



## Energy Performance of existing dwellings

With very few exceptions the law requires any house or flat that is offered for rent or sale must have a current Energy Performance Certificate (EPC) lodged on the Central Register.

### Four quick facts

- 1** Most properties for sale or rent need an EPC
- 2** Consumer's value better performing properties as running costs are lower, and occupants enjoy greater comfort.
- 3** EPCs are valid for up to 10 years, but it is recommended that you get a new one regularly.
- 4** EPCs can be viewed on the governments' Central Registers.

# Key Facts

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### Why have a new EPC?

An EPC is a document that presents, in a standard format prescribed by Government, the estimated energy usage of the property in terms of Kilowatts, CO2 emissions and energy costs, for a typical occupant. By collecting key information it is possible to make a direct comparison of different house types but, of course, actual energy usage will depend upon occupancy and lifestyle. For more information please visit [www.elmhurstenergy.co.uk](http://www.elmhurstenergy.co.uk).

Whilst an EPC is valid for 10 years it is best practice to ensure the EPC is recent, preferably issued just prior to its use. This is because changes in energy prices, as well as improvements and upgrades to the property, will all have an effect on the rating and how others perceive the property.

### Why use an Elmhurst member?

Elmhurst Members are all trained, qualified and checked to ensure they are "fit and proper" persons, so you can be assured of excellent service, an accurate, reliable energy assessment and certificate. Elmhurst regularly sample work done by their assessors to ensure it is to the right standard.

All Elmhurst members are required to adhere to a strict Code of Conduct which describes the level of service you can expect. In the unlikely event that a problem occurs, Elmhurst will help you resolve the issue and if that fails all EPCs issued with Elmhurst are fully insured.

### What happens on the Day of assessment

To confirm the identity of your energy assessor ask to see their Photo ID card and check their identity on the Elmhurst Energy website.

The assessment itself will usually take up to an hour to complete during which the assessor will require access to most parts of the property to observe and record key information and, for quality control purposes, photograph key features.

Some members will record the data straight into a mobile device and be able to present you with the result immediately; others may record details on paper.

When the EPC has been lodged you will be sent a copy. In addition the latest EPC is available for download from the Central Register:

- for England and Wales at [www.epcregister.com](http://www.epcregister.com)
- for Northern Ireland at [www.epbniregister.com](http://www.epbniregister.com)
- for Scotland at [www.scottishepcregister.org.uk](http://www.scottishepcregister.org.uk)

For more information on EPCs, energy efficiency, and the role of Elmhurst Energy please visit our website.

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