

HomeXperts®



Energy
Performance
Certificates
for sale and rental property

Who can complete an EPC assessment and what is the charge?

The survey must be completed by a licensed and accredited Domestic Energy Assessor (DEA). We are able to organise a local contractor to organise an EPC at a competitive price.

What does the assessment involve?

The assessor will gather information about the property. This will include size, age, heating, ventilation, windows, heating systems, insulation etc. This information will be used to calculate the energy efficiency of the property.

The assessment does not involve disruption to the property, although the assessor will need access to all areas including cupboards, basements and roof spaces.

What information does the certificate provide and how long is it valid for?

The EPC is valid for 10 years and provides the following information:

1. Two ratings on a scale from A to G, the Energy Efficiency Rating and the Environmental Impact Rating.
2. An estimate of the energy required to provide; heating, lighting and hot water, this includes an estimated cost for tenants.
3. A recommendation report. This will suggest ways in which improvements can be made which would help the energy efficiency of the building. These recommendations include the approximate costs, together with the impact such improvements may make.

Is an EPC required for all rental properties?

Yes all rental properties where the tenancy was created after 1st October 2008.

What happens if I don't have an EPC for tenancies starting after 1st October 2008?

This is a criminal offence policed by Trading Standards Officers. The fine is £200 per let and per incident.

Contact us on: 0845 340 0011
or visit: www.homexpertsuk.com