

Energy Performance

COBRA Insurance Brokers in conjunction with Royal & Sun Alliance, the UK's first carbon neutral insurer have developed a range of energy management solutions. These aim to optimise your energy efficiency and potentially reduce your energy costs.

Royal & Sun Alliance's dedicated Energy Management team have developed a range of products which include:

- Provision of Energy Performance Certificates (EPC's) to ensure compliance with Energy Performance Regulations.
- Energy audits to identify opportunities to improve EPC grading.
- Air conditioning energy audits to ensure compliance.
- Energy consumption calculations to demonstrate part L compliance.

Failure to comply with the Energy Performance Regulations could result in a conveyance not being completed. In addition, you could be liable for fines up to £5,000 for failing to provide a recommendation report.

For further information contact:

Ricci Ahearne

Telephone: 01883 333395

Email: ricci.ahearne@cobrainurance.co.uk



Keeping you compliant and saving you money

The legislation – what you need to know

In 2007, the government launched the Energy Performance Regulations. The regulations were designed to reduce CO2 emissions of buildings and improve their energy efficiency.

From 6th April 2008, the legislation will affect commercial property owners/developers in the following ways:

In England and Wales:

Landlords and property owners must provide an Energy Performance Certificate (EPC) to any prospective buyer or tenant when they construct, sell, lease or modify a commercial building over 500m sq. Public authorities and institutions occupying buildings with a usable floor area over 1000m sq must present a Display Energy Certificate (DEC) in an area clearly visible to the general public.

In Scotland:

The provision of an EPC when constructing a commercial building over 500m sq in Scotland came into effect on 1st May 2007.

The requirement for an EPC when selling or leasing to a new tenant of a commercial building over 1000m sq in Scotland takes effect from 4th January 2009.

In England, Scotland and Wales:

By 4th January 2009, all commercial premises with air conditioning systems with an output of greater than 250kW will require an inspection report for their system.