



technical business solutions

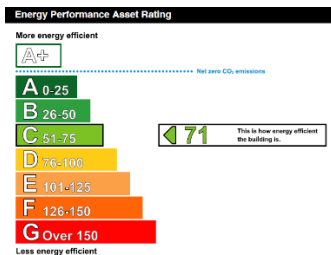
## Minimum Energy Performance Standards 2018

### The Legislation

The Energy Act 2011 commits the Government to bring into force by the 1<sup>st</sup> April 2018 Regulations that make it unlawful to let properties in England and Wales which do not meet a prescribed minimum energy performance standard (MEPS).

The proposed minimum energy performance standard will be an EPC rating of 'E'. Properties that have an 'F' or 'G' rating will be required to make improvements to achieve an MEPS of 'E' or better.

18% of UK commercial property stock is estimated to be rated 'F' or 'G', with a further 20% rated as 'E'.



### Predictive EPC Modelling

These regulations therefore represent a significant risk to landlords with stock rated E, F or G, which need quantifying and managing prior to April 2018.

TBS is taking a 4 stage approach to identifying and managing this risk:

#### Stage 1: Review the Current EPC rating

TBS will undertake building modelling to assess the accuracy of the current EPC rating. EPCs produced between 2008 and 2012 often used default performance values for significant energy consuming equipment such as Heating, Ventilation and Air Conditioning (HVAC). Replacing default values with actual performance values often leads to an improved rating.

#### Stage 2: Predictive Modelling

Once confident that the existing rating is accurate, suggested actions such as lighting, fabric or HVAC upgrades will be introduced to illustrate the potential improvements in EPC rating that can be achieved.

#### Stage 3: Project Management

A scope of improvement works required will be issued and overseen to verify that they meet the standards required to achieve EPC rating improvement.

#### Stage 4: Reissue of the Energy Performance Certificate

Once all proposed improvements have been completed, a new Energy Performance Certificate will be issued (valid for 10 years).

### How can TBS Help?

TBS's 4 stage approach produces accurate results and helps mitigate the risk of poor EPC ratings and their potential to affect the market value of your property.

TBS use IES Dynamic Simulation (VE-DSM) software to model the building, meaning that all modelling is carried out in the higher specification, Level 5, environment. It is widely accepted by both Government and Industry experts that the standard simplified building energy modelling (SBEM) used to produce Level 3 & 4 EPC assessments is not always sufficiently sophisticated to provide an accurate assessment of a building's energy efficiency.

TBS also use dedicated CAD engineers to input the building architecture, whilst the energy performance modelling is undertaken by engineers with many years' experience in building services.

For more information: [www.technicalbusiness.co.uk](http://www.technicalbusiness.co.uk)



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