

## Newbuilds and EPCs

- What sort of EPC do newbuilds need?* Newbuilds offered for sale or rent need an EPC, like any other property. However, newbuilds completed since April 2008 require a different sort of EPC, an On-Construction Energy Performance Certificate (OCEPC).
- How can I identify an OCEPC?* An OCEPC looked identical to any other EPC, up until the autumn of 2009. After that, there is a line in the heading that shows which “Type of assessment” was used, though otherwise they look the same:
- An OCEPC has “Type of assessment: SAP, new dwelling”
  - An ordinary EPC has “Type of assessment: RdSAP, existing dwelling”
- What is an OCEPC based on?* A builder must have energy-efficiency calculations done for a new property design, in order to prove that it passes building regulations – these are called SAP (Standard Assessment Procedure) calculations and are based on the design drawings and specification for the property.
- When is an OCEPC required?* In order to get the completion certificate from the Building Control Officer, the builder must submit both the SAP calculations and the OCEPC derived from them. These final SAP calculations will include any differences between the original plans and the way the property was actually built.
- What if the property is to be marketed before it is complete?* If the property is to be marketed off-plan, a Predicted Energy Assessment (PEA) must be made available to potential buyers, instead of an EPC – the PEA looks like a summary of an EPC. An OCEPC will still be required on completion of the property.
- What sort of EPC do build-overs (where a bigger property has been built over an original one) need?* There is no simple answer:
- Some build-overs are newbuilds – in which case the planning permission will be for something like: “demolition of existing dwelling and erection of new dwelling” – these require an OCEPC.
  - Other build-overs incorporate some (though maybe very little) of the original property and so are technically extensions. These require only an ordinary (existing dwelling) EPC. Alternatively, the extension may have required SAP calculations to be carried out, in which case a full SAP EPC can be used – this will have “SAP, existing dwelling” in the heading.
- Do new barn conversions need an OCEPC?* Yes – a house or flat that was previously a barn, part of a warehouse or a hospital building, or even a derelict house (eg, no roof) is a ‘new dwelling’ and so requires an OCEPC, or a PEA before that.
- What’s the difference between an OCEPC and an ordinary one?* An OCEPC and an ordinary EPC actually use the same SAP calculation, but the ordinary EPC uses a reduced set of data collected on site by the DEA. The OCEPC is entirely a desk job using the drawings and specification – the assessor does not visit the property. An OCEPC can only be produced by an On-Construction DEA, not a normal DEA.
- What if an OCEPC doesn’t exist?* If the property has a completion certificate from Building Control **and** it has changed hands (eg, the current vendor bought it from the builder) **and** it has been lived in, then it can have an ordinary EPC. Otherwise the information will have to be collected to allow an OCDEA to generate a retrospective OCEPC.

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This note is a brief overview of the subject for England and Wales, and does not constitute professional advice.