



Department for
Communities and
Local Government

Improving the energy efficiency of our buildings

A guide to energy performance certificates for the construction,
sale and let of dwellings

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Foreword

The EU Directive on the Energy Performance of Buildings came into effect progressively from 2007 and is an important part of government strategies for tackling climate change. The principle underlying the Directive is to make energy efficiency transparent by the issuing of a certificate showing the energy rating of a property, accompanied by recommendations on how to improve efficiency. This energy performance certificate (EPC) must be provided whenever a property is constructed, rented out or sold.

This document provides guidance on how to apply the requirements of the Energy Performance of Buildings Directive to domestic dwellings. It is intended to help landlords and sellers understand their responsibility for making energy performance certificates available when renting out or selling a domestic property. This document takes into account changes arising from the “recast” of the Directive – which comes into force from 9 January 2013.

This guidance also outlines what tenants and buyers should expect to receive when they begin the process of renting or buying a domestic property.

Responsibility for providing the EPC lies with the “relevant person” when building, renting out or selling a property. For newly built dwellings the relevant person is the builder. When letting a rental property this is the landlord. For the sale of a privately owned property it means the person selling the property. Definitions of the terms used in the regulations are at Annex B.

While this guidance aims to explain how the requirements will work in practice, any interpretation of the regulations is offered only as a guide - the Department for Communities and Local Government cannot provide legal advice. Therefore, it is important to read and understand the regulations as well. In cases of doubt independent legal advice should be sought.

The original Energy Performance of Buildings Directive was implemented by the previous administration in 2008. A number of its measures were gold-plated –ie- they went beyond the minimum requirements. In implementing the recast, the current Government has taken the opportunity to remove this gold-plating where possible.

This document replaces any previous guidance on the Energy Performance of Buildings Regulations, and is one of a suite of documents that explain the requirement for energy performance certificates, display energy certificates, and air conditioning inspections in England and Wales.

Key points:

- an EPC is required whenever a building¹ is sold, constructed or rented out
- the EPC shows the energy efficiency rating (relating to running costs) of a dwelling. The rating is shown on an A–G rating scale similar to those used for refrigerators and other electrical appliances. An example of an EPC is included at Annex C
- the EPC includes recommendations on how to improve the dwelling's energy efficiency. There is no statutory requirement to carry out any of the recommended energy efficiency measures stated. The EPC also includes information showing which of these measures would be eligible for finance under the Green Deal scheme, if they were to be carried out. More information on the Green Deal can be found at www.gov.uk/green-deal-energy-saving-measures/green-deal
- when a new home is constructed, it is the responsibility of the builder to provide an EPC when the building is physically completed.
- landlords and sellers must provide an EPC free of charge to interested parties² at the earliest opportunity and must provide a copy of the EPC to the person who takes up the tenancy or the successful buyer
- estate agents and other third parties must ensure that an EPC has been commissioned before they can market a property for sale or rent. In addition, all advertisements in the commercial media must clearly show the property's EPC rating, where this is available
- EPCs are valid for 10 years and can be reused as many times as required within that period. It is not necessary to commission a new EPC each time there is a change of tenant, or the property is sold. Where more than one EPC is produced for a building, the most recent EPC is the valid one
- in the social or private rental sector, an EPC is not required for any property that was occupied prior to 1 October 2008 and which continues to be occupied by the same tenant. However, landlords may commission EPCs for these dwellings if they wish

¹A building requiring an EPC must have: a roof and walls; and use energy to condition the indoor environment. A building can be: the whole of a building; or part of a building where the part is designed or altered to be used separately. For residential purposes, 'designed or altered to be used separately' describes a unit that is self contained, meaning that it does not share essential facilities such as a bathroom/shower room, wc or kitchen with any other unit, and that it has its own entrance, either from outside or through common parts, that is not through another dwelling

² Prospective tenants or buyers

Chapter 1

Buyers and tenants

From 9 January 2013 all sales or lettings advertisements in the commercial media³ should show the EPC rating of the property being advertised. There is no requirement to display the full certificate but where there is adequate space, the advertisement should show the A-G graph. However, it is recognised that this will not always be possible. In such cases the advertisement should include the actual EPC rating of the property (for example C).

However, in line with the removal of unnecessary gold-plating, from 9 January 2013, there will no longer be any requirement to attach the front page of the EPC to any written materials.

When a prospective buyer or tenant registers an interest in a property (by arranging a viewing or requesting further details), the seller or landlord must make sure a copy of the property's EPC is available to them (if one has been produced). This should be in whichever format the prospective buyer or tenant has requested (e.g. hard copy or electronically as a document or web link).

Often a landlord or seller will use an agent to manage the letting or sales process. If this is the case the lettings or estate agent will provide the prospective tenant or buyer with the EPC. However it remains the ultimate responsibility of the landlord/seller to make sure this is done.

On all occasions the landlord or seller is obliged to give prospective tenants or buyers a copy of the EPC before any contract has been entered into.

The EPC must always be made available to prospective tenants or buyers free of charge.

³ For the purposes of this document, commercial media is used to mean:

- newspapers and magazines
- written material produced by the seller/landlord/estate agent that describes the building being offered for sale or rent
- the internet

Chapter 2

EPC requirements

Requirement to provide an EPC when building, selling or renting out a dwelling

An EPC is required whenever a building is built, sold, or let to a new tenant. This requirement was introduced in stages, beginning on 1 August 2007.

An EPC is only required for a dwelling that is self contained – i.e. one that it does not share essential facilities such as a bathroom/shower room, wc or kitchen with any other dwelling, and that it has its own entrance, either from outside or through common parts, that is not through another unit.

Existing dwellings

The purpose of the EPC is to show prospective tenants or buyers the energy performance of the dwelling they are considering. Therefore, the landlord or seller must commission an EPC and ensure that a copy of it is available free of charge to interested parties at the earliest opportunity. As a minimum, this should be when prospective tenants or buyers are first given written information about a dwelling or are arranging to view it.

A copy of the EPC must be always given free of charge to the person who ultimately becomes the tenant or the new owner of a property, before any contract is entered into.

An EPC does not have to be made available if the seller or prospective landlord believes on reasonable grounds that:

- the prospective buyer or tenant is unlikely to have sufficient funds to purchase the building or is not genuinely interested in buying or renting a building of that type
- the seller or prospective landlord is unlikely to be prepared to sell or rent the building to the prospective buyer or tenant. However this does not authorise unlawful discrimination

Where the landlord or seller has an agent, the agent may be given the task of ensuring that these requirements are met. However, the landlord or seller will remain responsible for any breaches.

New dwellings

When a new dwelling is constructed and is physically complete, it is the responsibility of the person carrying out the construction to give an Energy Performance Certificate (full standard assessment procedure or SAP EPC) to the building owner and to notify building control that this has been done. Building control will not issue a certificate of completion until they are satisfied this has been done.

Similarly, if a dwelling is modified to have more or fewer parts than it originally had and the modification includes the provision or extension of fixed services for heating, air conditioning or mechanical ventilation (i.e. those services that condition the indoor climate for the benefits of the occupants) then a full SAP EPC will be required. When the modifications are physically complete, it is the responsibility of the person carrying out the modification works to give a full SAP EPC to the building owner and to notify building control that this has been done. Building control will not issue a certificate of completion until they are satisfied this has been done.

An EPC relates to a single dwelling, so if a building is converted such that it will contain more, or fewer, separate dwellings than before, a new full SAP EPC will be required in relation to each new self contained dwelling.

Situations where an EPC is not required

EPCs are not required on sale or rent for buildings due to be demolished, provided the seller or landlord can demonstrate that:

- the building is to be sold or rented out with vacant possession
- the building is suitable for demolition and
- the resulting site is suitable for redevelopment
- all relevant planning permissions, listed building consents and conservation area consents exist in relation to the demolition, and
- they believe, on reasonable grounds, that a prospective buyer or tenant intends to demolish the building (e.g. on evidence of an application for planning permission)

Additionally, in line with the removal of unnecessary gold-plating, from 9 January 2013, the following types of buildings will not require an EPC:

- buildings and monuments officially protected as part of a designated environment or because of special architectural or historic merit in so far as compliance with certain energy efficiency requirements would unacceptably alter character or appearance
- buildings used as places of worship and for religious activities
- temporary buildings with a planned time of use of two years or less
- residential buildings which are intended to be used less than four months of the year
- stand-alone buildings with a total useful floor area of less than 50m²

Chapter 3

Validity period and production of EPCs

Validity period

If an EPC has already been produced for a property, this EPC can be re-used for future sales or rental of the property. EPCs are valid for 10 years from the date of their production and can be re-used as many times as required within that period.

If a new EPC is lodged, this then becomes the only valid one. EPCs are not invalidated by renovation works or improvements. However, a landlord or seller may wish to obtain a new certificate to demonstrate the energy efficiency improvements to potential tenants/ buyers.

Production of EPCs

EPCs for existing buildings must be produced by an accredited domestic energy assessor and for new buildings by an on construction domestic energy assessor

For either type of energy assessor to be accredited, they must be registered with an accreditation scheme. It is the scheme's responsibility to ensure the assessor is competent and that periodic quality checks are carried out on the assessor's work. More information on accreditation for domestic energy assessors is here www.gov.uk/domestic-energy-assessor-existing-buildings and on construction domestic energy assessors is here www.gov.uk/on-construction-dea-accreditation

The domestic energy assessor will carry out a survey of a property to gather data about the dwelling and the building fabric, the extent of any insulation, the installed heating and hot water services and the fixed lighting.

As a domestic energy assessor may be visiting occupied homes, they are required to pass a basic criminal records bureau or CRB check. This requirement applies to in-house staff trained as domestic energy assessors as well as those external to the organisation.

There are a number of ways to identify energy assessors who could produce domestic EPCs:

- the EPC register at www.epcregister.com has a search facility to locate assessors in a given postcode area. The search will identify assessors that have agreed to have their details given out, and will show their accreditation details, qualifications and contact details.
- lists of assessors may be held by lettings and management agents and estate agents

Communications

Landlords or sellers should bear in mind the most appropriate way of communicating with prospective tenants or buyers. Web links or electronic communications are acceptable, provided that interested parties will be able to access information in this way and consent to receive it in this form.

The landlord or seller should maintain an auditable trail of communication to show: whether a tenant/buyer has agreed to receive an EPC electronically; and whether they have in fact received it.

Chapter 4

Lodgement, enforcement and cost

EPC lodgement

All EPCs are stored on a national register. The register can be accessed free of charge on www.epcregister.com

Anyone with an EPC can opt-out of having their data made publicly available by clicking [here](#) and requesting the EPC for their property is opted-out of any data searches. It is possible to opt back in at any stage

Enforcement

The trading standards department for the area is responsible for enforcing the regulations that require domestic EPCs to be produced. An authorised trading standards officer has powers to ask a landlord or seller who appears to be or to have been under a duty in the regulations to produce for inspection an EPC and recommendation report if the trading standards officer suspects that an offence has been committed. A trading standards officer might intervene if, for example, a prospective tenant complains that they have not been given access to a copy of the EPC, or if the tenant does not receive the EPC when he takes up the tenancy.

If the landlord or seller has failed to provide an EPC to a tenant or buyer, or fails to show an EPC to an enforcement officer when asked, trading standards can issue a notice with a penalty charge of £200 per dwelling. In addition, an EPC for the property will still have to be provided by the landlord/seller to the new tenant/ buyer.

The level of fine and the process for issuing a penalty notice, and challenging once it has been issued is set out in the Energy Performance of Buildings Regulations.

EPC cost

The cost of an EPC is set by the market. It takes account of the travel time to the dwelling and back, the survey, the energy modelling, production of the EPC, the lodgement of information and compliance with any quality assurance procedures.

The costs of EPCs may differ between the rental and sales markets. The reasons for this include:

- a requirement by the landlord for additional services
- gaining access to tenanted dwellings may require repeat visits or work at evenings and weekends for which a premium rate may be charged

However, production costs could also be lower in the rental sector due to:

- co-located dwellings reducing travel time or dwellings with some of the same energy input data
- the existence of accurate, centrally held energy data, which may reduce survey time

Chapter 5

Additional information for landlords

Lease renewal

A landlord is not required to produce an EPC when an existing lease is renewed; they only have to do so when a new tenant takes over the property.

Verbal tenancies

In the case of verbal tenancies, i.e. where there is no written agreement, it may not always be clear when the tenancy was made. The landlord should provide a copy of the EPC to the new tenant as soon as it becomes clear who will be taking up the tenancy.

Landlords providing emergency accommodation

Landlords providing emergency accommodation - where a tenant needs urgent relocation, are exempt from the requirement to make an EPC available before renting out the dwelling if there is no valid certificate and insufficient time to commission one. However, an EPC must be provided as soon as is reasonably practicable after the renting out the dwelling.

Dwellings in multiple occupation

An EPC is only required for a habitable unit if it is self contained.

Where individual rooms in a building are rented out and there are shared facilities (e.g. kitchen and/or bathroom), an EPC is not required. This is because an EPC is only required on the rental of a building or part of a building designed or altered to be used separately. Renting a room does not meet the 'part of a building' definition.

Planning for EPC implementation on multiple properties

When landlords are planning an EPC compliance strategy some of the main issues to consider are:

- the size of their portfolio
- whether the portfolio is spread over a large geographical area, or concentrated in one location
- the similarity of the stock
- the turnover of the stock, or particular parts of the stock
- any energy efficiency data already held and its accuracy and completeness

- any existing stock management systems in place to hold this data
- the stock management/condition survey contracts in place and future requirements/intentions
- other policy and regulatory requirements to visit properties to assess their condition
- whether vulnerable tenants live in the landlord's properties
- whether any of the landlord's current staff are trained, or will be trained, in energy assessment
- the tender process which must be followed for new contracts

The most appropriate strategy will vary. It will depend on the answers to these questions, so it is not possible for guidance to give an authoritative view on what is the best strategy in any given situation or for any particular landlord.

Nevertheless, some general principles are set out below.

Adopting a proactive or reactive approach

A proactive approach to EPC compliance means having EPCs ready in advance of the trigger points at which they would be needed. For example, if a landlord has a block with a high turnover of tenants, then producing EPCs in advance of the requirement will mean that these are on hand to give to new tenants as they are offered accommodation. This will reduce any impact on void times. It should be borne in mind however that a proactive approach typically requires surveys of tenanted properties. Therefore, if any difficulties are encountered in gaining access, the need to make repeat visits could increase costs.

A proactive approach would probably be less cost effective for a block of flats with a very low turnover when the EPCs may not be needed for many years.

A reactive approach means producing EPCs as and when they are needed. If there is no EPC in place when a tenant leaves, then one will need to be produced before the accommodation is next made available to prospective tenants.

Maximising the benefits from the EPC

The level of data already held by landlords is likely to vary considerably, depending on a number of factors:

- the individual strategies, priorities and budget: some landlords may have chosen to collect and hold detailed data, others may not have the resources or need to do this
- the quality of data inherited from previous owners of the stock

- the date and extent of any recent renovation works to properties
- the date and completeness of the most recent stock condition survey
- the age of dwellings and extent of subsequent improvement works

The current status of the energy data which the landlord holds is likely to affect the data they may wish to retain from the process of producing an EPC. Landlords with a larger portfolio, for example, may wish to hold the source data for the EPC, i.e. property dimensions, heating system details, double glazing and insulation, in an asset management database and use it to inform future improvement programmes. If this is the case, the provision of such data should be discussed with the domestic energy assessor during the negotiations on setting up the EPC provision contract.

Surveying tenanted dwellings

Landlords planning to produce EPCs for homes that are occupied may need to consider whether access gathering the data could be a problem. Some issues to consider:

- the rights and limitations in the lease in relation to access by the landlord, or a person acting on their behalf
- ways to encourage tenants to grant access: giving adequate notice and considering whether evening or weekend appointments may be more convenient
- having a wide pool of dwellings to draw from. If a sample of flats in a block is being assessed with a view to creating the EPCs for all identical properties, a contingency of other addresses may be needed as a back up if access proves to be a problem
- good communications: engaging tenants in the process helps them understand why they should grant access
- considering any special access requirements for vulnerable tenants

The accreditation schemes' codes of practice will prevent domestic energy assessors from entering dwellings where there are unsupervised children present, and may also extend this to vulnerable adults. It is important (if appointing external domestic energy assessors) for landlords to make clear where there may be vulnerable tenants present, as the need to have accompanied visits may add costs or time to the process.

For both tenanted and vacant dwellings, the domestic energy assessors should be made aware by the landlord of the landlord's health and safety precautions and any areas of particular risk that they may encounter.

Generating EPCs for similar dwellings

For detailed guidance on the cost effective production of EPCs for similar dwellings please see guidance

www.gov.uk/government/publications/energy-performance-certificates-for-similar-dwellings-owned-by-the-same-landlord

Determining the type of EPC required

Dwellings in multiple occupation

An EPC is only required for a habitable unit if it is self contained.

Where individual rooms in a building are rented out and there are shared facilities (e.g. kitchen and/or bathroom), an EPC is not required. This is because an EPC is only required on the rental of a building or part of a building designed or altered to be used separately. Renting a room does not meet the 'part of a building' definition.

Annex A

Frequently asked questions

Q. When did the obligations to provide EPCs for rented dwellings come into force?

A. 1 October 2008.

Q. When did the obligations to provide EPCs for the sale of dwellings come into force?

A. For the marketed sale of dwellings this requirement started on 1 August 2007. For other types of sale, such as non-marketed sales, this requirement started on 1 October 2008.

Q. When did the obligations for newly constructed dwellings come into force?

A. 6 April 2008.

Q. How long is an EPC valid for?

A. 10 years.

Q. Where does the 10 year validity period come from?

A. The requirement for an EPC is driven by the European Union legislation, which includes a provision that the validity period of EPCs should not exceed 10 years.

Q. Where can I find an energy assessor?

A. Details of accredited energy assessors can be found on www.epcregister.com.

Q. Can a landlord charge a tenant for the provision of an EPC?

A. No. It is not permitted for the landlord to charge for the provision of the original EPC. However it is permissible for a tenant who has already received the EPC to be charged for the provision of a copy document.

Q. How do I decide whether to keep the work in-house or use an external contractor?

A. This is a decision for individuals. A key factor to consider when choosing between in-house and external DEAs will be the number of dwellings that require EPCs and the expected frequency of turnover.

Q. Is it possible to amend and update an EPC without the need to commission a new assessment? A new EPC may be wanted for example if a replacement boiler is fitted.

A. An EPC cannot be amended or updated. If you want to capture the benefits of any energy efficiency measure that you have installed, you will need to commission a new EPC, for which a new survey will be required.

However, if the work has been funded through the Green Deal, a new assessment is not required, provided that suitable evidence that the work has been done is available.

Q. Is it always the building owner who is responsible for producing the EPC? What if the building owner has no direct relationship with the tenants?

A. Where a tenant sub-lets a dwelling, the responsibility to make an EPC available lies with the sub-leaseholder.

Q. Who has access to the EPCs on the domestic register?

A. Data held on the domestic register is publicly available. It is possible to search for an EPC on the register by entering either the certificate's unique reference number (RRN), or the property's postcode. Anyone with an EPC can opt out of having their data made publicly available.

Q. Are asset management databases available that can hold property specific reduced data standard assessment procedure (RdSAP) input data and the central register reference number in addition to the other asset details?

A. These are being developed by the market in response to a recognised need.

Q. Is it possible to advertise a property before the EPC has been produced?

A. There is nothing to prevent a dwelling being advertised for sale or rent before the EPC is available. However, the landlord/seller will be expected to have made contact with a domestic energy assessor and commissioned the EPC with a view to receiving it within one week of the date it was commissioned.

Q. If an EPC is being produced when the dwelling is empty, what impact will occupying tenants or owners have on the accuracy of the energy and environmental ratings when they move in?

A. The occupier will have no impact on the EPC ratings, as these are produced using standardised occupancy data (i.e. number of occupants and hours of heating per day).

Q. What if the tenant wants to buy the dwelling they already occupy? Can I use the same EPC as I used when they took the tenancy?

A. If the tenant wants to purchase the dwelling they rent, the same EPC can be used.

Q. Is an EPC needed if tenants are moving via a mutual exchange?

A. Whether advertised for exchange via a choice based lettings system or not an EPC will be required.

Q. Is an EPC needed for shared ownership dwellings?

A. The first equity purchase of the dwelling creates a trigger for an EPC to be produced. The purchase of subsequent equity does not create a need for a further EPC.

Q. What happens in the case of stock transfer? Can we have one EPC for a whole block in that case?

A. For a stock transfer an EPC is required for each dwelling. However, it may be possible to employ techniques which will reduce the number of dwellings that need to be assessed. Separate guidance is available on these.

Q. What happens if I need to get an EPC to advertise the property, but I am going to improve before the new tenant moves in/ the sale is completed?

A. Either explain to the tenant or buyer that improvement works were carried out since commissioning the EPC and so the dwelling's energy efficiency rating may now have changed. It may be beneficial to commission another EPC after completion of the improvements.

Q. Will I have to issue an EPC if I have a lodger in my house?

A. A letting of a room within your house does not constitute a rental of a building or part of a building - so a separate EPC for that room is not required.

Q. Will I need to show an EPC to prospective residents of, for example, a care home or a boarding school?

A. These examples do not constitute a rental of a building or a part of a building. Therefore, an EPC is not required.

Q. Is an EPC required under a long term regulated tenancy where a tenant dies and a partner, member of their family or other individual is able to succeed to the tenancy under the Rent Act 1977?

A. Under such circumstances an EPC is not required.

Q. Will an EPC be needed for holiday accommodation?

A. An EPC will be required for a property rented out as a holiday let where the building is occupied as a result of a short term letting arrangement and is rented out for a combined total of four months or more in any 12 month period.

An EPC will not be required where the property is let under a licence to occupy, regardless of the length of time it is rented out for.

Q. Do static caravans or houseboats require an EPC?

A. No – static caravans and houseboats do not require an EPC because they are not buildings.

Annex B

Definitions

Some key definitions in the regulations are given below:

The relevant person⁴: this is the person who must commission and make available the EPC. For sales, it is the seller of the building, and for rentals it is the prospective landlord. In the case of sub-letting, the lessee will be responsible for the relevant person's duties to his sub-lessee. For arms length management organisations and local authorities, the legal responsibility will lie with the local authority (if they are technically the landlord) but in practice it is likely to be handed to the arms length management organisation as manager of the stock. For sales of shared ownership properties, the relevant person is whoever is selling the equity in the dwelling.

A prospective tenant⁵ is a person who:

- a) requests any information about the building from the relevant person or his agent for the purposes of deciding whether to rent the dwelling
- b) makes a request to view the dwelling for the purpose of deciding whether to rent it
- c) makes an offer, whether oral or written, to rent the building

Make available: the EPC must be 'made available' in copy form to prospective tenants at the earliest opportunity, and at the latest, before entering into a contract. When the letting is finalised, the EPC must be given free of charge to the tenant. This may also be in copy form.

A dwelling: this is defined in the regulations as 'a building or part of a building occupied or intended to be occupied as a separate dwelling'. The definition of a dwelling in certain scenarios is important for understanding when an EPC must be produced.

Rooms for residential purposes are not dwellings. A room for residential purposes means a room, or a suite of rooms, which is not a dwelling house or a flat and which is used by one or more persons to live and sleep. It includes a room in a hostel, a hotel, a boarding house, a hall of residence or a residential home, whether or not the room is separated from or arranged in a cluster group with other rooms. However, it does not include a room in a hospital, or other similar establishment, used for patient accommodation and, for the purposes of this definition, a cluster is a group of rooms for residential purposes.

Rental: this means accommodation provided for rent normally under a tenancy agreement. EPCs are always triggered by the intention to have a new tenant coming in to the property with a new tenancy agreement – lease renewals do not generally require that an EPC be made available. If in doubt, the principle is that if a new

⁴ Regulation 2

⁵ Regulation 3

occupier is coming in, then they should be given an EPC. There is a defence for failing to make an EPC available for accommodation provided in circumstances of urgency, as long as the EPC is provided as soon as is reasonably practicable thereafter (Regulation 42).

Annex C

Energy Performance Certificate (EPC)

Energy Performance Certificate (EPC)

17 Any Street, District, Any Town, B5 5XX

Dwelling type: Detached house
 Date of assessment: 15 August 2011
 Date of certificate: 13 March 2012

Reference number: 0919-9628-8430-2785-5996
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 165 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

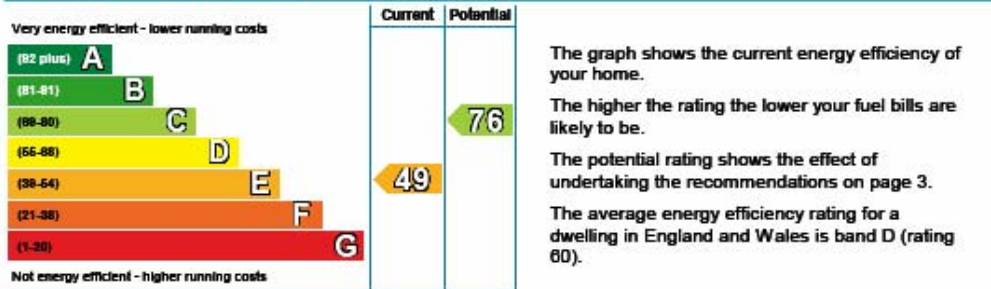
Estimated energy costs of dwelling for 3 years	£5,367
Over 3 years you could save	£2,865

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£375 over 3 years	£207 over 3 years	
Heating	£4,443 over 3 years	£2,073 over 3 years	
Hot water	£549 over 3 years	£222 over 3 years	
Totals:	£5,367	£2,502	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£141	✓
2 Cavity wall insulation	£500 - £1,500	£537	✓
3 Draught proofing	£80 - £120	£78	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Cavity wall, as built, partial insulation (assumed)	★ ★ ★ ☆ ☆
Roof	Pitched, 75 mm loft insulation	★ ★ ★ ☆ ☆
Floor	Solid, no insulation (assumed)	—
Windows	Partial double glazing	★ ★ ☆ ☆ ☆
Main heating	Boiler and radiators, mains gas	★ ★ ★ ☆ ☆
Main heating controls	Programmer, room thermostat and TRVs	★ ★ ★ ★ ☆
Secondary heating	None	—
Hot water	From main system	★ ★ ★ ☆ ☆
Lighting	Low energy lighting in 17% of fixed outlets	★ ★ ☆ ☆ ☆

Current primary energy use per square metre of floor area: 298 kWh/m² per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Opportunity to benefit from a Green Deal on this property

When the Green Deal launches, it may enable tenants or owners to improve the property they live in to make it more energy efficient, more comfortable and cheaper to run, without having to pay for the work upfront. To see which measures are recommended for this property, please turn to page 3. You can choose which measures you want and ask for a quote from an authorised Green Deal provider. They will organise installation by an authorised installer. You pay for the improvements over time through your electricity bill, at a level no greater than the estimated savings to energy bills. If you move home, the Green Deal charge stays with the property and the repayments pass to the new bill payer.



For householders in receipt of income-related benefits, additional help may be available.





To find out more, visit www.direct.gov.uk/savingenergy or call 0300 123 1234.



Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at www.direct.gov.uk/savingenergy. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Measures with a green tick  are likely to be fully financed through the Green Deal, when the scheme launches, since the cost of the measures should be covered by the energy they save. Additional support may be available for homes where solid wall insulation is recommended. If you want to take up measures with an orange tick  be aware you may need to contribute some payment up-front.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement	Green Deal finance
Increase loft insulation to 270 mm	£100 - £350	£47		
Cavity wall insulation	£500 - £1,500	£179		
Draught proofing	£80 - £120	£26		
Low energy lighting for all fixed outlets	£50	£43		
Replace boiler with new condensing boiler	£2,200 - £3,000	£339		
Solar water heating	£4,000 - £8,000	£34		
Replace single glazed windows with low-E double glazing	£3,300 - £8,500	£41		

Alternative measures

There are alternative measures below which you could also consider for your home.

- External insulation with cavity wall insulation
- Biomass boiler (Exempted Appliance if in Smoke Control Area)
- Air or ground source heat pump
- Micro CHP

Choosing the right package

Visit www.epcadviser.direct.gov.uk, our online tool which uses information from this EPC to show you how to save money on your fuel bills. You can use this tool to personalise your Green Deal package.

Directgov
 Public services all in one place

Green Deal package	Typical annual savings
Loft insulation	Total savings of £587
Cavity wall insulation	
Draught proofing	
Condensing boiler	
Electricity/gas/other fuel savings	£0 / £587 / £0

You could finance this package of measures under the Green Deal. It could save you £587 a year in energy costs, based on typical energy use. Some or all of this saving would be recouped through the charge on your bill.

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by AAA Energy Assessors Ltd. You can get contact details of the accreditation scheme at www.aaa.co.uk, together with details of their procedures for confirming authenticity of a certificate and for making a complaint. A copy of this EPC has been lodged on a national register. It will be publicly available and some of the underlying data may be shared with others for the purposes of research, compliance and direct mailing of relevant energy efficiency information. The current property owner and/or tenant may opt out of having this information disclosed.

Assessor's accreditation number: AAA_123456
Assessor's name: John Smith
Phone number: 030 5555 1234
E-mail address: john.smith@isp.net
Related party disclosure: No related party

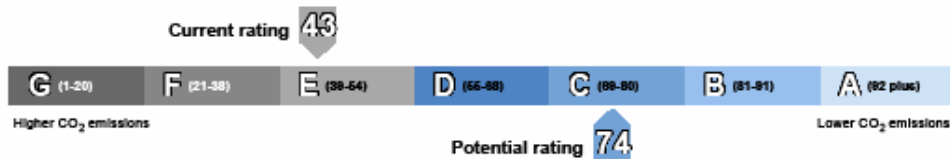
Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.epcregister.com.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 9.5 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 5.5 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

Heat demand	Existing dwelling	Impact of loft insulation	Impact of cavity wall insulation	Impact of solid wall insulation
Space heating (kWh per year)	22,154	(1179)	(4535)	N/A
Water heating (kWh per year)	2,792			

Addendum

This dwelling may have narrow cavities and so requires further investigation to determine which type of cavity wall insulation is best suited.