

Allianz Engineering Inspection Services Ltd

# Energy Services

For use in England, Wales and  
Northern Ireland

**Allianz** 

# Energy Services – Overview

In line with the Energy Performance of Buildings Regulations 2007 (EPBR) we provide a suite of services aimed at helping you become compliant and reducing your future energy usage.

## Legal Requirements and Duties

The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 and the Energy Performance of Buildings (Certificates and Inspections) (Northern Ireland) 2008 require property owners, operators and managers to put into place a programme of energy performance certification and energy inspections for air conditioning systems.

## Allianz Engineering Energy Services

We have developed a range of services intended to directly support the property market to deliver quality solutions meeting the requirements of the EPBR whilst simultaneously offering bespoke energy management programmes for reducing carbon emissions.

# Inspections for Cooling & Heating Systems

The regulations require property owners and managers to put into place a programme of energy assessment for all air conditioning systems with a cooling capacity over 12kW.

The 'capacity' refers to the total cooling capacity of the system, rather than the capacity of the individual units. This does however exclude plant such as refrigeration units.

## Who is affected by this section of the regulations?

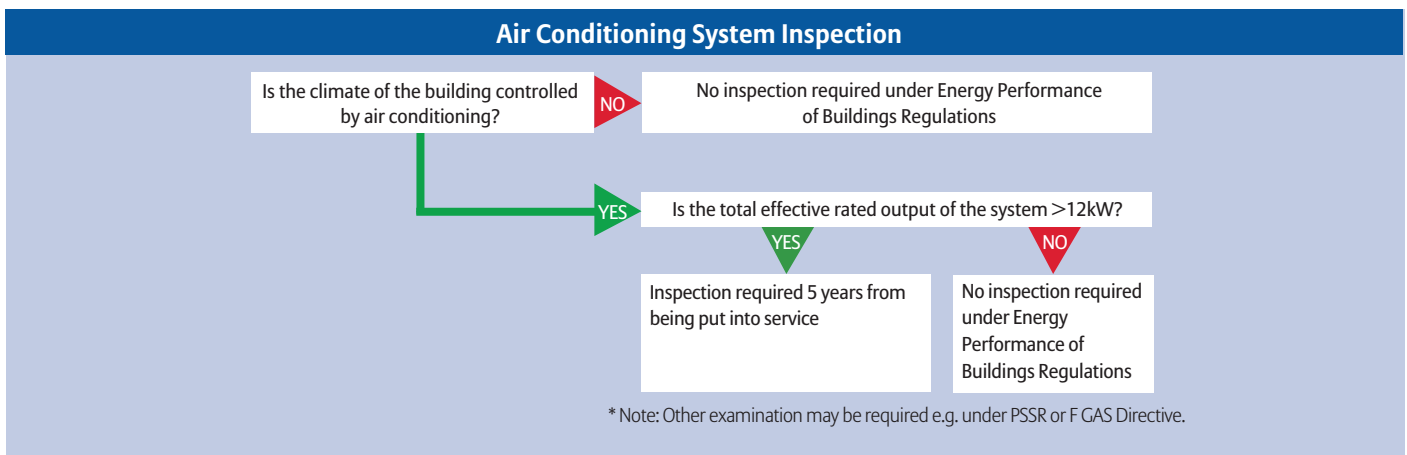
Owners, operators and managers of all buildings with air conditioning or HVAC systems. The principle benefit of air conditioning inspections will arise from the improved efficiency and reduced electricity consumption of new and existing systems.

## Compliance Only

It is a legal requirement that this survey is completed at least every five years. The report is provided utilising the standard Department for Communities and Local Government (DCLG) prescribed report template and certificate and is sometimes referred to as a TM44 report.

## Compliance Plus

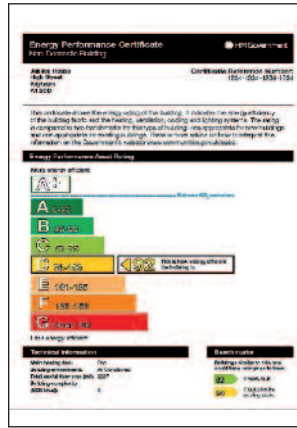
In addition to the statutory report and certificate these more comprehensive surveys will include an easy to read executive summary and key recommendations including a photographic appendix.



# Energy Certification for Buildings

## Energy Performance Certificate (EPC)

An EPC is one of two certification requirements that has been introduced as part of this legislation affecting the domestic and commercial sectors of the property market. An EPC will show the theoretical energy efficiency of a building, against comparative building benchmarks of a similar size, age and usage. The certificate asset rating is displayed graphically on a scale from A-G and is always accompanied by a recommendation report providing measures on how to improve the energy rating of a building. Both are valid for 10 years. The EPC and recommendation report must be compiled by an accredited energy assessor.



## Who is affected by the EPC section of the regulations?

EPCs are required to be completed on every building that is built, sold or leased to a new occupant with a total useful area greater than 50m<sup>2</sup>.

## EPC for Commercial Buildings

Is the building primarily/solely

- used for worship or of temporary nature (< 2 years)
- a workshop/industrial site/non residential agricultural building – with low energy demand
- stand alone building < 50m<sup>2</sup> but not a dwelling?

YES → EPC is not required

NO → Is the building under construction?

YES → EPC required on completion of construction or within 5 days of completion

NO → Is the building being rented or sold?

YES → EPC required to be made available to any "serious" prospective buyer or tenant

NO → EPC is not required

Note: EPC's are valid for 10 years and are accompanied by a recommendation report.

## Display Energy Certificate (DEC)

A DEC is another certification requirement that was introduced as part of this legislation. It primarily affects buildings in the public sector, or those buildings supplying services to a large number of the public. The DEC will show the actual energy usage of a building, and the operational rating. The certificate displays a graphical representation of the actual energy consumption of the building on a scale from A–G. The accompanying advisory report lists cost effective measures to improve the energy efficiency of the building and is valid for seven years.

## Who is affected by the DEC section of the regulations?

Owners, operators and managers of buildings occupied by a public authority or an institution providing a public service to a large number of persons, with a total useful area greater than 1000m<sup>2</sup>.

## How long is a DEC valid?

This depends on the size of the building:

- 250 – 999m<sup>2</sup>: The DEC and the accompanying Advisory Report is valid for 10 years.
- 1,000m<sup>2</sup> and more: The DEC is valid for 1 year and the Advisory Report for 7 years.

## DEC's

Does the building belong to a public authority or institution providing public services or partially funded by public funds?

NO → DEC is not required

YES → Is the building visited by a large number of persons?

NO → Seek advice from Local Government Authority

YES → Is building area >250m<sup>2</sup>?

NO → DEC is not required

YES → DEC required and to be displayed in a prominent place

Note: DEC's are valid for 12 months and are accompanied by an advisory report which is valid for 7 years.

# Additional bespoke services

## Energy Audit & Report – Non-Statutory

We are also able to deliver a range of bespoke Energy products including Energy Audits. The service we provide involves a detailed assessment of the building and its energy supply and usage. A detailed report is produced showing immediate and longer term energy performance improvements. By assessing your energy efficiency we can help to identify areas where energy savings can be made. All Energy Audits will be on a client bespoke basis and be individual to your business.

The benefits of an Energy Audit & Report include:

- Reduced building running costs through increased energy efficiency and lower energy usage
- Improved efficiency of building stock
- Increased marketability of existing buildings through reduced running costs
- Possible improvements of the EPC rating
- Corporate and Social Responsibility policy; improving energy efficiency and reducing carbon footprint.

## Heating Plant Efficiency Inspection – Non-Statutory

Although the European Directive does not stipulate actual efficiency inspections of boilers, it does recommend an assessment by a competent person at periodical intervals.

These assessment intervals are recommended as detailed below:

- Assessment every two years for solid fuel or oil fired boilers and space heaters with a heating capacity of more than 100kW
- Assessment every four years for gas fired boilers and space heaters
- Regular inspection and assessment of boilers with a heating capacity of between 20kW and 100kW.

# How Allianz Engineering can help you

We have the expertise to deliver energy services together with information on legislative requirements.

## Contacting Us

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