

Energy Performance Certificates

An EPC is similar to the energy performance certificates now provided with domestic appliances such as refrigerators and washing machines. The EPC provides a rating for the energy performance of a home from A to G, where A is very efficient and G is very inefficient. The EPC shows two things about the house:

- the energy efficiency rating (this is based on how much the home would cost to run)
- the environmental impact rating (this is based on how much carbon dioxide is released into the environment because of the home).

The rating is based on factors such as age, property layout, construction, heating, lighting, and insulation. The ratings are standard so a tenant can compare the energy efficiency of one home easily with another. The typical rating for a home is D or E. The certificate also provides information about how much it is likely to cost the tenant to run the home. These estimated costs are based on:

- standard assumptions about a property which include the number of occupants and how long it is heated a day
- Average fuel prices when the EPC was produced – these could be up to 10 years old.

The **actual** running costs will vary depending on the current fuel costs and the lifestyle of the tenants. A recommendation report forms part of the certificate. This provides a range of improvement measures which could improve the energy performance of the home

For further information about EPCs:

Communities and Local Government

www.communities.gov.uk/epbd

For further information about energy efficiency, practical advice and grants:

Energy Savings Trust

www.est.org.uk

ACT ON CO₂ advice line: 0800 512012

To find an accredited Energy Assessor or to download a copy of an existing EPC

www.epcregister.com