

Everything you need
to know about
Energy Performance
Certificates (EPCs)
for domestic
properties



What is an Energy Performance Certificate (EPC)?

An Energy Performance Certificate shows the Energy Efficiency Rating (EER) and an Environmental Impact Rating (EIR) of a property on an A-G scale (A being the most efficient and G being the least).

The EER is rated in terms of energy costs, while the EIR is rated in terms of carbon emissions.

These alphabetical bands are linked to a numerical score from 0-100 points (100 being the most efficient and 0 being the least).





How is the rating calculated?

The rating is calculated following a non-invasive assessment of the property by a qualified Domestic Energy Assessor (DEA).

This is typically based on:

- Property age and type
- Wall type
- Lighting
- Main and secondary heating
- Windows
- Roof
- Hot water
- Floor type





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When do I need one?

It is a legal requirement to have a valid EPC when a property is sold, let or constructed.

There are some minimum energy efficiency standards in place for to letting properties, which are expected to increase in the future.

An EPC is valid for 10 years.



How can I view my property's EPC?



For properties in England, Wales and Northern Ireland, you can find a copy of your EPC on the Ministry of Housing, Communities and Local Government's (MHCLG) Energy Performance of Buildings Central Register.

For properties in Scotland, you can find a copy of your EPC on the Scottish Energy Performance Certificate Register which can be found on the Energy Saving Trust's website.

Find an EPC in England, Wales or Northern Ireland:

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

Find an EPC in Scotland:

<https://www.scottishepcregister.org.uk>

What does it show?

An EPC is split into 6 main sections:

1. The energy efficiency rating for the property

This section shows the current and potential energy rating of the property rated A-G.

2. A breakdown of the property's energy performance

This sections shows the energy performance for the different features of the property, such as lighting and windows. They are assessed as either:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

3. The environmental impact of the property

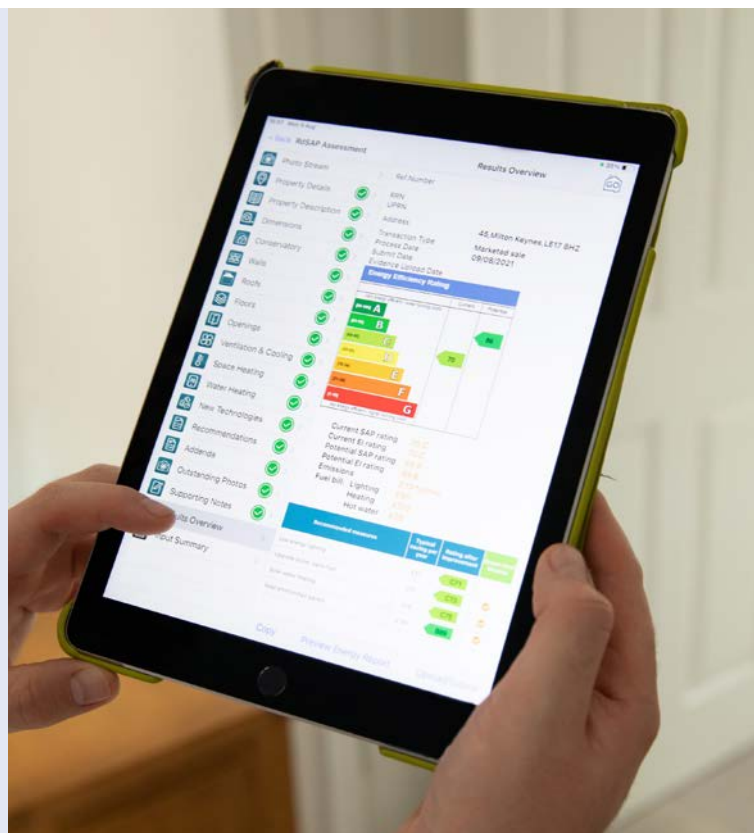
This section shows how much CO2 the property produces per year as well as the average household and the property's potential CO2 emissions.

4. How to improve the property's energy performance

This section provides recommendations on how to increase the property's energy efficiency. This includes recommended energy saving measures, typical installation cost, typical yearly saving and potential rating after carrying out the recommendation.

5. Estimated energy use and potential savings

View the estimated yearly energy cost for the property compared with the potential saving if all the recommendations were installed.



Also included is a section on heating use in the property, covering estimated energy used to heat the property and the potential energy savings by installing insulation.

6. Contacting the assessor and accreditation scheme

The details of the Energy Assessor who produced the EPC and their accreditation body are displayed on the EPC should you wish to contact them.



How can I get an EPC?

An EPC can only be produced by a qualified Energy Assessor who is a member of a recognised accreditation scheme.

You can find a suitable Energy Assessor using Elmhurst's Search for Assessor facility (www.elmhurstenergy.co.uk/search-for-assessor), which is available on the Home Page of our website.

Depending on the type of building you will require either a:

- Domestic Energy Assessor (DEA) - for existing dwellings.
- On Construction Domestic Energy Assessor (OCDEA) - for new build domestic properties.



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