

In the dark about the new EPC's, PEA's and SAP's?

Providing intelligent legal solutions

Are you in the dark about the new EPC's, PEA's and SAP's required by law from 1st October 2008?

From 1st October 2008, every public, commercial and private property **must be energy rated before** the building can be marketed for sale or lease.

So how can Leeds Day Solicitors help?

Different types of buildings require different assessments, and Leeds Day can advise you on which of the following you need, depending on your circumstances and the status of the property.

Properties requiring an Energy Performance Certificate for buildings for sale or lease may include:

- Retail Units
- New Build Homes
- Shops
- Industrial Units
- Hotels
- Warehouses
- Offices and small business premises (SME)
- New Build & existing commercial units
- Private rented property, social housing & landlords

Energy Performance Certificates (EPC)

An EPC may be needed as a stand-alone document for domestic and commercial property owners and landlords, or as part of a Home Information Pack (HIP), depending on your circumstances.

Predicted Energy Assessment (PEA)

Architects and developers may need a PEA to make sure building designs and construction projects will be compliant with the Energy Performance Regulations for marketability purposes.

Standard Assessment Procedure (SAP)

All new dwellings or properties affected by material change of use will need an SAP, so this affects architects, developers, builders and self builders, as well as local authorities, housing associations, private landlords, home owners, estate agents and surveyors.

We can also provide advice on when energy performance should be assessed, what form of assessment and certification is required and arrange for the assessments to be commissioned through leading partners in the industry to ensure you are in safe hands.

Leeds Day Solicitors will be pleased to help you with any energy performance rating issues, from reviewing your terms and conditions to managing court action and even winding up orders. For further assistance with these and any other legal matters affecting your business, call us on 01480 454301 for a free initial appointment.



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