



Frequently asked questions relating to EPC's

Q. What is an EPC?

Energy Performance Certificates (EPC's) are the Government's chosen way of complying with the Energy Performance of Building Directive (EPBD).

Its purpose is to record how energy efficient a property is. The certificate will provide a rating of the energy efficiency and CO2 emissions of a building from A to G, where A is very efficient and G is very inefficient.

Q. How do I get an EPC?

An EPC must be obtained from an accredited provider. The EPC will be given to the seller or landlord. It will also be recorded on a central register.

Q. What does an EPC do?

An EPC shows two things.

It shows the energy efficiency (i.e. the running costs for the property) and it shows the environmental impact of the property (i.e. carbon dioxide emissions).

Each of these is rated A to G with A being the most energy efficient. The A to G Scale is similar to that which is attached to refrigerators. The average rating is likely to be D or E. So far as energy efficiency/running costs are concerned there is a standardised way in which these are calculated based on the standard consumption of energy and also it is based on the cost of energy at the time the certificate is issued. It is important to remember this when comparing EPCs for different properties prepared at different dates. Accompanying the EPC will be a recommendations report with suggested works to be carried out. A seller or landlord is not obliged to carry out any of these works.

Q. Do I need to get an EPC before I sell or rent out my house?

Yes, nearly all properties require an EPC before they can be sold or let.

Q. As the government have scrapped HIP's do I still need an EPC?

The simple answer is yes. Although HIP's have been suspended by the government you still have a legal obligation to provide an EPC.

From 1st October 2008 where a dwelling is being let an Energy Performance Certificate (EPC) will be required.

An EPC is required as follows:-

Individual house/dwelling (i.e. a self contained property with its own kitchen/bathroom facilities) – one EPC for the dwelling.

Self contained flats (i.e. each behind its own front door with its own kitchen/bathroom facilities) – one EPC per flat.

Bedsits (where there is a shared kitchen and/or bathroom) – no EPC is required.

Shared flats/houses (e.g a letting of a whole flat or house to students/young professionals etc) - one EPC for the whole house.

Information guides available on all items below.

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