

Cadogan Keelan Westall

# Technical Bulletin

## Energy Performance Certificates Update — Air Conditioning Systems



### Why are Inspections now required?

Air conditioning systems can account for up to 50% of the energy used in a building and as such are specifically targeted under the Energy Performance of Buildings (England and Wales) Regulations 2007 which came into force earlier this year (see our September Technical Bulletin).

The Regulations require that air conditioning systems with an output of more than 12kW are inspected by an energy assessor on a regular basis and at least once every 5 years and a report provided, the aim being to improve efficiency and reduce electricity consumption, operating costs and carbon emissions.

*“The Regulations require that Air Conditioning Systems with an output of 12kw — 250kw must be inspected by 4th January 2009.”*

### What is the timetable for implementation of the new regulations?

The timetable for implementation is as follows:

Output	Required Inspection Date
12kw – 250 kW	4 January 2009
250 kW +	4 January 2011

New Systems over 12kW fitted on or after 1 January 2008 must be inspected within 5 years of being put into service.

One or more air conditioning units within a building controlled under one management are considered to comprise a single air conditioning system for the purposes of the regulations.

### Who is affected?

- ◆ Commercial Property Owners
- ◆ Landlords/Managers
- ◆ Builders
- ◆ Developers
- ◆ Architects

## What is the penalty for not having an Air Conditioning Report?

Local Authorities are responsible for enforcing the requirements relating to air conditioning inspection reports.

Any individual that controls the technical operation of an air conditioning system will be legally obliged to ensure that the inspections are carried out and to make available the most recent report made by an energy assessor.

The penalty for failing to have an inspection report available is currently set at £300. In addition if you wish to sell the property it is likely that the purchaser's solicitors will require sight of the report and failure to have this could seriously impede the sales process.

Note that the requirement to have energy inspections carried out is in addition to the existing statutory obligations relating to the operation & maintenance of air conditioning systems (see our May Technical Bulletin).

## What will the report cover?

The report will contain:

- ◆ An assessment of air conditioning efficiency
- ◆ Comment on the adequacy of the size of the system in relation to buildings needs
- ◆ Suggestions for improvements or replacements or alternative solutions to improve efficiency




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## How can we help?

We can arrange for air conditioning system inspections to be carried out by qualified and accredited commercial energy assessors to comply with the requirements of the Regulations. This will give you the comfort that you are complying with your legal obligations and that any property sales will not be hindered.

For further information see:

[www.direct.gov.uk/epc](http://www.direct.gov.uk/epc)  
[www.energysavingtrust.org.uk](http://www.energysavingtrust.org.uk)

## Need more advice?

Contact your CKW Account Handler on

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