



# Understanding Your EPC

## What is an Energy Performance Certificate (EPC)?

An EPC is a document that explains how energy-efficient your property is. This document:

- Gives an Energy Rating between A and G, with A being the best – ie. most energy-efficient - and G being the worst
- Estimates the running costs of the property
- Gives a summary of your home's energy performance-related features
- Recommends ways to improve the energy efficiency of the property with estimated costs and potential savings
- Was first introduced in England and Wales in 2007
- Is valid for 10 years

## When do you need an EPC?

You need an EPC if you are selling your property. If the property is rented out it must have an EPC rating of E or higher. It is the landlord's responsibility to ensure there is a valid EPC and if necessary, spend up to £3,500 on improvements to achieve this rating. If this fails to achieve an E rating, landlords can apply for an 'all improvements made' exemption.

Some funding schemes for energy efficiency improvements require an EPC.

A listed property does not require an EPC provided it reaches certain minimum standards for energy performance.

## How to improve your energy efficiency rating

An EPC will recommend ways to improve your rating and gives estimated costs and savings, and the likely improvement in the rating. These improvements will help you, your buyer or your tenants save on bills, and reduce the environmental impact of the property. Insulation measures are usually listed first, followed by heating improvements and renewable technologies.

## What is the EPC register?

The EPC register is the government's online database of every EPC in the UK. You can access it here:

<https://find-energy-certificate.digital.communities.gov.uk>

You can find a property using the postcode. If your property is not listed it means it does not have an EPC.

## How do you get an EPC?

You can find a qualified domestic energy assessor on the EPC register (see above) or use an estate agent. The assessor measures the size of your property and records information about the construction, heating system, insulation, and all energy efficiency measures. The survey should take no longer than an hour and costs up to £120.

The survey information is used to calculate the energy rating. New-build homes tend to have high EPC ratings, while older homes often have lower ratings of around D or E. The average EPC rating for a home in the UK is D.



# Low Cost Energy Savings

- ✓ Buying a new TV, washing machine or dishwasher? Look out for the energy efficiency rating, and go for A-rated or better.
- ✓ Get a hot water cylinder jacket. A thick insulating jacket can save around £50 on bills a year.
- ✓ Dodge the draught! Fit draught excluders to your windows, doors, letter box and key hole to keep the draughts out and save you £25 per year.
- ✓ Fit radiator reflector panels. These slot behind a radiator that's on an outside wall and reflect the heat back into the room.
- ✓ Replacing old style lightbulbs with LED and save £30 a year. Plus they don't need changing as frequently.
- ✓ Change your head. Fit a water efficient shower head and save £30 a year.
- ✓ Insulate your loft. A house loses 25% of heat through the roof. Loft insulation is a cheap way of saving money on your home and can be done yourself.



**Draught Proofing Window**



**Changing to energy efficient light bulb**



**Loft Insulation**