

Barry Danser.com

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If you wish us to handle the EPC for you please call us on the number or email above

RESIDENTIAL

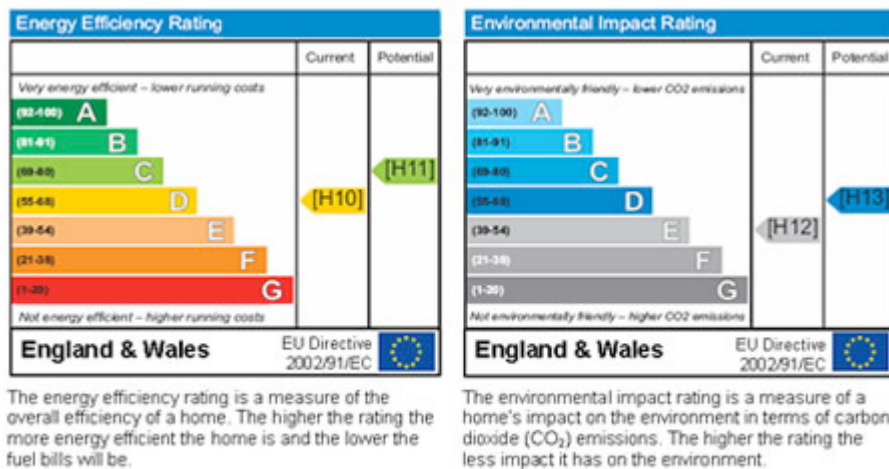
What is an Energy Performance Certificate (EPC)?

An Energy Performance Certificate is a compulsory part of a Home Information Pack. The certificates are commissioned by the seller/landlord (or their agent) from an accredited Domestic Energy Assessor, who visits the property to collect the relevant data and creates the certificate. This data includes the date, construction and location of the property and relevant fittings (heating systems, insulation or double glazing, for example).

Energy Performance Certificates tell you how energy efficient a home is on a scale of A-G. The most efficient homes - which should have the lowest fuel bills - are in band A.

The Certificate also tells you, on a scale of A-G, about the impact the home has on the environment. Better-rated homes should have less impact through carbon dioxide (CO₂) emissions.

The average property in the UK is in bands D-E for both ratings. The certificate includes recommendations on ways to improve the home's energy efficiency to save you money and help the environment.



The energy rating charts (example above) are included in an Energy Performance Certificate, which explains about the property's assessment in more detail.

How long is an Energy Performance Certificate valid for?

An Energy Performance Certificate, in theory, is valid for 10 years

If a property owner has improved the energy efficiency (e.g. by insulating the loft) he/she can then commission another Energy Performance Certificate, which may obtain a better 'energy efficiency rating'.

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Who needs an Energy Performance Certificate?

Property Sellers

Almost every property in England and Wales now requires an Energy Performance Certificate if it is marketed for sale. This is a legal requirement. A sale cannot occur without an Energy Performance Certificate in place.

Landlords

Almost every rental property in England and Wales requires an Energy Performance Certificate from 1 October 2008, if the property is marketed to let. This is a legal requirement.

Penalties for Non-Compliance

On 8 February 2008 the Department for Communities and Local Government warned landlords that the Government is considering a 'fixed penalty charge' notice, which could be as much as £200 per dwelling, per day, for any landlord who fails to provide an up to date EPC to tenants.

Commercial Energy Performance Certificates (EPCs)

The EPC looks broadly similar to the energy labels now provided with vehicles and many appliances. Its purpose is to indicate how energy efficient a building is. The certificate will provide an energy rating of the building from A to G, where A is very efficient and G is the least efficient.

The better the rating, the more energy-efficient the building is, and the lower the fuel bills are likely to be.

The energy performance of the building is shown as a Carbon Dioxide (CO₂) based index.

Each energy rating is based on the characteristics of the building itself and its services (such as heating and lighting). Hence this type of rating is known as an asset rating.

The asset ratings will reflect considerations including the age and condition of the building. It is accompanied by a recommendation report, which provides recommendations on using the building more effectively, cost effective improvements to the building and other more expensive improvements which could enhance the building's energy performance.

When Buildings need an EPC

An EPC is only required for a building when constructed, sold or let.

For the purposes of the regulations, a building is defined as:

"a roofed construction having walls, for which energy is used to condition the indoor climate, and a reference to a building includes a reference to a part of a building which has been designed or altered to be used separately".

How long is an Energy Performance Certificate valid for?

The actual certificate is valid for 10 years but the recommendation report is valid for 7 years. The reason for this is unclear.

Who needs an Energy Performance Certificate?

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As from 4 January 2009, most buildings require an EPC on construction, sale or let, if newly put on to the market from that date.

Penalties for Non Compliance

Failure to provide an EPC when required by the Regulations means the owner/landlord may be liable to a civil penalty charge notice.

Trading Standards Officers may act on complaints or undertake investigations. They may request a copy of the EPC and recommendation report. If asked, it must be provided within seven days of the request or be liable to a penalty charge notice. A copy of an EPC can be requested at any time up to six months after the last day for compliance with the obligation to make it available.

The penalty for failing to make an EPC available to any prospective buyer or tenant when selling or letting non-dwellings is fixed, in most cases, at 12.5% of the rateable value of the building, with a default penalty of £750 where the formula cannot be applied.

A formula is used as the costs of producing an EPC for commercial properties are expected to vary according to the size, complexity and use of the building. The range of penalties under this formula are set with a minimum of £500 and capped at a maximum of £5,000.

If a penalty charge notice is issued and it is believed that it should not have been issued then a review can be requested. An unsatisfactory outcome of the review may be appealed to the county court within 28 days after receipt of notice confirming the penalty charge notice from the local authority.

There is a defence against a penalty charge notice if an EPC was commissioned at least 14 days before it was required and despite all reasonable efforts a valid EPC has not been received at the relevant time. Evidence will need to be provided that a proper request was made to an accredited Energy Assessor.

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