

## Energy Performance Certificate Explained

Energy Performance Certificates tell you how energy efficient a home is on a scale of A-G. The most efficient homes - which should have the lowest fuel bills - are in band A. The Certificate also tells you, on a scale of A-G, about the impact the home has on the environment. Better-rated homes should have less impact through carbon dioxide (CO<sub>2</sub>) emissions.

The average property in the UK is in bands D-E for both ratings. The Certificate includes recommendations on ways to improve the home's energy efficiency to save you money and help the environment.

## What about new-build properties?

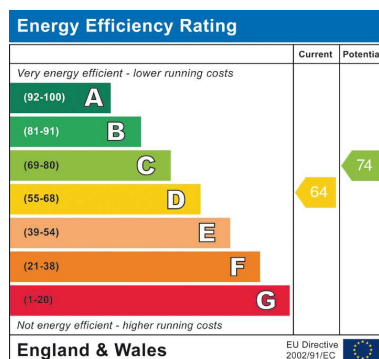
Sellers of newly built homes will have to provide a Home Information Pack for potential buyers. Where a home is marketed "off-plan" before it is physically complete, it will need a Pack (subject to the Packs phased implementation) but it will not have a full Energy Performance Certificate (EPC). Instead the Pack will contain a Predicted Energy Assessment. This will look similar to the graphs from a full EPC and will be produced from the design plans for the building rather than a physical inspection.

### Exemptions

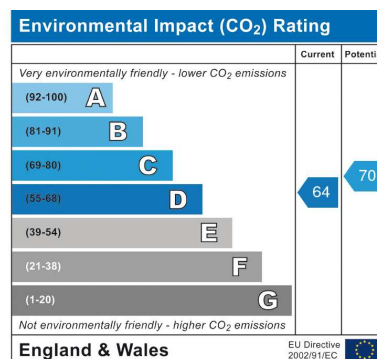
Sales of new homes built under Regulation 17C of the Building Regulations (2006) are currently excluded from the scope of the scheme until **April 2008**, when EPCs will be required for all new homes on construction. Properties built under earlier Building Regulations are not excluded and these will therefore need a pack if they meet the other requirements of the HIP regulations, i.e.:

- a four bedroom home marketed on or after 1 August 2007;
- a three bedroom home marketed on or after 10 September 2007;
- a home with two bedrooms or fewer marketed on or after 14 December 2007.

Sales of homes built to previous Building Regulations (i.e. pre 2006) will need a Pack and EPC (or Predicted Energy Assessment). The developer or builder should know which building regulations applied if there is any doubt about whether a HIP is required for a particular property. As most new homes are sold 'off plan' before they're built, there might be differences between Packs for these sales and Packs provided for properties sold as completed dwellings. For example, the searches for the property and title information may cover a wider area if the property has not yet been allocated an address and individual titles have not yet been created.



This 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 will be.



This is a measure of a home's impact on the environment in terms of Carbon Dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment