



### Energy Performance Certificates (EPC)

**Definition** All domestic and commercial buildings in the UK available to buy or rent must have an Energy Performance Certificate (EPC). If you own a home, getting an energy performance survey done could help you identify ways to save money on your energy bills and improve the comfort of your home.

Much like the multi-coloured sticker on new appliances, EPCs tell you how energy efficient a building is and give it a rating from A (very efficient) to G (inefficient). EPCs let the person who will use the building know how costly it will be to heat and light, and what its carbon dioxide emissions are likely to be.

The EPC will also state what the energy-efficiency rating could be if improvements are made, and highlights cost-effective ways to achieve a better rating. Even if you rent your home, some improvements noted on the EPC may be worth implementing, such as switching to more energy-efficient light bulbs.

EPCs are valid for 10 years from when issued.

**Background** Energy Performance Certificates (EPCs) were introduced in England and Wales on 1 August 2007 as part of Home Information Packs (HIPs) for domestic properties with four or more bedrooms. Over time this requirement was extended to smaller properties. When the requirement for HIPs was removed in May 2010, the requirement for EPCs continued. The scheme for HIPs was extended to encompass three bedroom homes from 10 September 2007. Rental properties, which have a certificate valid for 10 years, required on a new tenancy commencing on or after 1 October 2008. They are a result of European Union Directive 2002/91/EC relating to the energy performance of buildings, as transposed into British law by the Housing Act 2004 and The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 (S.I.2007/991).

- Objective**
- All domestic and commercial buildings in the UK available to buy or rent must have an Energy Performance Certificate (EPC).
  - To measure the energy efficiency of a project
  - To compare different solutions for the same project to see which one is more energy efficient and why