



*West Yorkshire Trading Standards Service*

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**Principal Trading Standards Officer (Business  
Compliance)**

**West Yorkshire Joint Services**



**WYTSS perspective on  
advice, , regulation and  
enforcement of DECs and  
EPCs?**



## **Joint Services**

Heritage: Archaeology, Ecology, Grants

Scientific Services: Public Analyst, Material Testing,  
Laboratory, Archives

Trading Standards: Consumer Direct, Business  
Compliance, Fair Trading



# Business Compliance

Consumer Safety

Food labelling & composition

Prices

Weights & Measures Advice

Consumer Credit

General Descriptions applied to goods and services

Package Travel

Estate Agency (including EPC's)



## **Criticism that TS are not actively enforcing this area of work**

Rogue Traders

Food Fraud

Consumer Safety





## **Service Priorities**

“Economic development & the environment”

Ts Specific

Energy labelling for white goods

Essential Packaging requirements



# *West Yorkshire Trading Standards Service*

Advice

Dealing with Complaints

Potential Enforcement Action



## **Advice where**

How many EPC's are required for a certain estate

Where and when EPC are exempted

Where you need to provide Energy Information with  
Written Particulars



## **Complaints**

We will investigate all relevant complaints that are received by the service

Service Delivery: Within 5 days



## **Enforcement**

- 1) Power to require production of documents
  - a) Valid EPC & recommendation report
  - b) Advisory Report (DEC)
  - c) An inspection report (Air Con)
- 2) May take copies of any documents produced for inspection
- 3) May not request documents after 6 months of duty expiring
- 4) Must comply within 7 days of notification to comply



# Penalty Notice Charge

Civil Sanctions

Criminal sanction for impersonating/obstructing officers

6 month time limits from discovery of breach

There can be multiple offences



## Penalty Charge Notice

### Limits

Not being in possession of an advisory report £1000

Not displaying DEC £500

Building is a dwelling £200

12.5 of rateable value, capped at £5000



## **Limitations of PCN**

Can be expensive to chase non-payment

No other sanctions for persistent offenders



## **Complaints/Queries we receive**

Primarily trader 2 trade

Majority come from Assessors

Complex in their nature, under what circumstances do we need EPC commissioned



## Going forward



Call an adviser for help or advice: 08454 04 05 06