



What is an EPC?



An Energy Performance Certificate (EPC) measures the energy efficiency of a property on a scale of A-G; they are a legal requirement for a building to be sold, let or constructed. Once obtained, an EPC is valid for 10 years with the most efficient homes being in band A. The Certificate also tells you, on a scale of A-G, about the impact the home has on the environment from Carbon Dioxide (CO₂) emissions. The average property in the UK is in bands D-E for its energy efficiency and environmental impact rating. The Certificate also includes recommendations on ways to improve the home's energy efficiency to save you money and help the environment.

Minimum Energy Efficiency Standards

It is a legal requirement for all privately owned properties to have an EPC rating of at least an 'E' before they are sold or let, although there are some exemptions, for example if a property is a listed building. Those who fail to make the necessary improvements to their residential property to meet the minimum standard, will be subject to fines of up to £5,000.

If you require an EPC you will need an accredited energy assessor to conduct an energy assessment. Stephen Bithell of Northwood in Wrexham is a Domestic Energy Assessor accredited with Elmhurst Energy. When assessing your property, access will be needed to all rooms as well as the loft, the central heating boiler and its controls; measurements and photographs of all key data included in the survey will be taken. The survey is non-invasive, and a visual inspection is all that is required. A typical survey should last no more than 45 minutes. From the information gathered during the survey, the Energy Performance Certificate is produced and lodged on the building register.

How do I get a copy of an EPC?

An EPC is publicly available information which can be retrieved from the Energy Performance of Building Register.

