

Guidance Notes

Non-domestic Recommendations

What to expect from the Recommendation Report that accompanies your non-domestic EPC

Recommendations are made based on typical use of the building. They are for measures which would be expected to save you money on energy costs and/or reduce the CO₂ emissions of the building. Some but not all of the recommendations will achieve both.

It is important to recognise that if the way you use the building is significantly different to what would be considered typical for the building type, the relevance and impact of measures will also be different. The recommendations on an EPC are not tailored for how you are, or will be, using the building. You need to consider how relevant they will be for you before deciding which to implement.

Not all recommended measures are ones that can be modelled in the EPC calculation. If those are carried out you should achieve some reduction in energy cost and/or CO₂, but the rating would remain the same in a subsequent EPC.

Some measures which could save you money may have a negative impact on CO₂ emissions and a subsequent EPC would therefore have a worse rating. Some which may have a positive impact on CO₂ will involve a more expensive fuel type so although the EPC rating will improve there will be an increase in the ongoing energy cost.

Recommendations are provided on the basis that they appear to be relevant, appear to be possible and should result in a cost and/or CO₂ reduction if carried out. There may be reasons why they are not relevant for you. There could also be specific reasons why they are not actually practical, appropriate or permitted for the building. You must seek appropriate expert advice before proceeding with any such recommendations.

If the EPC rating after you have made alterations to your building is going to be important to you, it is best to ask your assessor to model the building with the changes and indicate what the expected EPC rating would be. They will obviously charge for this service but being able to make an informed decision means it will be money well spent.

Points to note are that...

1. The more recent your EPC the more likely it is the assessor will be able to use the existing model to test your proposed measures.
2. Any indicated future rating is only for illustration purposes and is not guaranteed. It may not be achieved if what is done is in any way different to what it is expected will be done.

The indicated rating may also not be achieved if between testing and the subsequent EPC being produced there have been changes to the software,

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conventions or guidance the assessor must use. These changes although normally relatively minor do occur quite frequently.

3. The methodology (software used) did alter quite significantly on 15th June 2022 and ratings for most buildings would be expected to have changed for EPCs produced prior to that date, even if the building is still the same.

If your EPC was produced before that date, it is sensible to obtain a new EPC, or at least an indication of the expected EPC rating in the current software, before you start.

4. The assessor who produced the original EPC is likely to have a model that can be used to test the impact of planned changes. Anyone else is likely to need to start from scratch, which will probably be more expensive.

The older the existing EPC the less likely it is that there will still be a reusable model, even for the same assessor.

If you are looking to ensure upgrade your building to comply with the current, or expected future, Minimum Energy Efficiency Standard (MEES) it is particularly important to test the impact of what you are planning to do.

Many Proficiency members will offer a service where they can test your proposed alterations and provide you with an indication of the likely impact on the EPC rating. To find your closest Proficiency member use the Find-A-Member feature on the Proficiency website at www.proficiency.services

The purpose of this document is manage expectations of a non-domestic EPC Recommendations Report.

The Recommendations Report is only an indication of things to consider. It is not an instruction to carry out the specific measures listed. Nor is it confirmation that any or all of the measures are entirely suitable or permitted for the building, or right for the way you will use the building.

Not all recommended measures will improve the rating. Some may not alter the rating. Some could reduce your energy cost but make the rating worse. Not all of them will save you money. Some could reduce the building's CO₂ emissions but at increased energy cost.

The suitability of each measure but be fully considered, seeking specialist advice where appropriate, before acting upon them.

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