



PROPERTY
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ENERGY PERFORMANCE CERTIFICATES (EPC'S)

WHAT IS AN ENERGY PERFORMANCE CERTIFICATE:

If you're selling or renting your home, you must order an EPC for potential buyers and tenants before you market your property.

Energy Performance Certificates (EPCs) are needed whenever a property is:

- built
- sold
- rented

In Scotland, you must display the EPC somewhere in the property – e.g. in the meter cupboard or next to the boiler.

An EPC contains:

- information about a property's energy use and typical energy costs
- recommendations about how to reduce energy use and save money

An EPC gives a property an energy efficiency rating from A (most efficient) to G (least efficient) and it is valid for 10 years.

HOW TO GET AN EPC

If you're selling or renting out your home, you'll need to find an accredited assessor, for properties in England, Wales & Northern Ireland this can be done at **www.epcregister.com/searchAssessor.html**

Fill in your postcode and a list of accredited assessors will be provided for you. They'll assess your property and produce the certificate.

If you don't get an EPC when you need one, you can be fined.

If you're buying or renting then the person selling the house, the landlord or the letting agent must show you the EPC.



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BUILDINGS THAT DON'T NEED AN EPC

These include:

- places of worship
- temporary buildings that will be used for less than 2 years
- stand-alone non-residential buildings with total useful floor space of less than 50 square metres
- industrial sites, workshops and non-residential agricultural buildings that don't use a lot of energy
- some buildings that are due to be demolished
- holiday accommodation that's rented out for less than 4 months a year or is let under a licence to occupy



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