

# South Coast Home Inspectors

## The Energy Performance Certificate – EPC explained in outline

### What is an EPC?

#### **The EPC documents the energy efficiency and environmental impact of your property**

The Energy Performance Certificate (EPC) assesses your property for its use of energy, much like you already see on electrical appliances, such as fridges and the like. The lower the rating letter, the less energy cost will be incurred in running the property between A-G, with A being the most efficient. The average house scores around 46 and is in band E. The environmental impact is also assessed from the energy use and also features on the form. The Government has introduced this into the Home Information Pack (HIP). It is intended to raise the awareness of domestic energy use and encourage homeowners to reduce consumption. Such measures are being applied throughout the whole EU with an EPC valid for 10 years. Under government guidelines an EPC presently has to be less than 12 months old to be included in the HIP.

### What does the EPC mean to me?

#### **The EPC makes you more aware of energy use on your property. It does not compel you to take any action, although it will make recommendations for you to consider**

Ahead of the inspection sellers are asked to complete the *seller's questionnaire*. The inspection will look at how efficiently your property uses energy, such as heating, lighting, and of the property heat loss and insulation. It measures the notional efficiency of the particular energy use within your property and then gives a rating of where it fits on the scale; and where it could be improved if certain measures were undertaken. It will acknowledge those measures you have in place already. It will let you see approximately what you might save in running costs if you undertake certain efficiency measures. All the recommendations are software generated based on the data inputs. It does not impose any actions upon you and what you do is your choice. It does not measure how lightly or heavily you use energy in your home, so don't leave the heating off all month just to reduce the EPC readings – it will make no difference.

### How can the EPC help me and save money? Government calculates homeowners on average can save up to £300 per year by taking suitable energy saving measures.

#### **It can save you substantial sums of money over the time you are responsible for the property if you make certain energy efficiencies**

If we undertake an EPC on your property we will provide an impartial evaluation of the forecast energy efficiency rating which both the buyer and seller can see and will answer any queries for clarification. Any specific advice in relation to energy measures on the EPC is beyond the remit of the assessor's duties, so government requires a separate commission if independent practical advice is wanted – which we can provide, on which measures would be cost effective for you, so that you can make year on year savings.

### Who does the EPC help most?

It helps everyone by raising energy awareness. Most of all it will help the buyer have an idea of likely fuel consumption costs and of possible energy efficiency measures to be considered.

### Must I wait till I sell before I have an EPC?

**No.** You can check how much money you could save at any time simply by having an Energy Audit. We can undertake these for you and because we are Independent consultants we can help you decide impartially what measures will best suit your circumstances. Our surveying experience allows us to undertake more services than Domestic Energy Assessors or Home Inspectors who are not surveyors. Our advice is impartial as we are independent of any energy work companies. Remember to always obtain at least 3 competitive quotes if having work done.