



Commercial EPC Compliance Analysis

Autumn 2009

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About us

Quidos has years of experience delivering professional property services to a wide range of corporations, institutions, local authorities and private clients. Our products and services vary across the spectrum of property marketing and compliance and include Land Registry lease plans, measured property surveys, professional architectural photography, brochure production, and property and air-conditioning energy assessment.

Our corporate structure and success has enabled our expansion into Government accreditation and certification. In 2007 we were granted CLG approval to run an energy assessor accreditation scheme, alongside the RICS, BRE, CIBSE and other well established names, and since then have launched a successful ABBE approved training centre in the City of Bath, helping to ensure high standards in this fledgling industry.

In July 2009 Quidos was approved by DEFRA to run fgasregister.com; a hassle-free, convenient online portal for companies who work with F-Gas refrigerants to apply for official certification, in line with recent EU legislation.

Quidos utilises a strong in-house team, and a network of employed field staff and handpicked contractors, to fulfill national contracts for some of the biggest names in property. Our aim is to deliver all our services with the utmost professionalism, care and attention to detail.

Our success is based on sound management, solid financial standing and a positive outlook for the future of property in Britain's low carbon economy.

Landlord EPC Compliance by Agent | Bath

Company	Total No. of Properties		No. of known EPCs	Known Compliance Rating
ALDER KING	12	5.26%	3	25.00%
ASHTENNE INDUSTRIAL FUND LTD	11	4.82%	0	0.00%
B N P PARIBAS REAL ESTATE	11	4.82%	1	9.09%
BATH & NORTH EAST SOMERSET COUNCIL	12	5.26%	4	33.33%
BRIANT CHAMPION LONG LLP	1	0.44%	0	0.00%
BROOKS	7	3.07%	1	14.29%
BURSTON COOK	12	5.26%	1	8.33%
CALAN RETAIL	1	0.44%	0	0.00%
CAMPBELL GORDON	2	0.88%	1	50.00%
CARTER JONAS	29	12.72%	10	34.48%
COLLIERS CRE	1	0.44%	0	0.00%
COOPER & TANNER	6	2.63%	1	16.66%
CRIBB & ASSOCIATES	1	0.44%	1	100.00%
DAVIES & WAY	1	0.44%	1	100.00%
DEREK WALKER	64	28.05%	26	40.63%
DTZ	6	2.63%	0	0.00%
FLEURETS CHARTERED SURVEYORS	1	0.44%	0	0.00%
GCW	1	0.44%	1	100.00%
GORDON BENNETT ASSOCIATES	1	0.44%	0	0.00%
GVA GRIMLEY LTD	2	0.88%	1	50.00%
HARTNELL TAYLOR COOK LLP	3	1.32%	1	33.33%
JONES LAING LASALLE	1	0.44%	0	0.00%
KEENAN & CO	1	0.44%	0	0.00%
KING STURGE	24	10.53%	6	25.00%
KNIGHT FRANK	1	0.44%	0	0.00%
LAMBERT SMITH HAMPTON	6	2.63%	1	16.66%
LESLIE PERKINS	1	0.44%	0	0.00%
PJK CHARTERED SURVEYORS	1	0.44%	0	0.00%
RAPLEYS	3	1.32%	0	0.00%
ROWLEY HUGHES THOMPSON LTD	2	0.88%	1	50.00%
SWALLOWS PROPERTY LETTING AGENCY	1	0.44%	0	0.00%
THOMAS DAVIDSON & PARTNERS	1	0.44%	0	0.00%
UNDISCLOSED	1	0.44%	0	0.00%
TOTALS	228	100.00%	61	26.75%

This survey is for illustrative purposes only, and was conducted using the CoStar database of 'available' commercial property in the BANES area in week 2, August 2009. Full report methodology and interpretation contained within.



Landlord EPC Compliance by Agent | Bristol

Company	Total No. of Properties	% age Market Share	No. of known EPCs	Known Compliance Rating
ALDER KING	17	8.5%	2	11.76%
B N P PARIBAS REAL ESTATE	4	2.0%	0	0.00%
BARTLETT PROPERTY LTD	1	0.5%	0	0.00%
BARTON HILL PROPERTIES LTD	1	0.5%	1	100.00%
BESLEY HILL CHARTERED SURVEYORS	1	0.5%	0	0.00%
BRIANT CHAMPION LONG LLP	1	0.5%	1	100.00%
BRISTOL CITY COUNCIL	2	1.0%	1	50.00%
BURSTON COOK	35	17.5%	14	40.00%
CAPITAL RETAIL	1	0.5%	0	0.00%
CB RICHARD ELLIS	6	3.0%	1	16.60%
CHEFFINS COMMERCIAL	1	0.5%	0	0.00%
CHRISTIE & CO	1	0.5%	0	0.00%
COLLIERS CRE	10	5.0%	1	10.00%
CUSHMAN AND WAKEFIELD	2	1.0%	0	0.00%
DJ FOLEY & CO	2	1.0%	1	50.00%
DTZ	18	9.0%	4	22.22%
ETP PROPERTY	9	4.5%	0	0.00%
GVA GRIMLEY LTD	1	0.5%	0	0.00%
HARTNELL TAYLOR COOK LLP	20	10%	3	15.00%
HOOTONS COMMERCIAL LTD	11	5.5%	1	9.09%
HUTCHINGS & THOMAS	1	0.5%	0	0.00%
JOHNSON FELLOWS & CO	2	1.0%	0	0.00%
JONES LANG LASALLE	1	0.5%	0	0.00%
KING STURGE	13	6.5%	2	15.38%
KITCHEN LE FRENAIS MORGAN	1	0.5%	0	0.00%
KNIGHT FRANK	1	0.5%	1	100.00%
LAMBERT SMITH HAMPTON	2	1.0%	0	0.00%
MACARTHUR WILSON	2	1.0%	0	0.00%
MAGGS & ALLEN	8	4.0%	6	75.00%
RAPLEYS	2	1.0%	0	0.00%
ROWLEY HUGHES THOMPSON LTD	4	2.0%	1	25.00%
SAVILLS COMMERCIAL	6	3.0%	2	33.33%
SEAGROVE AND LAMBERT SURVEYORS	7	3.5%	1	14.90%
SEGRO PLC	1	0.5%	1	100.00%
SPACIA	3	1.5%	0	0.00%
WADHAM & ISHERWOOD	1	0.5%	0	0.00%
WILLIAMS GUNTER HARDWICK	1	0.5%	0	0.00%
TOTALS	200	100.00%	44	21.30%

This survey is for illustrative purposes only, and was conducted using the CoStar database of 'available' commercial property in the Bristol area in week 1, September 2009. Full report methodology and interpretation contained within.



Landlord EPC Compliance by Agent | Cornwall

Company	Total No. of Properties	% age Market Share	No. of known EPCs	Known Compliance Rating
ALDER KING	10	8.00%	0	0.00%
B N P PARIBAS REAL ESTATE	1	0.80%	0	0.00%
BLS (ESTATES) LTD	10	8.00%	1	10.00%
BRASIER FREETH	2	1.60%	0	0.00%
CB RICHARD ELLIS	3	2.40%	0	0.00%
CHARTERWOOD	11	8.80%	0	0.00%
CROFT SURVEYORS	2	1.60%	0	0.00%
GOLDRING YATES	1	0.80%	0	0.00%
HARTNELL TAYLOR COOK LLP	1	0.80%	1	100.00%
HARVEY SPACK FIELD & CO	1	0.80%	0	0.00%
JONES LANG LASALLE	1	0.80%	1	100.00%
LONDON & WESTCOUNTRY ESTATES	1	0.80%	0	0.00%
MILLER COMMERCIAL	35	28.00%	6	17.14%
OCKLESTON BAILEY LTD	2	1.60%	0	0.00%
PEARCE & CO	4	3.20%	4	100.00%
PEARL & COUTTS LTD	1	0.80%	1	100.00%
QUESTMAP LTD	1	0.80%	0	0.00%
SIMON POWELL	3	2.40%	1	33.33%
SPENCER ASSET MANAGEMENT LTD	6	4.80%	0	0.00%
STAGS	1	0.80%	0	0.00%
STALDER & CO	1	0.80%	0	0.00%
STRATTON & HOLBOROW	3	2.40%	2	66.66%
STRATTON CREBER COMMERCIAL	2	2.40%	1	50.00%
VICKERY HOLMAN	22	17.60%	4	18.18%
TOTALS	125		22	24.61%

This survey is for illustrative purposes only, and was conducted using the CoStar database of 'available' commercial property in the Cornwall area on 02/09/2009. Full report methodology and interpretation contained within.



Landlord EPC Compliance by Agent | Wiltshire

Company	Total No. of Properties	% age Market Share	No. of known EPCs	Known Compliance Rating
ALDER KING	5	4.35%	0	0.00%
B N P PARIBAS REAL ESTATE	5	4.35%	2	40.00%
BRIANT CHAMPION LONG LLP	4	3.48%	0	0.00%
CARTER JONAS	46	40.00%	9	19.57%
CB RICHARD ELLIS	1	0.87%	1	100.00%
COLLIERS CRE	2	1.74%	0	0.00%
COOPER & TANNER	4	3.48%	1	25.00%
DEAL VARNEY COMMERCIAL	1	0.87%	0	0.00%
HARRIS LAMB LTD	1	0.87%	0	0.00%
HARTNELL TAYLOR COOK LLP	1	0.87%	0	0.00%
JACKSON CRISS	1	0.87%	0	0.00%
JOHNSON FELLOWS & CO	1	0.87%	0	0.00%
JONES LANG LASALLE	2	1.74%	0	0.00%
KAVANAGHS	1	0.87%	0	0.00%
KEENAN & CO	1	0.87%	0	0.00%
KENINGTONS LLP	1	0.87%	0	0.00%
KING STURGE	2	1.74%	0	0.00%
KNIGHT FRANK	12	10.43%	0	0.00%
LORENZ CONSULTANCY (THE)	1	0.87%	0	0.00%
MYDDELTON & MAJOR	3	2.61%	0	0.00%
RICHARDSON COMMERCIAL	10	8.70%	7	70.00%
RMW SURVEYORS	1	0.87%	0	0.00%
SGP PROPERTY CONSULTANTS	1	0.87%	0	0.00%
SMITH PRICE	1	0.87%	0	0.00%
VAIL WILLIAMS	1	0.87%	0	0.00%
WHITMARSH LOCKHART	6	5.22%	0	0.00%
Total	115	100.00%	20	17.39%

This survey is for illustrative purposes only, and was conducted using the CoStar database of 'available' commercial property in the Wiltshire area in week 2, September 2009. Full report methodology and interpretation contained within.



Methodology

Quidos used data drawn from the CoStar Focus database of 'available' commercial property on the dates given with each survey.

This data provides details of the property address and the marketing agent.

Next, Quidos uses the postcode to query the Landmark database of valid, lodged energy performance reports, at www.ndepcregister.com

The Landmark database will return three potential results:

- 1) Property found – EPC available
- 2) Property found – EPC not available
- 3) Property not found

For the purposes of this survey, Quidos has used only result 1) to indicate that an EPC has completed.

This methodology is imperfect.

Where result 3) is returned, there are a number of potential explanations:

Firstly, the Landmark database of property is as yet incomplete. As a result, not all property has been added. For the most part, therefore, survey result 3) will mean that an EPC has not been carried out, as part of the lodgement process requires the assessor to register the property address with Landmark, obtaining a Unique Property Reference Number (UPRN) when doing so.

In some circumstances, result 3) might be returned even though a valid report has been lodged, all be it under a slightly different address than that provided by Focus.

Commercial agents are not liable or responsible for the commissioning on EPCs. Our survey found that most agents were informing their clients of their obligations under the EPC legislation.





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