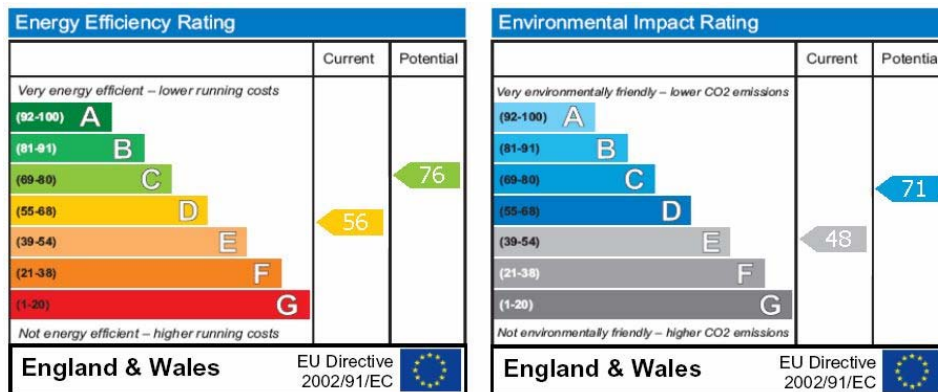


EPC – A BRIEFING

What is the purpose of an EPC?

The Energy Performance Certificate is a new legal requirement which tells the potential buyers of your property how energy efficient your home is. The energy efficiency rating is a measure of the overall efficiency of a home and is represented on a scale of A-G, with 'A' being the highest score and 'G' being the lowest. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Example EPC graphs



You can find out more about the EPC at www.homeinformationpack.gov.uk

What to expect when the Domestic Energy Assessor (DEA) visits the property:

- The DEA will be taking internal/external measurements of the property, drawing floor plans and making site notes.
- It will be necessary to photograph some aspects of the property and appliances for the report.
- Access is required to all rooms in the property to assess the methods of heating, lighting and ventilation in the home.
- Clear access is required to meter cupboards, heating systems and their controls, i.e. boilers, timers, hot water cylinders, thermostats, etc.
- An inspection of loft spaces (if accessible) is required to assess insulation. There is no need to move or remove any items stored in the loft. The DEA will use their own ladders where at all possible.
- It might be necessary to open windows and doors to determine wall thicknesses.
- For the average 3 bedroom property, the inspection will take approximately 1 hour - longer if the property is larger or of unusual complexity.
- The DEA is a qualified professional - insured, accredited, licensed and bound by Codes of Conduct under government recognised Accreditation Schemes. Full details, together with a comprehensive complaints procedure, are available upon request from your DEA.

To ensure the inspection runs as smoothly as possible:

- Please leave clear access to the areas indicated above to facilitate the inspection. The DEA must not move furniture or personal items during the inspection. If the DEA has to limit their inspection in any way because of obstructions, this might have a detrimental effect on the energy rating your property achieves.
- If you will not be present for the inspection, please be mindful that the inspection cannot take place if there are juveniles under the age of 16 in sole charge of the property.
- The assessor will not enter a property where dogs or other animals that could pose a hazard are unaccompanied or unrestrained.
- It is important that the assessor is allowed to carry out the inspection in their own time and without distraction, to ensure none of the data vital to the production of the certificate is missed and that mistakes are not made.
- Missed appointments or return visits will attract a fee.

