

ENERGY PERFORMANCE CERTIFICATES (EPC) - THE FACTS -

With effect from 1st October 2008, any residential property advertised as being available in the rental market must have the benefit of an EPC.

PURPOSE OF EPCs

The EPC will provide estimated running costs based on standard assumptions. The actual heating, lighting and hot water costs may differ as not all homes are used and heated in the same way.

The EPC will make recommendations on how to make the property more energy efficient but are not compulsory. Tax savings and grants are available for improving energy efficiency. Advice on how to assist in making your property more energy efficient can be obtained from visiting www.warmfront.co.uk and www.energysavingtrust.org.uk

The EPC will show Energy Efficiency Ratings A – G, A being the best and G the worst. The current average UK rating is E. The graphs will also show the environmental impact rating. Both graphs show the current and potential rating.

WHO PRODUCES THE ENERGY PERFORMANCE CERTIFICATE

- * A fully qualified Domestic Energy Assessor (DEA) accredited by one of the Government approved accreditation schemes will produce the EPC.
- * The assessment should take no more than 1 to 1.5 hours.
- * The DEA should be provided with information on cavity wall insulation and energy saving measures before attending the property.
- * The EPC is held on the Government Landmark website where all information relating to land and property is stored.

- * The DEA will need access to all rooms including any attic space.
- * Photographs will be taken of the property and of the boiler system.
- * The DEA will walk around the property taking measurements.
- * The assessment will be non-invasive and furniture will not be moved.
- * The DEA will remove outer footwear or cover them whilst moving in & out of the property.
- * The DEA will leave the property secure when they leave.

PENALTIES FOR NON COMPLIANCE

- * This legislation is monitored by the Trading Standards Office and enforced by the Office of Fair Trading.
- * The Penalty for marketing a property after 01.10.2008 without an EPC is £200.00.
- * The penalty can be imposed several times until such times as an EPC is provided for that property.

SERVICE LEGAL AGREEMENTS AND APPEALS

- * Subject to access an EPC will be available between 48 hours - 96 hours (max) after Darwoods have placed the order.
- * A Customer Care help desk will be available if there are any concerns regarding the EPC results.
- * An EPC can be amended following energy saving enhancements to the property. The DEA will be required to make a further visit and prepare a revised EPC. This will incur an additional cost.