

ALL ABOUT ENERGY PERFORMANCE CERTIFICATES

Energy Performance Certificates (EPCs) must be fixed to all new buildings on completion and/or on sale or rental as well as some public buildings. The regulations which control who can produce EPCs and their registration varies across the UK but in each case it is the responsibility of the building owner to make sure that they are completed by an independent expert.

The following information is only relevant to EPCs which are required on the completion of a new dwelling in England, Wales and Northern Ireland and which must be produced and registered by an On Construction Domestic Energy Assessor (OCDEA) who is registered by an organisation approved by the Department of Communities and Local Government (DCLG) <http://webarchive.nationalarchives.gov.uk/+communities.gov.uk/planningandbuilding/theenvironment/energyperformance/energyassessment/accreditation/>

An EPC reflects the energy performance of a property being constructed according to the building specification. It is the responsibility of the *owner of the building* to ensure an EPC has been completed, fixed to the building, registered and to notify Building Control that these have all been done. In most instances the *building owner* whether a private client or house builder will ask their designer to either commission or undertake the preparation of the EPC when needed.

What is an Energy Performance Certificate (EPC)?

An EPC informs potential buyers and tenants about the energy performance of a property. The certificate will provide a rating of the energy efficiency and CO₂ emissions of a building from A to G, where A is very efficient and G is very inefficient.

The EPC is accompanied by a recommendation report that offers advice and suggestions on improvements you could make to save money and energy. The certificate is also accompanied by information about the rating that could be achieved if all the recommendations were implemented.

You don't have to act on the recommendations in the recommendation report. However, if you decide to do so, it could make your property more attractive for sale or rent by making it more energy efficient.

Why do I need an EPC?

An EPC must be provided for every new building. In addition if you are offering any accommodation for *sale* or *let* (this includes sub-letting) you will need to make an EPC available that reflects the energy performance of the property on offer.

You will have a statutory obligation to provide one in accordance with the 'Energy

Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007’.

How long are EPCs valid for?

An EPC is valid for 10 years, or until a newer EPC is prepared. During this period the EPC should remain fixed to the building and a copy made available to buyers or new tenants.

I have heard that new and existing dwellings are assessed differently?

That is correct. The methodology and the assessors who can prepare an EPC for an existing dwelling are different to that for a new dwelling (see below), however the first “On Construction” EPC remains valid for 10 years and can be used for sales and rentals during that time as long as no major changes have been made to the dwelling that would affect its energy performance.

How do I get an Energy Performance Certificate for a new dwelling?

By law, EPCs can only be produced by an **accredited On Construction Domestic Energy Assessor (OCDEA)**. The accreditation schemes protect builders, owners, landlords and tenants by making sure Energy Assessors have the appropriate skills to carry out energy assessments, and that EPCs are always of the same high quality.

You can find an accredited Energy Assessor by clicking on the following link: CIAT at <http://www.ciat.org.uk/en/members/energyassessors/>.