



Energy Performance Certificates (EPCs)

Here's everything you need to know.

An Energy Performance Certificate (EPC) is a report that assesses the energy efficiency of a property. An EPC is required whenever a property is built, sold or rented.

What information is included in an EPC?

The report contains information about a property's energy use and typical energy costs. It also provides recommendations on how to reduce energy use and save money. It considers things like how well insulated the house is and carbon dioxide emissions, amongst others.

Each property is given an energy efficiency rating from A (most efficient) to G (least efficient) and is valid for ten years. The more energy efficient a property is, the less the energy bills are likely to be.

An EPC also includes a potential rating, which shows how energy efficient a property could be if recommended changes are made. The recommendations can consist of small changes such as replacing light bulbs with energy efficient ones but can also include more significant changes such as solar panels.

EPCs for Landlords

Landlords must have an up to date EPC when renting out a property or starting a new tenancy. A rented property must not have a rating below 'E' under the current guidelines.

How to get an EPC

EPCs are easy to get hold of from your Mortgage Broker, they'll be able to talk you through the process that's unique to your property.