Energy Performance Certificates (EPC)

Under the EU Energy Performance of Buildings Directive (EPBD), all member states must promote improvements to the energy performance of new and existing buildings. Effectively, this means that there is a requirement to provide an Energy Performance Certificate (EPC) to any prospective buyer or tenant of a property when it is built, sold or rented out. The EPC should be on display in the property and/or should be provided by the seller/ landlord/letting agent.

An EPC is a document which rates how energy efficient a house is, giving the home a rating from A (most efficient) to G (least efficient). It is produced using a standard layout and uses standardised measures, usage patterns and performance criteria to enable properties of all shapes and sizes, ages and configurations to be compared objectively in terms of their energy consumption and their impact on the environment. The EPC also calculates the probable cost of heating and lighting (but does not include for other energy uses in a property, for example cooking or electrical appliances). An EPC is calculated based on standard occupancy rather than how an individual uses the property and appliance use can vary significantly between users and highlights ways to make cost-effective improvements. The EPC also states what the energy efficiency rating would be if improvements were made.

In Scotland, only those registered with organisations approved by the Scottish Government can produce valid EPCs. A list of the registered assessors and the type of EPCs they can provide is available at:

https://www.scottishepcresgister.org.uk

Once produced, EPCs are valid for up to ten years.

EPCs are still used in domestic RHI payment calculations, EESSH compliance, as part of the GDAR for HES Loan applications, see http://www.energysavingtrust.org.uk/scotland/grants-loans/green-deal/example-advice-report, and of course for sale and rent of properties in Scotland under EPBD see http://www.gov.scot/Resource/0049/00499867.pdf