



Guide to Energy Performance Certificates (EPC)

What is an EPC?

Energy Performance Certificates (EPCs) provide information on how to make your home more energy efficient and how to reduce carbon dioxide emissions. It is a legal requirement for all properties bought, sold or rented to have an EPC.

EPCs carry ratings that compare the current energy efficiency and carbon dioxide emissions with potential figures that your home could achieve. Potential figures are calculated by estimating what the energy efficiency and carbon dioxide emissions would be if energy saving measures were put in place.

When do I order the EPC?

An EPC must be ordered, before the marketing of the property commences. Timothy A Brown will instruct an EPC provider to compile the certificate on your behalf. This will include instructing a Domestic Energy Assessor to visit you and carry out the Energy Performance Certificate (EPC). This will ensure that unnecessary delays are avoided which may have a direct impact on the sale of your property.

Before placing your property on the market, you may consider making some positive changes to your property to improve the energy efficiency report. For example, change light-bulbs to low energy versions, increase the amount of insulation in the roof space etc.

Who can see it?

The completed EPC rating will be available on all property particulars once generated. The full certificate is available to view by all interested parties who want to obtain up-to-date information about the property before making an offer.

For more information, visit <http://epc.direct.gov.uk/index.html>

Our EPC supplier, charge the following for a completed EPC

- Payment upfront - £100.00 to include VAT*

*vat = 17.5%