

# Energy Performance Certificate (EPC)

An EPC gives information about a property's energy use and typical energy costs and recommendations about how to reduce energy use and save money.

It must be completed every 10 years and a full EPC is completed when a certificate is lodged with accompanying written information and recommendations report.

## Requirements

Energy Performance Certificates (EPCs) are needed whenever a property is:



**Built**



**Sold**



**Let**

An EPC does not have to be included in property details but is encouraged. Although not responsible, the new tenant or owner is encouraged to ensure this certificate is applied for.



# Recommendations

A recommendations report shows ways that the new tenant or landlord could improve the energy performance and decrease the running costs of the property. These recommendations do not have to be undertaken.

For each recommendation the following is listed:



Indicative Cost



Typical Cost Savings



Potential impact on performance rating

**Buildings that do not require an EPC include:**

- Temporary buildings that will be in use for less than 2 years;
- Buildings with floor space <math><50\text{m}^2</math>;
- Holiday or residential accommodation that is rented for less than 4 months a year; and
- Buildings with minimal energy usage e.g. workshops.

**Other scenarios when an EPC is not needed include:**

- Lease renewals or extensions;
- Compulsory purchase orders;
- Sales of shares in a company where buildings remain in company ownership; and
- Lease surrenders.

## Penalties:

If an EPC is not shown prior to letting or selling the property the landlord may face penalty charges up to 12.5% of the rateable value of the building or £5,000 whichever is lowest.

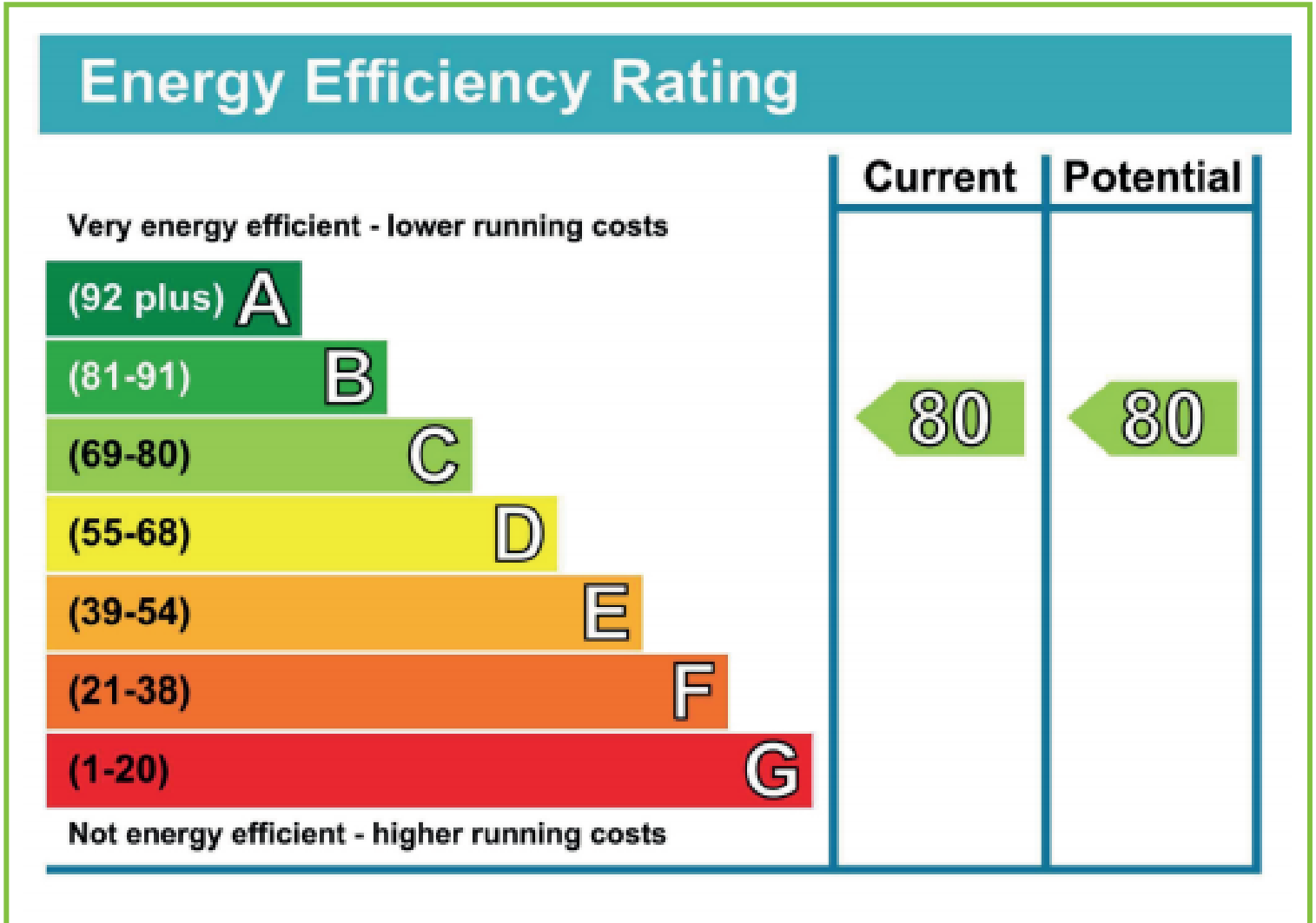
- Penalties can range from a minimum value of £500 and are capped at a maximum value of £5,000.
- Where the previous formula does not apply a default penalty of £750 may be issued.

A fixed penalty of £200 is given when:

- Advertisements in the commercial media do not include the EPC rating.
- Upon the sale or rental of the property, the seller or landlord fails to make a valid EPC available to the prospective buyer or tenant at the earliest opportunity and free of charge.

# Ratings

An EPC represents a building's energy performance represented by a letter grade (A represents the most efficient, G represents the least efficient). It is a requirement for all domestic and some commercial properties. The grading system used is shown below:



The performance is calculated by a combination of factors that relate specifically to that building. This includes but is not limited to current insulation; number of rooms; age and size of the building; materials used to build the property; and the number of occupants and appliances.

To undertake the assessment for existing buildings, the energy assessor must undertake a physical survey of the building to gather all appropriate information. For new buildings, the energy assessor must have accurate plans, specifications and other relevant information. A site visit is not required.