

Energy Performance Certificates

Introducing EPCs

Energy Performance Certificates (EPCs) are part of the European Union's Energy Performance of Buildings Directive, and their introduction in Scotland has been phased in since May 2007. As of 1 May 2007, new build homes built to the Scottish Buildings Standards will have an EPC. All other domestic property sales require an EPC from 1 December 2008, concurrent with the introduction of Home Reports in Scotland. All new tenancy agreements need to be accompanied with a current EPC from 4 January 2009. The certificate will be valid for 10 years from the date of issue.

Why EPCs?

EPCs detail the energy efficiency of the property and its environmental impact. It also recommends ways to improve the energy efficiency of the property. EPCs are being introduced as a vehicle to encourage market differentiation between properties that are energy efficient and those that are not. In addition, the EPC will provide the prospective tenant or buyer with an indication of the energy performance of the property and indicative energy running costs.

Who will deliver EPCs?

For existing buildings EPCs will be produced by members of professional organisations, institutions or other bodies whose members have an understanding of buildings/energy issues. They may be qualified surveyors who will prepare the Home Report, or other similar professionals.

The EPC survey process will take about an hour in each property and the data is then processed using software that is accredited and registered for the purposes of issuing EPCs.

How will EPCs be monitored?

Professional bodies have in place a code of conduct/disciplinary procedures and have in place procedures to monitor/audit their membership. A full list of these bodies identified by the Scottish Government to carry out EPC work is available from

www.sbsa.gov.uk/european_issues/epcprotocols.htm

Energy Performance Certificate for dwellings

Energy Performance Certificate

Address of dwelling and other details

100 Any Street,
Anyvillage,
Anywhere,
XY1 2Z

Dwelling type: [e.g. Detached house]
Name of protocol organisation: [if applicable, otherwise N/A]
Membership number: [if applicable, otherwise N/A]
Date of certificate:
Total floor area:
Main type of heating and fuel: [e.g. air-source heat pump, electric]

This dwelling's performance rating(s)

This dwelling has been assessed using the *insert methodology calculator tool e.g. SAP*
Its performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs* and environmental impact based on carbon dioxide (CO₂) emissions. Carbon dioxide is a greenhouse gas that contributes to climate change.

Energy Efficiency Rating*		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			[insert revised rating]
(55-68) D			
(39-54) E			[insert existing rating]
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

The energy efficiency rating* is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Approximate current energy use per m² of floor area: [insert in kWh/m² per year]

Approximate current CO₂ emissions: [insert in kg/m² per year]

Cost effective improvements

Below is a list of lower cost measures that will raise the energy performance of the dwelling to the potential indicated in the table(s) above.

- [e.g. Fit 100% low energy lighting]
-
-

N.B. THIS CERTIFICATE MUST BE AFFIXED TO THE DWELLING AND NOT BE REMOVED UNLESS IT IS REPLACED WITH AN UPDATED VERSION

[A full energy report is appended to this certificate*]

* Requirement for dwellings subject to 'Single Survey' - optional for Scottish building regulations

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			[insert revised rating]
(55-68) D			
(39-54) E			[insert existing rating]
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Scotland		EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

What will EPCs look like and where do they have to be displayed?

The certificates are similar to the energy labels on appliances and lightbulbs, but include more information as well as recommendations for improvements. Two ratings will be shown; one for the energy efficiency of the property and the other for Carbon emissions. Both will be on a scale from A to G. 'A' being the best performing, and 'G' being the least. There is no pass or fail included under the certification and no legal requirement on landlords to implement the recommended measures.

As well as giving potential tenants or purchasers sight of the EPC at the marketing stage and/or the conclusion of a new tenancy agreement, a copy has to be affixed to the property (usually in the meter cupboard adjacent to the gas and electricity meters).

How will EPCs benefit landlords?

Housing is responsible for over a quarter of all UK CO₂ emissions. By reducing fuel use in domestic properties the impact of domestic fuel will be reduced. Tenants will also save money on their fuel bills. Benefits will include:

- identification of work that can be undertaken to improve the energy rating of their property, its value and potential rental income
- help to secure longer and more secure tenancies
- reductions in void periods, complaints and repairs
- tenants enjoying warmer, more comfortable lives in the property
- the enhanced reputation of the landlord
- marketing of the property being easier, particularly in a competitive market

How do I best prepare for EPCs?

EPCs are now mandatory for all domestic property sales, from 1 December 2008, and for new tenancies from 4 January 2009. If a landlord waits until their property is voided they may be unable to optimise the value of rental income until they can obtain an EPC. An EPC must be made available to all prospective tenants prior to letting the property.

To reduce this possible extended void period, landlords should plan for all of their properties to be surveyed in advance of the January 2009 implementation date, if at all possible. This is a service that Changeworks can provide and would be happy to quote for.

Landlords should also consider how the EPC ratings can be improved by installing energy efficiency measures in their properties. Details of grants and contracting services - and tax benefits to private landlords - can be obtained through Changeworks and the briefing note on the Landlords' Energy Saving Allowance (LESA) for private landlords.

Where can I find out more?

If you would like to discuss any aspect of EPCs or are interested in receiving a proposal to meet your EPC requirements please contact:

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