



ENCOM

ENERGY COMPLIANCE
CONSULTANCY LTD

ENCOM ENERGY

Energy Compliance
through bespoke
solutions.

encomconsultancy.com ↘

Contact Us ↘

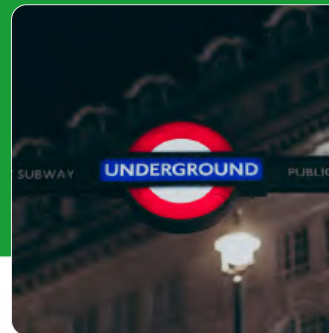


Trusted by

We work with a wide range of clients, including:

- 🌐 portfolio investors
- 🌐 property owners and managing agents
- 🌐 the public sector and local authorities
- 🌐 NHS Trusts
- 🌐 public transport operators

Our experience spans a broad range of property types, including high street retail, retail parks, shopping centres, industrial facilities, warehouses, and commercial offices.



01/

Commercial (Non-Domestic) Energy Performance Certificates (EPCs)



Commercial (Non-Domestic) Energy Performance Certificates (EPCs)



We are recognised experts in the field of Energy Performance Certificates (EPCs). We have been continuously involved since their introduction in 2009, as one of the UK's first accredited assessors.

We deliver precise, reliable, and fully compliant non-domestic EPCs at Levels 3, 4, and 5, supporting clients in meeting legal requirements and achieving long-term energy efficiency objectives.





What is a Commercial EPC?

A Commercial EPC is a legal requirement whenever a non-domestic property is constructed, sold or let. It assesses how energy efficient the building is, giving it a rating from **A (most efficient)** to **G (least efficient)**.

Each certificate is accompanied by a Recommendation Report, setting out practical measures to reduce energy consumption, cut carbon emissions, and improve the overall energy rating.

With the introduction of the Minimum Energy Efficiency Standards (MEES), landlords are prohibited from leasing properties with a rating below E unless a valid exemption is in place. As government policy continues to evolve, the importance of having an accurate EPC - and a clear strategy for improvement - has never been greater.



ENCOM's Expertise

ENCOM is accredited to **the highest Level 5** qualification, enabling us to assess the most complex and technically challenging buildings. Our team uses market-leading **SBEM (Simplified Building Energy Model)** and **DSM (Dynamic Simulation Modelling)** software to ensure accuracy and compliance.

DSM modelling allows us to take account of detailed building characteristics and its surroundings, providing precise results for high-value and complex assets.



SITE SURVEY

inspection of building fabric, dimensions, and fixed services such as HVAC, lighting, and renewables as well as on site building documentation and specification review.



ENERGY MODELLING

accurate calculation of performance using approved SBEM or DSM tools.



CERTIFICATION & RECOMMENDATIONS

issue of a valid EPC (10-year duration) with tailored recommendations for energy and carbon reduction.



PORTFOLIO STRATEGIES

compliance planning and EPC improvement pathways across large property portfolios.

Why Choose ENCOM?



Proven track record

delivering hundreds of EPCs across the UK for large corporate clients, NHS Trusts, schools, and investors every year.



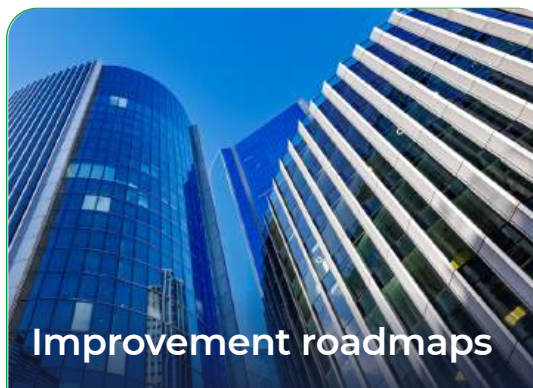
Portfolio compliance

ensuring consistent EPC coverage and proactive management for landlords and managing agents.



Future-ready advice

helping clients prepare for regulatory changes, EPC reform, and tightening MEES thresholds.



Improvement roadmaps

from low-cost efficiency upgrades to investment-grade Net-Zero strategies.



Highest level of accreditation

Level 5 capability ensures confidence, even for complex sites.



ENCOM's Expertise

An EPC is more than a compliance obligation—it is an opportunity to optimise building performance, reduce operating costs, and enhance asset value. By working with ENCOM, you gain a compliance partner who not only delivers accurate certification but also provides clear, actionable advice to future-proof your property portfolio.

Whether you manage a single building or a nationwide estate, ENCOM has the expertise, accreditation, and technical tools to keep you compliant, reduce risk, and help you meet your sustainability goals.

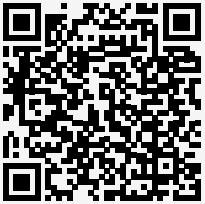
02/

TM44

Air Conditioning
Inspections



TM44 Air Conditioning Inspections



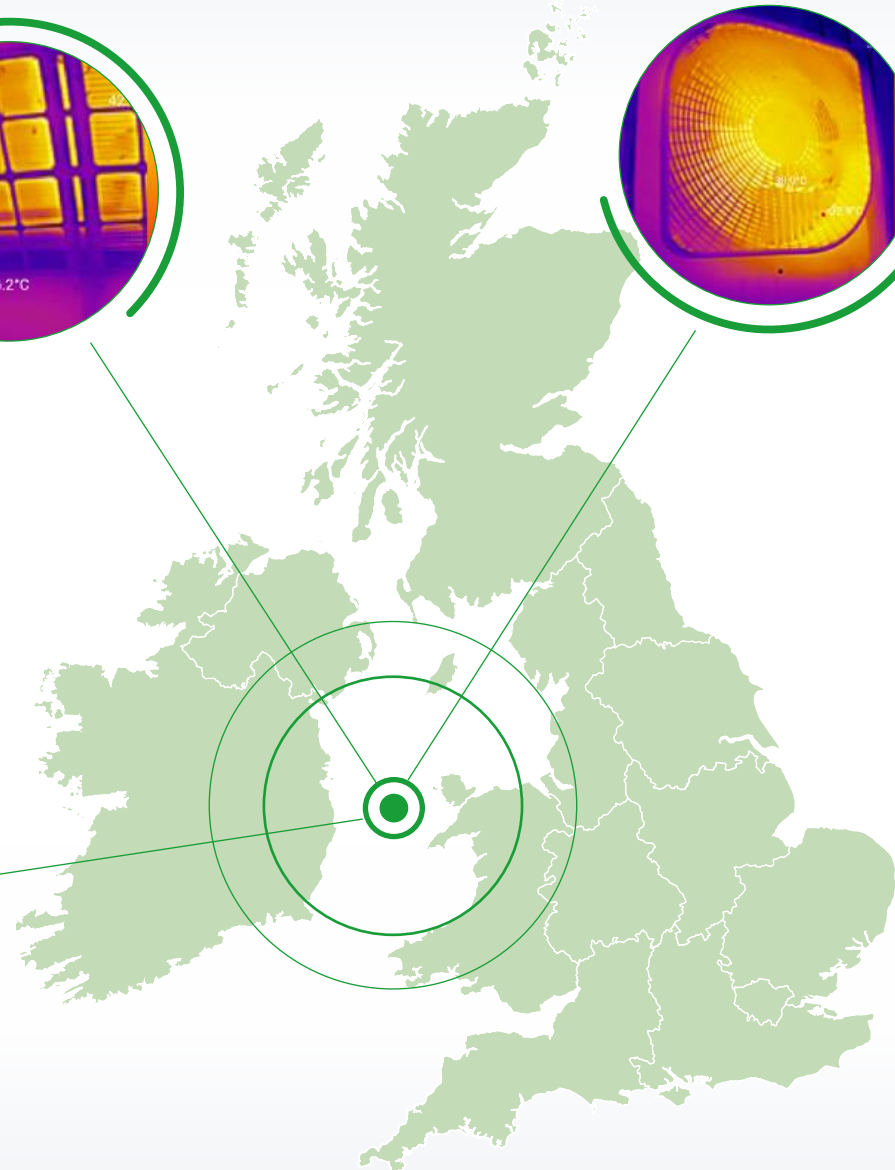
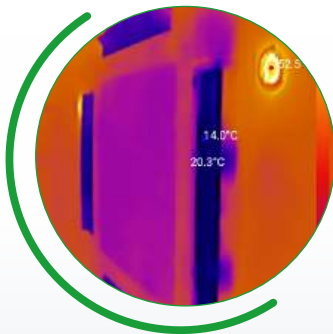
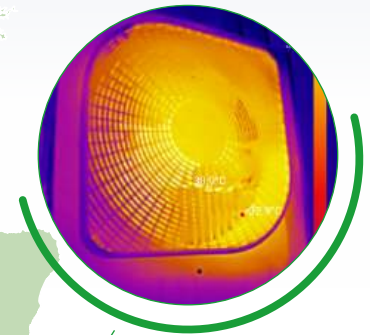
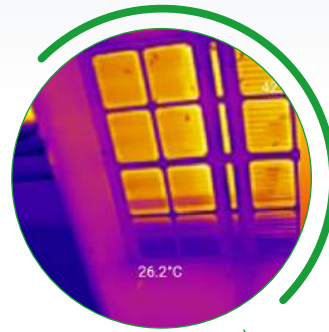
At ENCOM Energy Compliance Consultancy Limited, we provide fully compliant, high-quality TM44 Air Conditioning Inspections for commercial and public sector buildings. Whether you're a portfolio investor, landlord, managing agent, NHS Trust, public transport organisation, or local authority, we ensure your air conditioning systems meet current legal obligations, perform efficiently, and minimise environmental impact.



What is A TM 44 Air Conditioning Inspections

TM44 Air Conditioning Inspections (ACIs), also known as an Air Conditioning Energy Assessment, is a legal requirement under the Energy Performance of Buildings (Certificates and Inspections) Regulations (England & Wales).

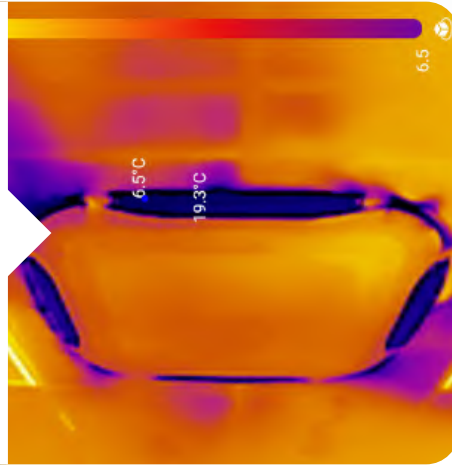
If your air conditioning system has an effective rated cooling output of more than 12 kW, or several smaller units whose combined capacity exceeds that threshold, TM44 legislation applies. These inspections must be carried out every five years by an accredited assessor.



Purpose & Benefits



● Thermo photo



● Thermo photo



● Thermo photo



● Thermo photo



Assessment of system sizing and efficiency

Verification of whether the air conditioning system is correctly sized in terms of capacity and whether it operates efficiently for the space it serves.



Assessment of system sizing and efficiency

Analysis of how the system is maintained, its control settings, and usage patterns, including a review of maintenance records and verification of compliance with F-Gas regulations and refrigerant handling requirements.



Assessment of system sizing and efficiency

Detection of faults, energy losses, and potential for system upgrade or optimisation. Recommendations may include adjustments to control settings, system reconfiguration, or replacement where necessary.



Reduction of costs and CO₂ emissions

Reducing energy consumption, operational costs, and carbon dioxide emissions while maintaining occupant comfort and compliance with applicable regulations.

Legal Requirements & Responsibilities

01

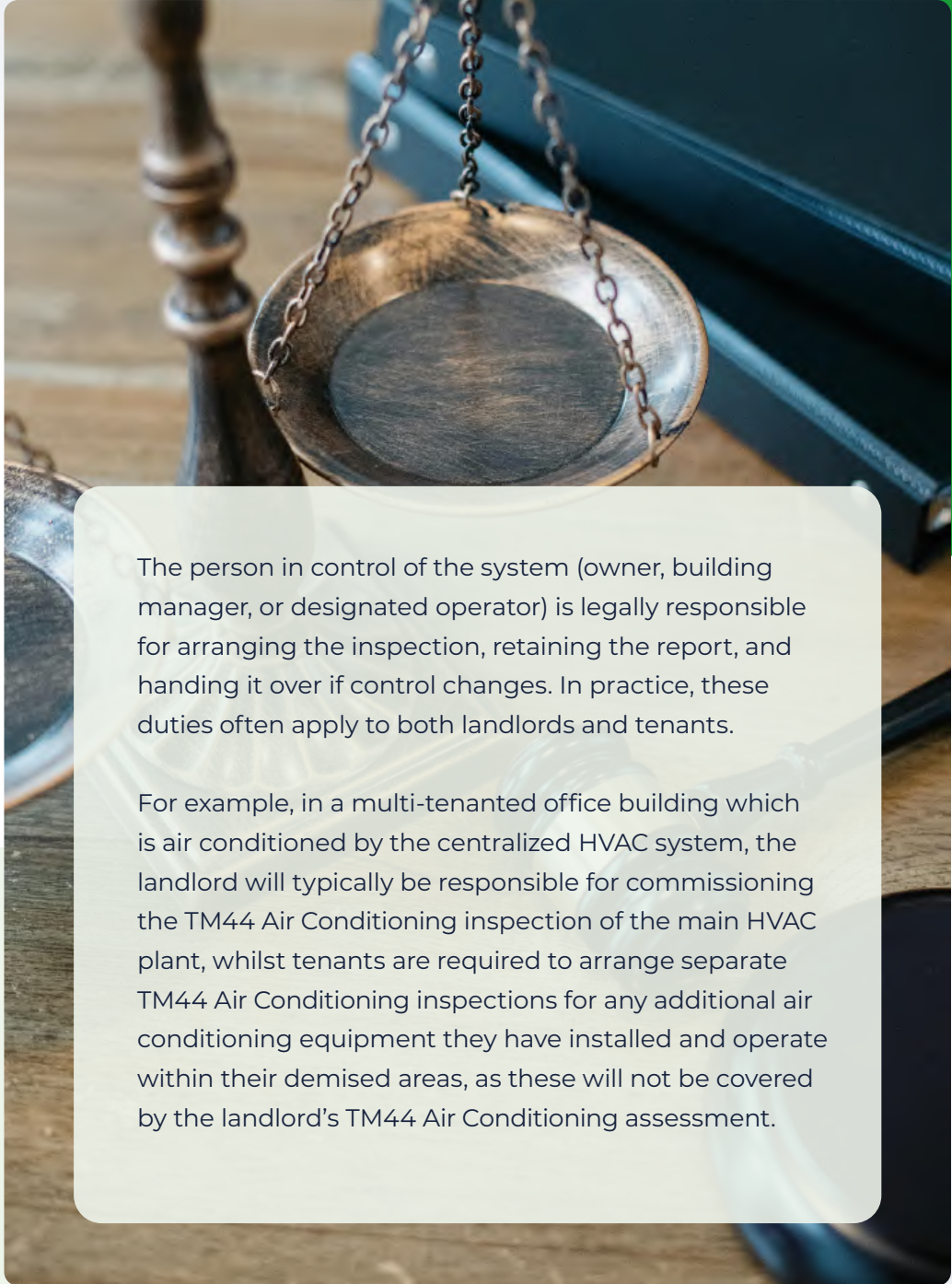
Inspections must be undertaken by a qualified, accredited energy assessor from a recognised scheme.

02

Reports must be lodged on the Government's Energy Performance of Buildings Register (TM44 Air Conditioning register).

03

Non-compliance can result in enforcement action and financial penalties.



The person in control of the system (owner, building manager, or designated operator) is legally responsible for arranging the inspection, retaining the report, and handing it over if control changes. In practice, these duties often apply to both landlords and tenants.

For example, in a multi-tenanted office building which is air conditioned by the centralized HVAC system, the landlord will typically be responsible for commissioning the TM44 Air Conditioning inspection of the main HVAC plant, whilst tenants are required to arrange separate TM44 Air Conditioning inspections for any additional air conditioning equipment they have installed and operate within their demised areas, as these will not be covered by the landlord's TM44 Air Conditioning assessment.

What Our TM44 Air Conditioning Service Offers



Our TM44 Air Conditioning service includes surveys conducted by fully qualified Level 4 air conditioning inspectors, with comprehensive site inspections that cover all types of HVAC equipment, controls, and supporting systems.



During the survey, we will review maintenance records, assess F-Gas compliance, and evaluate equipment sizing in relation to the areas served. Following the inspection, we provide a detailed report lodged on the government register, setting out findings, recommendations, and clear cost-benefit guidance for improvements.



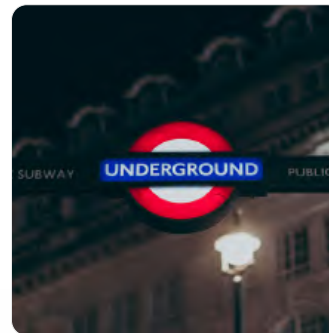
We would also offer practical advice on remedial works, upgrades, and optimisation strategies to help reduce running costs and emissions, while supporting clients in planning ahead for future regulatory changes and ensuring long-term compliance.

Why Choose ENCOM?

We are trusted experts in energy compliance, having been involved since the legislation was first introduced in 2009, with TM44 Air Conditioning Inspections forming a core part of our services. Our experience spans a wide range of sectors, from retail, industrial, and office buildings to NHS Trusts, transport organisations, and extensive property portfolios.

By working proactively with our clients, we not only help them meet their legal obligations but also deliver tangible savings through reduced energy bills, extended system lifespans, and strengthened sustainability credentials.

Complying with TM44 isn't just about avoiding fines—it's about making your buildings smarter, cleaner, and more cost-efficient. ENCOM is here to simplify compliance and deliver lasting value.



03/

Display Energy
Certificates (DECs)



Display Energy Certificates (DECs)



At ENCOM Energy Compliance Consultancy Limited, our accredited DEC assessors provide accurate certification and practical advice, helping public bodies comply with regulations while identifying opportunities to reduce energy use, cut costs, and meet sustainability targets.





What is a Display Energy Certificate (DEC)?

A Display Energy Certificate (DEC) shows the actual energy performance of a building based on annual metered consumption of gas, electricity, oil, or other fuels. Unlike an EPC, which is based on theoretical modelling, a DEC reflects how efficiently a building is being operated in practice.

DECs use a clear A–G rating scale, where 'A' represents the lowest CO₂ emissions and 'G' the highest. For qualifying buildings, the certificate must be displayed in a prominent location clearly visible to the public.



Legal Requirements



DECs are a statutory requirement for publicly accessible buildings occupied by a public authority with a total floor area over 250 m².



Certificates must be renewed annually for buildings over 1,000 m², or every 10 years for buildings between 250 m² and 1,000 m².



An accompanying Advisory Report, valid for seven years, must be produced alongside the first DEC to highlight recommendations for improving energy performance.



The building occupier (e.g. local authority, school, NHS Trust, or government body) is responsible for ensuring DEC's are produced and displayed.



Non-compliance may result in enforcement action and financial penalties.

Display energy certificate (DEC)



Greenleys First School
Greenleys First School
Ardwell Lane
Greenleys
Milton Keynes
MK12 6AT

Operational rating
C

Certificate number: 4128-3514-8192-7320-2092
Valid until: 28 September 2026
Total useful floor area: 1,023 square metres

Energy performance operational rating

The building's energy performance operational rating is based on its carbon dioxide (CO₂) emissions for the last year.

It is given a score and an operational rating on a scale from A (lowest emissions) to G (highest emissions).

The typical score for a public building is 100. This typical score gives an operational rating of D.

Score	Operational rating	This building	Typical
0-25	A		
26-50	B		
51-75	C	74 C	
76-100	D		
101-125	E		100
126-150	F		
150+	G		

This building's energy use		
Energy use	Electricity	Other fuels
Annual energy use (kWh/m ² /year)	25.91	109.11
Typical energy use (kWh/m ² /year)	40	133.71
Energy from renewables	0%	0%

Previous operational ratings

Date	Operational rating
September 2025	74 C
September 2024	72 C

Total carbon dioxide (CO₂) emissions

This tells you how much carbon dioxide the building emits. It shows tonnes per year of CO₂.

Date	Electricity	Heating	Renewables
September 2025	15	22	0
September 2024	15	20	0

Assessment details

Assessor's name	Magdalena Gorecka
Employer/Trading name	ENCOM Energy Compliance Consultancy Limited
Employer/Trading address	1 Priestley Drive, Milton Keynes, MK4 4NW
Assessor's declaration	Not related to the occupier.
Accreditation scheme	Elmhurst Energy Systems Ltd
Issue date	19 September 2025
Nominated date	29 September 2025

What Our DEC Service Offers

Our DEC service includes the collection and analysis of utility consumption data, normalised for occupancy and weather conditions, together with site checks of key energy systems. We produce the official certificate, lodged on the Government's register, along with the required Advisory Report where applicable. The report provides clear and practical recommendations to improve building efficiency, from low-cost behavioural changes to longer-term investment opportunities.





Why Choose ENCOM?

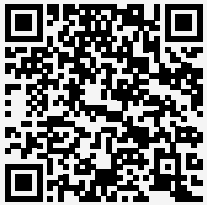
We are trusted experts in energy compliance, with extensive experience delivering DEC's across schools, colleges, local authority estates, NHS sites, and other public sector portfolios. Our sector knowledge ensures a smooth process, accurate reporting, and reliable advice tailored to each building type. By partnering with ENCOM, you not only achieve compliance but also gain actionable insights that help reduce operating costs, extend the life of building systems, and strengthen sustainability performance.

04/

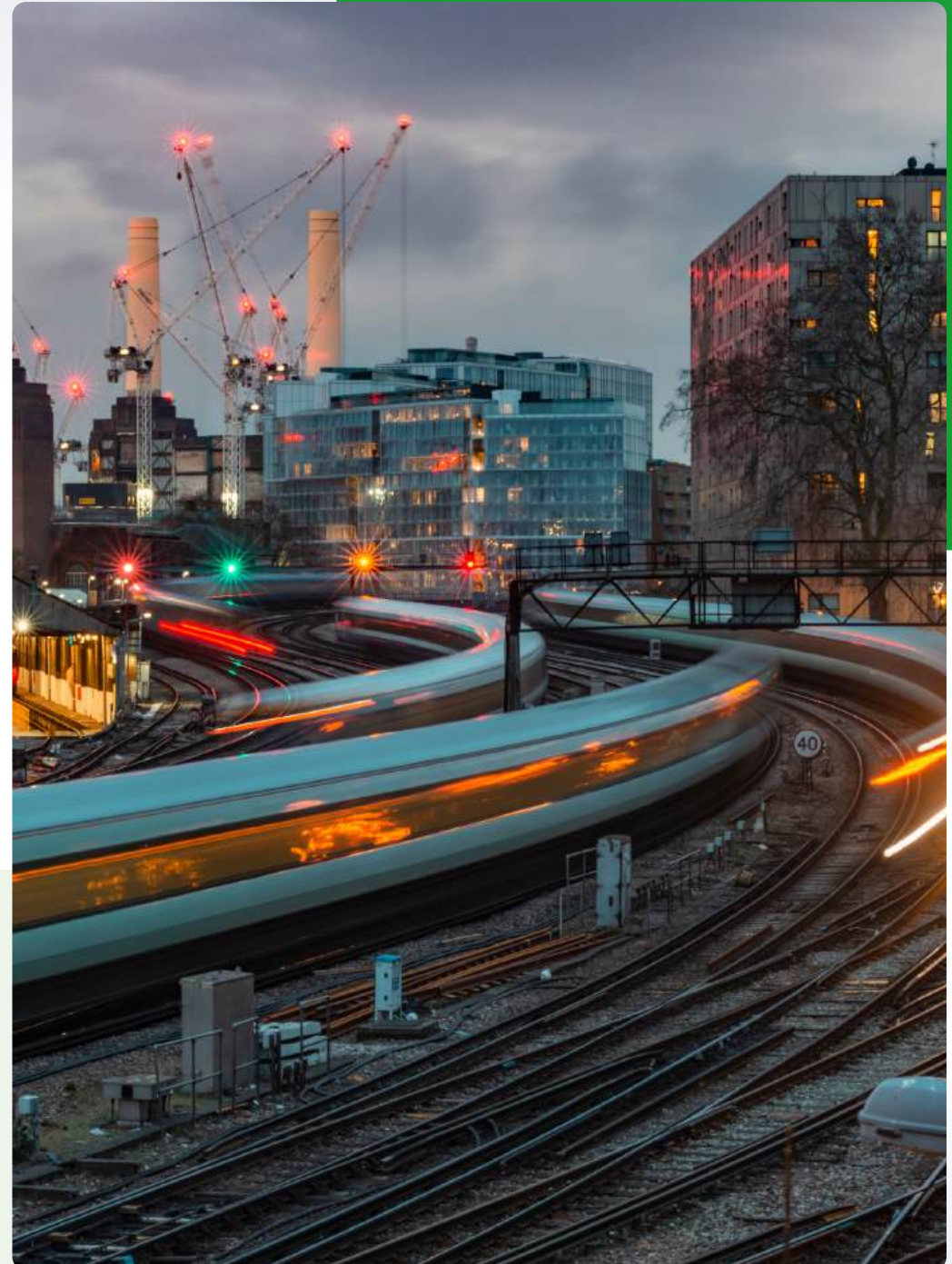
Streamlined Energy and Carbon Reporting (SECR)



Streamlined Energy and Carbon Reporting (SECR)



Streamlined Energy and Carbon Reporting (SECR) is a statutory framework designed to increase transparency around energy use, greenhouse gas emissions, and efficiency actions across UK organisations.



What is SECR?

SECR was introduced by the UK Government in April 2019 to replace the Carbon Reduction Commitment (CRC) scheme and to align corporate reporting with the UK's wider net zero targets. It requires qualifying companies to disclose their energy consumption, associated greenhouse gas emissions (Scope 1, Scope 2 and the mandatory elements of Scope 3), and to develop an appropriate Key Performance Indicator (KPI) to track performance over time. Organisations must also report on any energy efficiency measures implemented during the financial year within their Directors' Report.

Unlike some earlier schemes, SECR has been designed to be simpler, more transparent, and more impactful, encouraging organisations not only to report their data but also to actively monitor, manage, and reduce their energy use and emissions.

Legal Requirements



Companies House

SECR applies to all quoted companies, and to large unquoted companies and LLPs that meet at least two of the following criteria:



More than 250 employees



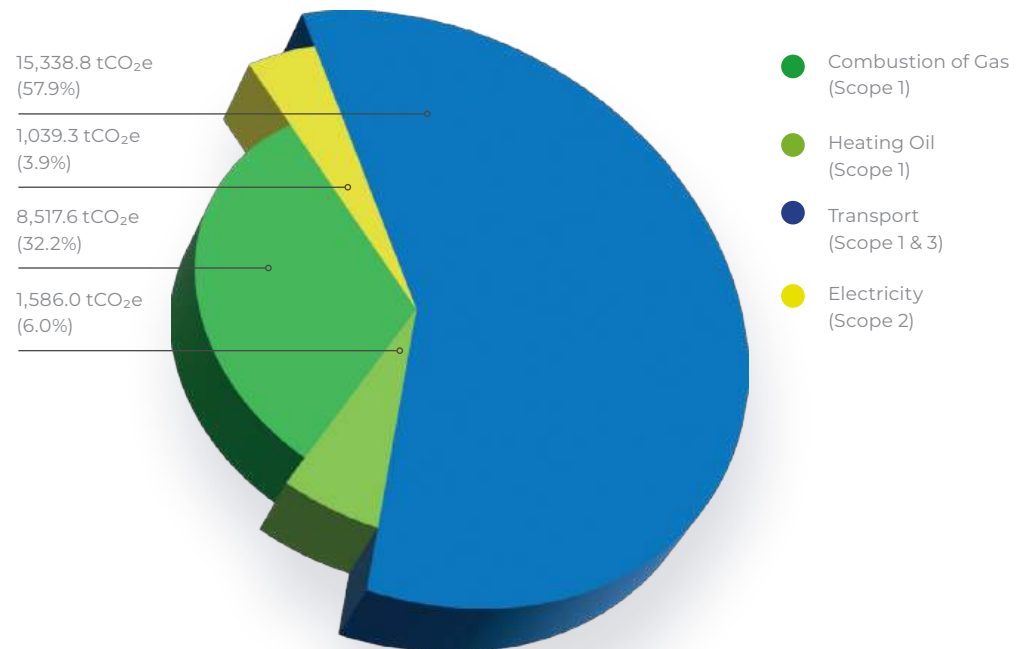
Annual turnover of more than £36 million



Annual balance sheet total of more than £18 million

Qualifying organisations must report:

- UK energy use (electricity, gas, transport fuels, and other sources)
- At least one intensity metric (e.g. tCO₂e per £m turnover, or per floor area)
- A description of energy efficiency actions taken during the reporting year



Non-compliance may result in penalties or reputational damage, as SECR disclosures are filed publicly with Companies House.

What Our SECR Service Offers



Comprehensive data collection and analysis of energy, fuel, and transport use across all UK operations



Calculation of Scope 1 and Scope 2 greenhouse gas emissions, with the option to include Scope 3 reporting where relevant



Selection and justification of the most appropriate intensity metrics for your organisation



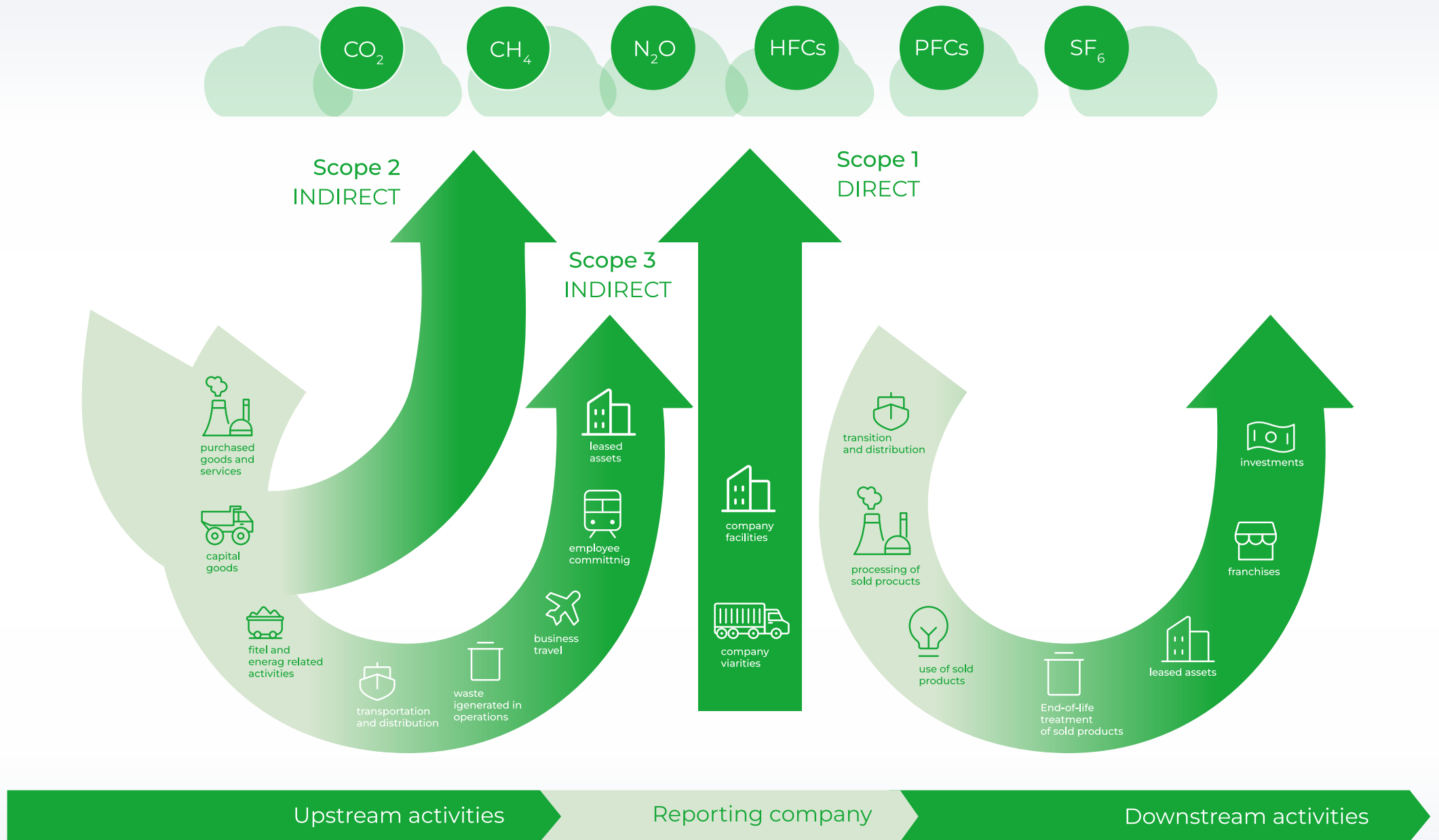
Preparation of a clear and compliant SECR disclosure statement for inclusion within your annual report



Practical recommendations for energy efficiency improvements, aligned with wider sustainability or net zero strategies



Ongoing support with tracking progress year on year, ensuring continuous improvement and stakeholder confidence



A full-page background image of the Tower Bridge in London at night. The bridge is illuminated with warm yellow lights, and its reflection is visible in the water below. The sky is a deep blue. A semi-transparent white box with a green vertical bar on its left side is positioned in the lower-left quadrant, containing the text 'Why choose Us?'.

Why choose Us?

Our expertise is recognised at the highest level, with ENCOM appointed as an external SECR partner auditor for one of the world's largest and most prestigious accountancy firms.

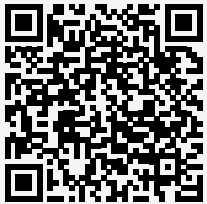
By working with ENCOM, you gain a trusted partner who transforms mandatory reporting into a powerful driver for efficiency, resilience, and long-term value.

05/

Energy Savings
Opportunity
Scheme (ESOS)



Energy Savings Opportunity Scheme (ESOS)



The Energy Savings Opportunity Scheme (ESOS) is a mandatory energy assessment programme for large UK organisations. At ENCOM Energy Compliance Consultancy Limited, we support businesses through every stage of ESOS compliance – from audits and data analysis to reporting and practical recommendations – helping you meet regulatory obligations while unlocking real energy and cost-saving opportunities.





What is ESOS?

ESOS is a UK Government scheme established under the EU Energy Efficiency Directive and retained post-Brexit. It requires qualifying organisations to carry out energy audits every four years to identify cost-effective measures that improve energy efficiency and reduce carbon emissions.

The scheme covers energy used in buildings, industrial processes, and transport, ensuring that businesses have a comprehensive understanding of their energy consumption and potential savings. While ESOS does not oblige companies to implement recommendations, it does require them to identify opportunities and document their energy-saving potential.



Legal Requirements



ESOS applies to large undertakings and their corporate groups in the UK that meet at least one of the following criteria:



More than 250 employees, or



An annual turnover exceeding £44 million and an annual balance sheet total exceeding £38 million.

Qualifying organisations must:



Measure total energy consumption across buildings, processes, and transport.



Conduct energy audits to identify efficiency opportunities.



Have the compliance report reviewed and signed off by a qualified Lead Assessor.



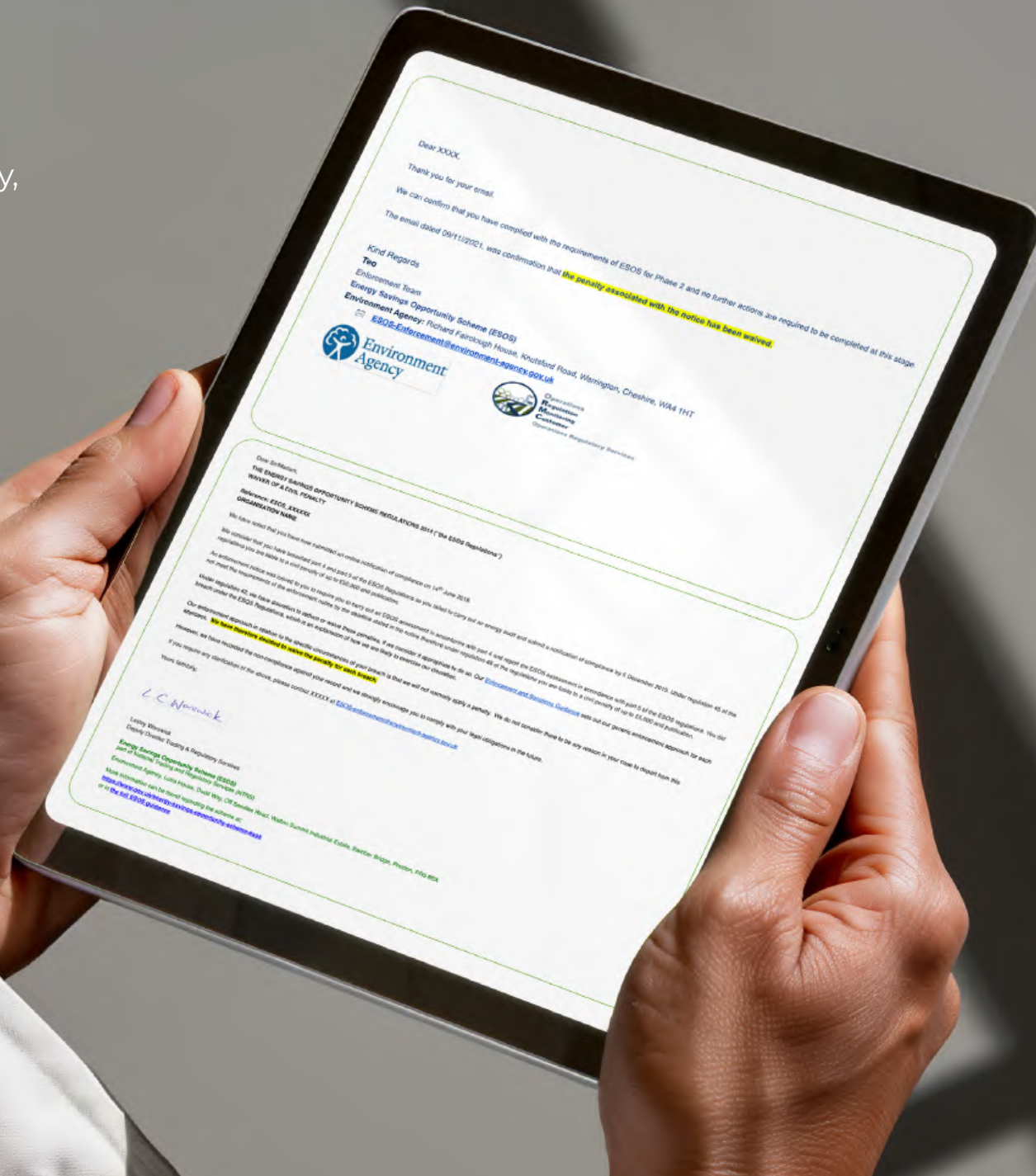
Submit the ESOS report to the Environment Agency (or relevant regulator) by the compliance deadline.



ESOS operates in phases every four years, with penalties for late or non-compliance.

Through our proactive and professional approach, and close liaison with the Environment Agency, we have helped our clients successfully waive non-compliance penalties.

Read the email ↗



Compliance Periods

01

Qualification Date
31 December 2014

Compliance Period
From 6 December 2015
to 5 December 2019

Compliance Date
5 December 2015

02

Qualification Date
31 December 2018

Compliance Period
From 6 December 2015
to 5 December 2019

Compliance Date
5 December 2019

04

Qualification Date
31 December 2026

Compliance Period
From 6 December 2023
to 5 December 2027

Compliance Date
5 June 2024

03

Qualification Date
31 December 2022

Compliance Period
From 6 December 2019
to 5 December 2023

Compliance Date
5 June 2024

What Our ESOS Service Offers



Comprehensive energy audits across buildings, processes, and transport fleets.



Data collection, benchmarking, and analysis to map your energy use.



Identification of cost-effective energy-saving measures, including payback periods and carbon reduction potential.



Preparation of a fully compliant ESOS evidence pack and submission to the relevant authority.



Support with implementing recommendations, from low-cost behavioural changes to investment-grade energy projects.



Alignment of ESOS findings with wider Net Zero, SECR, and sustainability strategies.

Why Choose ENCOM?

Our ESOS Lead Assessors are accredited with CIBSE (Chartered Institution of Building Services Engineers), and all energy audits are undertaken by CIBSE-accredited Low Carbon Consultants, ensuring the highest technical quality and professional standards. ENCOM has been delivering ESOS services since Phase 1 of the legislation and has since supported compliance for more than 60 large undertakings, completing over 300 ESOS energy audits across all three phases.

We are proud to hold an exceptional 100% record of “compliance without remedial actions” when our work has been audited by the Environment Agency – a level of assurance that is rare within the ESOS framework.

Our role extends beyond simply meeting deadlines. We guide clients through the entire process, from data collection and audit preparation to report submission, while also providing active support during Environment Agency audits if required.

In several cases, we have helped clients achieve compliance within very short timeframes, and through our proactive approach and direct communication with the Environment Agency, we have successfully assisted several organisations in having penalty notices revoked.

Contact us

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Contact Us 

