

Fridge-style energy ratings for buildings from October 2008

The Government has announced that from October 2008, all buildings that are constructed, sold or rented out will need to have an Energy Performance Certificate (EPC), which will give an energy rating from A-G and recommendations on how to reduce carbon emissions. The changes are part of new regulations, implementing the EU's Energy Performance of Buildings Directive.

Public buildings, such as museums and town halls, will be required to display their energy ratings publicly so that visitors will be able to see the annual carbon emissions of each building.

From 6 April 2008, EPCs will be required for the sale or rent of non-dwellings of over 500 sqm and they be mandatory for the construction of all non-dwellings, while 'Display EPCs' will be required for public buildings of over 1000 sqm.

As well as making announcements relating to commercial and public buildings, the Government confirmed that EPCs must be provided as part of Home Information Packs (HIPs) for all homes marketed for sale from 1 June 2007 and are required on construction of all new dwellings from 1 October 2007. Ministers say that the certificates will help home buyers save an estimated £300 a year on their fuel bills if the recommendations are implemented.

More information is available on the Department for Communities and Local Government website:

<http://www.communities.gov.uk/index.asp?id=1002882&PressNoticeID=2394> .

The DCLG has also launched a new consultation on the 'Future of Building Control' alongside a fresh look at the energy efficiency provisions (Part L) of the Building Regulations. Hambleside Danelaw has previously made representations about the complexity of the recently revised Part L and has proposed ways of encouraging a greater level of compliance within the building industry. Details of the consultation are available at: <http://www.communities.gov.uk/index.asp?id=1509043> .