

Do you need an Air Conditioning Inspection Report?

INSPIRED

Under Technical Memorandum 44 (TM44), Air Conditioning Inspection Reports (AC-Reports) are required no more than five years apart for cooling systems exceeding 12kW output in commercial buildings – whether that's a single unit or several.

If you're unsure whether systems within your portfolio fall within scope, here are a few things to consider.

Does this apply to my building?

TM44 applies to all commercial buildings, regardless of use or occupancy – including offices, schools, hospitals, leisure centres, universities, hotels and warehouses.

What if my cooling system falls in scope?

An accredited assessor must carry out a TM44 inspection. This produces two mandatory documents – the Air Conditioning Inspection Certificate (AC-Cert) and AC-Report – and the assessor will lodge your compliance record on the government register.

What if I have a maintenance service for air conditioning units?

This doesn't cover TM44 compliance – a separate inspection is still required.

What are the penalties for non-compliance?

A minimum **£300** fine applies for missing the inspection deadline, with a further **£200** for each instance a report isn't provided to an enforcement authority within seven days. Fines are applied per system, adding up quickly for large portfolios.

Why didn't this come up during our EPC/DEC site visit?

Not all energy assessors are qualified to carry out TM44 inspections, which means compliance can be overlooked during an EPC or DEC visit.

Inspired's assessors are qualified across all three – so if we spot air con on site, we'll advise you whether a TM44 applies. The inspection itself can then be scheduled as a separate visit or combined with other assessments when booked together in advance.

How can Inspired help?

Inspired can manage your entire building energy compliance portfolio, so talk to us about your EPC and DEC requirements as well.

We treat compliance as a continuous programme – monitoring expiry dates across the board to keep your buildings compliant.

Our wider team can also help you act on report recommendations to improve energy efficiency across your estate.

To find out more, please email us at hello@inspiredenergy.co.uk