

What is an EPC?

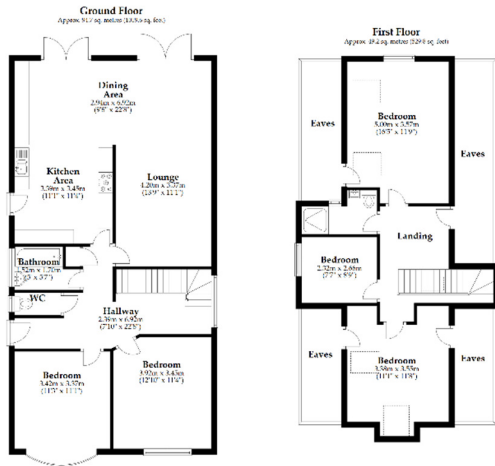
An Energy Performance Certificate (EPC) provides an energy efficiency rating in relation to a property's running costs. The energy efficiency rating will take into account the potential energy performance of the property itself (the fabric) and its services.

What happens in an EPC assessment?

In a standard EPC assessment, an energy assessor will need access to your whole property in order to complete your domestic energy assessment. They look at a range of different metrics to determine how efficient your property is and all of these are put together to create a final Energy Performance Certificate.

In order to produce a legally valid EPC, an accredited Energy Assessor will need to collect the following information:

- The property type (i.e. flat, bungalow, detached or semi-detached)
- The age of the property
- The dimensions and number of floors/storeys (a floorplan will be undertaken)



- Amount and type of glazing (single or double glazing etc)
- Material used to build the property (brick, timber frame etc)
- Insulation levels (is there cavity wall insulation, loft insulation etc)
- Heating systems and fuel used
- Renewable technologies (Solar PV, Heat Pumps)

Not all properties are used in the same way. The energy efficiency rating uses 'standard occupancy' assumptions (typically 2 adults and 2 children) which may be different from the way in which occupiers actually use things like heating and lighting within their property.

How long does an EPC assessment take?

The size of the property impacts how long the EPC survey takes, however our domestic energy assessor will typically be at your property for round 30-45 minutes looking at the different areas of your property.

The assessment is a non-intrusive look at your property, however you may be asked or required to move objects or possessions which may be obstructing areas such as electric meter, gas central heating boiler, hot water cylinder etc.

When will I need an EPC?

An EPC is legally required when a property is newly built* or is marketed for sale or rent. Other policies may also require an energy certificate, if re-mortgaging for example.

***A newly built property, or a property converted into a domestic dwelling will require a Full SAP survey which is slightly different to a standard Domestic EPC. This will require more information and costs may vary.**

How long does an EPC last?

An EPC is currently valid for 10 years or until a newer EPC is produced for the same property no matter how many times the property is sold or rented out during that period. Existing occupiers and tenants will not require an EPC unless they sell, assign or sublet their interest in a building. Once an EPC has expired it is no longer a legally binding document.

Even if an EPC exists on your property, it may be that you have improved it and may be worth obtaining a new one, as a higher EPC rating can improve your property's value and make it more attractive to potential buyers.

To book your EPC, please get in touch:

