are fully accredited and issue around 1,000 DEC's and EPC's each year. We focus on quality and accuracy to provide maximum value from this mandatory requirement.

For more information or to request a quote for your Commercial EPC, email us, phone us or visit our website.



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FAQ's

How long is a certificate valid?

A commercial EPC is valid for 10 years along with the recommendations report.

What's the difference between an EPC and a DEC?

EPCs are valid for 10 years and are only required for a commercial building when it is constructed, let or sold. An EPC gives a rating from A+ to G based on the energy efficiency of the building's construction and its installed systems, known as theoretical efficiency. EPCs require data collected during a site visit, without the need for energy consumption records. Whereas, DEC's must be renewed annually for larger buildings. DEC's use energy consumption and other data to assess operational efficiency, showing how the building is performing over time. For example, a new building may receive an excellent EPC rating due to its superior insulation and efficient systems, yet it could have a low DEC rating if the heating is constantly running and the windows are frequently left open.

What if a property is currently leased without an EPC?

If a property has a current lease without an EPC, you do not need one until it is leased, let or sold. If it then receives an "F" or "G" rating, improvements are necessary to attain at least an "E". Consequently, customers may consider having the building assessed before a lease renewal to determine if improvements are required.

How long does a Commercial EPC take?

The time it takes is dependent on the size and complexity of the building being evaluated, but we make every effort to carry out the assessment and produce the documentation within the requested timeframe of our clients.

Will you travel anywhere to carry out a EPC?

Our accredited assessors are based in London and the South East, and we complete regular surveys in these regions. For projects outside these areas, we can explore travel options to combine EPC's with DEC's or our Site Decarbonisation Survey. For a personalised quote or to discuss your specific location, please get in touch with us by using the contact details above.

How much does it cost?

The cost depends on the size and complexity of your building(s). To provide you with a quote quickly, simply tell us:

- ✓ Number of buildings/sites needing certificates.
- ✓ Address and postcode for each building.
- ✓ Total floor area of each building. Floor plans for buildings exceeding 1,000m² can lower your EPC cost.

Are there different levels of EPC's?

There are 3 levels of EPC, ranging from simple to complex. Level 5 EPC's are mandatory for buildings with complex features and services, such as high levels of glazing, advanced ventilation systems, significant renewable energy installations, multi-storey glass atria and automatic blind systems. LASER's accredited energy assessors are capable of providing EPC's for any building.



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