



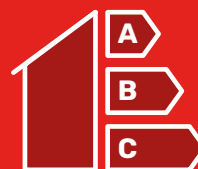
DOORSTEP DIGEST

Energy Performance Certificates

An EPC tells you how energy efficient a property is and contains information about a property's energy use and typical energy costs.

Energy Performance Certificates

THE DOORSTEP DIGEST SERIES



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An EPC tells you how energy efficient a property is and contains information about a property's energy use and typical energy costs. It also provides you with steps on how you can improve a property's energy efficiency and save money. An EPC is valid for ten years.

What does an EPC tell you about your home?

An EPC will provide your property's current and potential energy-efficient rating if you undertake energy-efficient measures.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills will likely be.

In the example below, the diagram shows the current energy-efficient rating of the property as E, and its potential rating as B.

SCORE	ENERGY RATING	CURRENT	POTENTIAL
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

The EPC also tells you the breakdown of energy efficiency for key features of your property and gives each one a rating from very good to poor. These features include:

Wall

The condition of it and if there is cavity wall insulation

Roof

What insulation do you have in your roof space

Windows

What type of glazing do you have, i.e. single, double

Main heating

What type of heating do you have and its efficiency

Main heating control

Where you have a room thermostat TRVs

Hot water

Where does your hot water come from

Lighting

Whether you have low-energy lighting

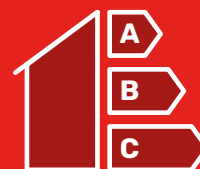
Floor

Whether you have insulation under your floor (if applicable)

The EPC will also inform you how much energy is needed to heat your home and provide hot water. This will give you an indication of the cost of energy bills.

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Impact on the Environment

The EPC highlights what environmental impact your property is having and gives a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) is produced each year.

How can I use an EPC to reduce my energy bills?

The EPC provides recommendations on the type of measures you can install to improve your property's rating and how much you could save on your energy bills. It also indicates how much each measure would cost.

Please see the example below:

Step 3: Solar photovoltaic panels, 2.5kWp

Typical installation cost	£5,000-£8,000
Typical yearly saving	£316
Potential rating after completing steps 1 to 3	72 C

Why is an EPC needed for a home?

You must have an EPC when you're:

- **selling a property**
- **renting out a property**
- **building a new property**

You must order an EPC for potential buyers and tenants before you market your property to sell or rent. In Scotland, you must display the EPC somewhere in the property, for example, in the meter cupboard or next to the boiler.

You may also need an EPC when carrying out work under different grant-funded schemes.

How long does it take for an EPC assessor at my property?

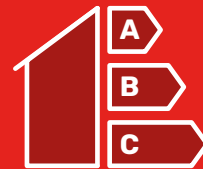
An EPC assessor will typically take a couple of hours to assess your property and then usually provide you with your EPC certificate within seven days of the assessment.

How much does an EPC cost?

An EPC typically costs between £50 and £150, depending on the type and size of the property.

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KEY ADVICE

You must order an EPC for potential buyers and tenants before you market your property to sell or rent. In Scotland, you must display the EPC somewhere in the property.

How can I get an EPC for my home?

You will need to find an EPC assessor to carry out the assessment. You can find an assessor by visiting:

www.gov.uk/get-new-energy-certificate

The NHIC wishes to thank WG2 | Consumer Voice members for contributing to this guide.

Please note that this guidance document produced by the NHIC was correct when created. However, information and regulations may have changed since its publication. Therefore, seeking the most up-to-date information and expert advice is always advisable before making any decisions based on the information provided in this guide.

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