

Energy Performance Certificate

Summary

An Energy Performance Certificate (EPC) is a document which displays the current CO₂ (carbon dioxide) emissions of a property which determines an “Asset Rating” based on a scale from A (Very Efficient) to G (Very Inefficient) similar to that on electrical goods.

The EPC also provides an indication of the potential energy usage of the building over the course of a typical year in addition to the potential emissions from a “notional” building built to current building technical standards to provide a suitable comparison.



Subsequently, a list of recommendations are also generated which detail suggested improvements that, if implemented, could assist in reducing the energy usage and carbon emissions of the property. This in turn can improve the Asset Rating of the property which may present a more attractive option for any prospective tenants. The EPC is valid for a period of 10 years and may be assigned any number of times.

It is the responsibility of the landlord to 'affix the certificate to the building' - this is a legal requirement. The EPC should be located in a position that is readily accessible, protected from weather and not easily obscured. A suitable location could be in a cupboard containing the gas and electricity meter or the water supply stopcock.

An EPC has to be produced for all properties which are sold or rented from 4 January 2009.

Campbell and Dean can arrange for an EPC to be completed on a landlords' behalf. The cost for a certificate will vary depending on the property size and the number of rooms in the property: It currently costs between £60 and £150.