

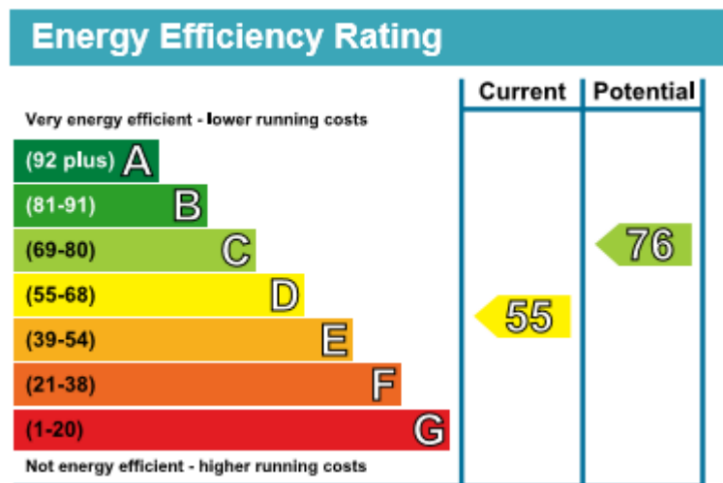


Understanding your EPC

An Energy Performance Certificate (EPC) is a document that explains the energy efficiency of a property. It is a useful guide for would-be buyers and tenants to estimate the running costs of the property and provides recommendations for owners or tenants on ways to improve the energy efficiency of the property.

What is an EPC?

EPCs provide both a numerical grade, between 1 and 100 (and occasionally 120 depending on renewable energy measures) and a lettered grade between A and G with A being the highest, of your property's energy efficiency. If you have a newer home, it is likely to have a higher rating, while older homes are often rated around D or E, the average UK household rating is grade D (60).



As well as showing you the property's current rating, it will provide a potential score that could be reached provided a number of energy efficiency measures are installed. By law, all buildings which are newly built, or have been sold or rented since 1st October 2008 require an EPC. EPCs are valid for 10 years and to see if your property has one, use the EPC database.

Information Display on an EPC

As well as showing an overall rating for your property. Your EPC will display the household's estimated energy costs. This small table is an estimate of how much your home is going to cost for lighting, heating, and hot water over the next 3 years. It also shows the potential costs and savings if you installed all the recommended measures.

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 273 over 3 years	£ 192 over 3 years	
Heating	£ 2,646 over 3 years	£ 2,019 over 3 years	
Hot Water	£ 552 over 3 years	£ 267 over 3 years	
Totals	£ 3,471	£ 2,478	



Next, the EPC shows a detailed breakdown of your home's characteristics related to its energy use and provides a star rating out of 5 for how energy efficient the feature is. The table first explores how well insulated your home is, assessing the walls, roof, floor, and windows. It then looks at how your property is heated. For heating, the energy efficiency rating is purely from a cost perspective. Therefore, although you may have a super-efficiency oil boiler/storage heater, it may only be given 2 or 3 stars due to the high price of oil/electricity compared to gas. Last, the table assesses the efficiency of your hot water and lighting.

Summary of this home's energy performance related features		
Element	Description	Energy Efficiency
Walls	Cavity wall, as built, no insulation (assumed)	★ ★ ☆ ☆ ☆
	Cavity wall, as built, insulated (assumed)	★ ★ ★ ★ ☆
Roof	Pitched, 270 mm loft insulation	★ ★ ★ ★ ☆
	Flat, insulated (assumed)	★ ★ ★ ☆ ☆
Floor	Suspended, no insulation (assumed)	—
	Solid, no insulation (assumed)	—
Windows	Partial double glazing	★ ★ ☆ ☆ ☆
Main heating	Boiler and radiators, mains gas	★ ★ ★ ★ ☆
Main heating controls	Programmer and room thermostat	★ ★ ★ ☆ ☆
Secondary heating	Room heaters, mains gas	—
Hot water	From main system	★ ★ ★ ★ ☆
Lighting	Low energy lighting in 58% of fixed outlets	★ ★ ★ ★ ☆

Arguably the most important section of your EPC is the recommended measures. This is a list of suggested improvements to be made to more efficiently insulate, heat, and power your home to reduce your energy bills. The table also provides an indicative cost for each measure, the typical savings to your energy bills per year, and the EPC rating your property would be after the measure is installed.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement
Cavity wall insulation	£500 - £1,500	£ 154	▶ D66
Increase hot water cylinder insulation	£15 - £30	£ 25	▶ D67
Low energy lighting for all fixed outlets	£25	£ 23	▶ D68
Heating controls (thermostatic radiator valves)	£350 - £450	£ 42	▶ C69
Solar water heating	£4,000 - £6,000	£ 56	▶ C71
Replace single glazed windows with low-E double glazed windows	£3,300 - £6,500	£ 31	▶ C72
Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 280	▶ C80



The order of measures is the recommended order installation. Those at the top will make the biggest difference to the efficiency and the price of your energy bills compared to the cost of measure and should be prioritised. It's important to note that the 'indicative costs' are just that, an indication, and the actual cost of the measure will vary depending on the size of the property and the company doing the installation. It's always wise to get at least two costs when getting any work done to make sure you're not being overcharged.

For insulation and heating measures there may be Energy Company Obligation (ECO) funding available. Some of this funding is means dependent but there is also non-means-tested funding available which is based on carbon savings. To see if you're eligible, contact your energy provider, or research local installers who can access ECO funding.

Finally, there's an 'About this document' section which provides details of the assessor and the accreditation scheme. If you don't understand something on your certificate or you disagree with it, the first place to go is the energy assessor that carried out the EPC but if they can't resolve your issue, you can contact their accreditation scheme, and the details will also be listed in the same section of the certificate.

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Stroma Certification. You can get contact details of the accreditation scheme at www.stroma.com, together with details of their procedures for confirming authenticity of a certificate and for making a complaint. A copy of this EPC has been lodged on a national register. It will be publicly available and some of the underlying data may be shared with others for compliance and marketing of relevant energy efficiency information. The Government may use some of this data for research or statistical purposes. Green Deal financial details that are obtained by the Government for these purposes will not be disclosed to non-authorised recipients. The current property owner and/or tenant may opt out of having their information shared for marketing purposes.

Assessor's accreditation number:

Assessor's name:

Phone number:

E-mail address:

Related party disclosure:

Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.epcregister.com.

Buying, renting or selling a property.

If you're buying or renting a property, you should never be charged for an EPC, it should be provided free of charge, otherwise, the seller could be fined £200. Likewise, if you're a landlord or selling the property, you must get the certificate ordered before you put the property on the market. To get an EPC produced, it's best to avoid going through an Estate Agent and go directly to a Domestic Energy Assessor to get the best deal. It's also advisable to shop around, as the cost can vary but there should be no difference in quality between an expensive EPC and a cheaper one.

If you're a private tenant, from 1st April 2018, your landlord will be required to make your property rated at least a grade E due to Minimum Energy Efficiency Standards (MEES) coming into place.