



**Residential Building Surveyors
& Energy Assessors**

What is an EPC?

An Energy Performance Certificate (EPC) provides an energy efficiency rating in relation to a property's running costs. The energy efficiency rating will take into account the potential energy performance of the property itself (the fabric) and its services.

In order to produce a legally valid EPC accredited Energy Assessor will need to collect the following information:

- The property type (i.e. flat, bungalow, detached or semi-detached)
- The age of the property
- The dimensions and number of floors/storeys
- Amount and type of glazing
- Material used to build the property (brick, timber frame etc)
- Insulation levels
- Heating systems and fuel used
- New technologies

Not all properties are used in the same way. The energy efficiency rating uses 'standard occupancy' assumptions (typically 2 adults and 2 children) which may be different from the way in which occupiers actually use things like heating and lighting within their property.

When will I need an EPC?

An EPC is a required when a property is newly built or is marketed for sale or rent. Other policies may also require an energy certificate.

How long does an EPC last?

An EPC is valid for 10 years or until a newer EPC is produced for the same property no matter how many times the property is sold or rented out during that period. Existing occupiers and tenants will not require an EPC unless they sell, assign or sublet their interest in a building. Once an EPC has expired it is no longer a legally binding document.

If you would like more information about the EPC or any further energy advice please contact:

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Energy efficiency rating

The Energy efficiency rating will be displayed on an A to G scale. With the least efficient buildings being G rated and the most efficient being A rated.

The rating is actually based on cost factors such as the type of fuel used for heating, hot water, lighting and ventilation.

Currently if the property uses main gas it will score higher on the energy rating as opposed to a property that uses electricity. This is due to mains gas being cheaper per p/kWh than electricity.

Breakdown of property's energy performance

The individual features (floor, lighting wall etc) assessed as part of the energy assessment are also provided with an energy performance rating within the EPC.

These ratings can go from very good (most efficient) to very poor (least efficient) and do not consider the actual condition of the feature itself. No rating is given for floors or secondary heating.

This particular rating is calculated from*:

- The energy efficiency cost rating
- The environment (Co2) rating

* In the case of hot water, heating and water responsiveness would also be considered

You may also see the word 'assumed' in this part of the EPC. This is automatically generated by the energy assessment software based on a number of factors such as the age of the property and whether there is insulation etc.

Environmental impact of the property

The EPC currently shows the environmental impact as an A to G rating allowing you to draw comparisons with average households.

The Environmental impact rating is again based on assumptions about average occupancy and energy use. They may not reflect how energy is consumed by the people living at the property.

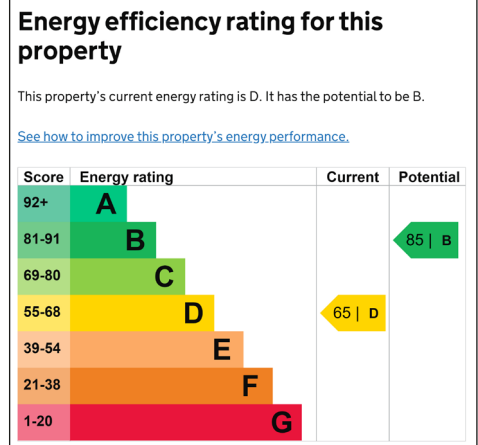
Recommendations for improvements

You will find a list of recommendations on how the property's energy performance can be improved. The typical installation cost is based on average installation prices across the country so may not be representative of the actual costs in your area.

The recommendations are cumulative meaning that they should be installed in the order they appear to achieve the potential energy efficiency rating displayed on the EPC. Should you choose not to follow the order they appear the potential energy efficiency rating may change.

Estimated energy use and potential savings

The EPC will not reflect the actual energy you use as the calculation is based on standard occupancy. It is designed this way to enabled similar properties across the country to be compared. If you wish to have a report to reflect your actual energy costs you should contact a retrofit assessor who will be able to complete an occupancy assessment.



Breakdown of property's energy performance

Feature	Description	Rating
Wall	Cavity wall, filled cavity	Good
Roof	Pitched, 100 mm loft insulation	Average
Window	Fully double glazed	Good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	From main system	Good
Lighting	Low energy lighting in 8% of fixed outlets	Very poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Environmental impact of the property

An average household produces	6 tonnes of CO2
This property produces	3.3 tonnes of CO2
This property's potential production	1.4 tonnes of CO2

Recommendations for improvements

Step 1: Floor insulation (solid floor)	
Floor insulation (solid floor)	
Typical installation cost	£4,000 - £6,000
Typical yearly saving	£41
Potential rating after completing step 1	66 D