



Energy Performance of New Buildings

With very few exceptions the law requires that all buildings must have an Energy Performance Certificate (EPC) lodged on the Central Register upon completion of construction.

Four quick facts

- 1** All new buildings require an EPC on completion of construction.
- 2** Consumer's value better performing properties as running costs are lower, and occupants enjoy greater comfort.
- 3** EPCs are valid for up to 10 years
- 4** EPCs can be viewed on the governments' Central Registers.

Key Facts

Energy Performance of New Buildings

Building Regulations and Energy Assessors

An energy assessor will be required to assess any new buildings against the Building Regulations. Building Regulations require an assessment for compliance prior to any construction work beginning on site.

It is recommended that an energy assessor is engaged as soon as possible to ensure any problems with achieving compliance are overcome as smoothly as possible.

The energy assessor will complete the compliance assessment via plans and specifications developed by the architect or construction developer.

What happens if compliance is not achieved?

Should compliance with Building Regulations not be achieved initially, the energy assessor will give advice on what can be improved to ensure compliance is achieved in the most cost effective manner.

When this process is completed the energy assessor will issue a series of reports which can be passed on to building control and construction can then begin.

'As-Built' energy assessment

Once the construction of the building is complete a second assessment will be undertaken by the energy assessor to ensure any deviations from the 'design stage' calculations are modelled and to check compliance with regulations has been achieved.

The energy assessor does not need to visit the property and all information is gathered via correspondence between the energy assessor and yourself.

The energy assessor will usually ask you to confirm items such as the actual boiler installed, air pressure test score and any other changes that may have occurred during the build process. Often the assessor will have a pre-prepared document for you to complete and return which the assessor will retain for quality control purposes.

At this point the energy assessor will then be able to complete the EPC for the building. The energy assessor will feed all of this data into the assessment software and then produce the EPC.

What Next?

Elmhurst Energy operates a professional accreditation scheme for new-build energy assessors.

These professional assessors are fully qualified to undertake energy assessments on new buildings and can ensure compliance with Building Regulations.

Elmhurst's 'search-for-assessor' facility found on our website can help you locate an on-construction assessor who is close to you!

For more information contact
Elmhurst Energy:

T: 01455 883 250

E: info@elmhurstenergy.co.uk

www.elmhurstenergy.co.uk

