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Energy Performance Certificate

The Energy Performance Certificate (EPC) gives home owners, tenants and buyers information on the energy efficiency of their property. It gives the building a standard energy and carbon emission efficiency grade from 'A' to 'G', where 'A' is the most efficient and with the average to date being D.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		37	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

What else does the certificate do?

EPCs are measured using the same calculations for all homes, so you can compare the energy efficiency of different properties.

Part of the EPC is a report which will list the potential rating that your home could achieve, if you made the recommended changes. The report lists:

- suggested improvements (such as fitting loft insulation)
- the approximate cost
- possible cost savings per year if the improvements are made
- how this would change the energy and carbon emission rating of the property

You can use this information to:

- cut your fuel bills
- improve energy performance in your home
- help cut carbon emissions
- help you choose a more energy efficient home to rent or buy

You do not have to act on the recommendations contained in the recommendation report. However, if you decide to do so, then it could make your property more attractive for sale or rent by making it more energy efficient.

Does everyone need an EPC?

The EPC is required by law when a building is constructed, sold or put up for rent.

Sellers or buyers of homes

All sellers of homes need to ensure that they provide a Home Information Pack which includes an EPC for potential buyers.

An EPC must be made available to a potential homebuyer – free of charge.

Builders

An EPC needs to be provided to buyers of newly built properties.

Landlords

If you are a landlord, you'll need to make an EPC available to prospective tenants the first time you let a home after 1 October 2008. An EPC is only required for a property which is self-contained, and is valid for 10 years.

An EPC isn't required when a tenant rents a room and shares facilities.

Tenants

If you are interested in renting a property then an EPC must be made available to you free of charge. An EPC is only required for a property which is self-contained, and is valid for 10 years.

If you are a prospective tenant, an EPC isn't required when you rent a room and share facilities.

If you are not in one of the above categories

Even if you do not fall into the above categories, you can still apply for and receive an EPC. This may be because you want to know what the energy efficiency of your home is and implement improvements suggested by the recommendation report.