

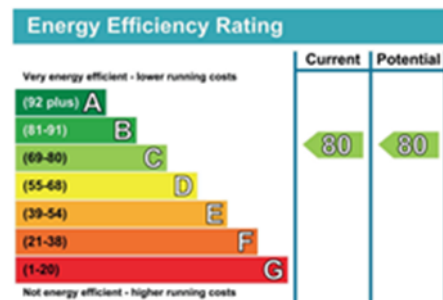
Tel :07528 493181 Info@strettonclimatecare.org.uk www.strettonclimatecare.org.uk Charity No. 1159816	Energy Advice Drop In The Wellbeing Centre Church Stretton Thursday's 10.00 – 12.00	
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Energy Performance Certificates

- An Energy Performance Certificate or EPC is a certificate which shows how energy efficient a property is. The certificate is rated from G, very poor to A, excellent. It is based on energy costs per m² assuming typical occupancy, ie what it should cost to power the dwelling rather than the current occupiers actual energy use.
- The certificate also includes a summary of those areas where efficiency can be improved, the estimated costs and the possible savings they will make.
- The certificate is produced by a qualified and accredited Domestic Energy Assessor.
- The survey takes approximately 60 minutes to conduct and will look at the size of the living space, construction of the property, what insulation is evident, lighting, the heating and its controls.
- Access to all rooms is required.
- Every fixed light fitting is counted and the number of low energy bulbs in use. (Low energy bulbs are either LED type, Compact fluorescent (CFT) or normal fluorescent tubes.) Halogen bulbs are not classed as energy efficient.
- A head and shoulders inspection of all loft spaces if possible is required to assess the depth of loft insulation (current minimum recommendation is 270mm,) and whether it is laid across joists or affixed to the rafters. The assessor will also try to establish where appropriate what kind of wall divides the property from next door and also the construction of the outside walls; are they solid, cavity and if cavity what evidence there is that the cavity has been insulated? If solid walls is there evidence of internal or external insulation? The nature of the floors is also established. Are they solid or suspended? If solid the age of the property will help to establish if the floors contain any insulation and if suspended the question will be asked is there any under floor insulation?
- Next a visual inspection of the windows is made. Are they single, double, triple or secondary glazed? If installed after 2002 there should be a FENSA certificate which can be used as evidence. Any conservatory glazing will also be inspected.
- A major part of the survey is the heating system. The surveyor will look at any central heating boilers and assess their age (older boilers are less energy efficient) and look for heating system controls, eg time clocks, hot water tank thermostats and any tank insulation,



radiator and room thermostats etc. They will also note any additional heating such as open or closed solid fuel stoves, log burners, coal effect gas fires etc and if there are electric storage heaters.

- The height of ceilings is measured and the dimensions of the property taken to create a rough sketch plan, including any extensions and alterations.
- Questions may also be asked to gain information that is not obvious. When was the property built, has the loft been converted into a room and if so when, have the cavity walls been insulated (it's not always obvious) and has any heat recovery technology been installed? Evidence of work done is important and detailed receipts to show the work done, thickness of additional insulation etc and even photographs are useful.
- Where evidence is lacking, the surveyor will say "assumed" eg assumed cavity walls of an older house are uninsulated.
- Surveys only look at the energy efficiency of the building and heating system, but as a gesture towards carbon emissions reduction they now say "You might be eligible for the Boiler Upgrade Scheme. This will help to reduce carbon emissions by replacing your existing heating system with one that generates renewable heat."
- The average EPC rating of homes in the UK is D.

It is a legal requirement for the seller of a property to have an up-to-date EPC, (they last for 10 years then must be renewed.)

Landlords must have an EPC rating of their property of E or above before it can be re - let or an existing tenancy can be renewed but they can however apply for exemptions if it is too expensive to bring a property up to an E or if there are planning constraints limiting some of the measures that can be taken (eg it's a listed building).

NB From 2028 there are proposed changes which state that all tenancies, both existing ones and new ones, must have an EPC rating of at least band C. The current rules which have been around since 2018. There are concerns that landlords may increase rents to help defray their costs!

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It is possible to search for the EPC of a property using its postcode at

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

Estate Agents can arrange for an EPC but the above link will also provide details of local assessors.

Surveys cost from approximately £50.00.

If the quality or accuracy of an EPC is questioned, contact the energy assessor in the first instance and if the matter is not resolved, contact the accreditation scheme of the energy assessor who produced the EPC. Contact details of both the assessor and accreditation scheme can be found on the EPC certificate.

(please see next page)

**Caution - Please Read this:**

*Our Advice Note has been carefully prepared and is, as far as we know, accurate at the date of publication. However, things change very fast in the world of technology and in government schemes. Sometimes parts of Advice Notes become outdated and may not offer best advice very soon after publication. We do our best to keep them up to date with the limited resources we have. Furthermore, our advice may not be appropriate for your particular circumstances. We advise that you get advice from a relevant expert before making changes. We may be able to offer further advice or make suggestions on who to contact if you get in touch with us. We are not technical experts but have many years of offering common sense advice and we recommend you should not rely on our Advice Note alone for making decisions. The national advice centre Energy Savings Trust is a good source of information.*

See <https://energysavingtrust.org.uk/>