



# Steps to Buy NI

Guide to an  
**Energy Performance  
Certificate (EPC)**

Brought to you by Co-Ownership

## A guide to an Energy Performance Certificate (EPC)

An Energy Performance Certificate (EPC) tells you how energy efficient a building is. The energy efficiency rating can range from A (most efficient) to G (least efficient). This rating considers the potential energy performance of the property itself (the fabric) and its services (heating, lighting, hot water, etc). In addition to this, the EPC will give recommendations on how to reduce the property's energy use and how this can potentially save money.

### Why is an EPC important?

If you're buying a property, it makes sense to check out its EPC rating. This will allow you to compare the energy efficiency of different properties. You can ask the seller or the estate agent for a copy of the EPC or check it out online at [www.gov.uk/find-energy-certificate](http://www.gov.uk/find-energy-certificate).

An EPC provides guidance on the energy efficiency improvements that could be made, how much they will cost, and how much could potentially be saved. This is useful if you are planning to buy a property and then make improvements. Bear in mind that any figures for energy use and potential savings are for a typical household in that property – they're not tailored to you or your lifestyle.

If you do make any improvements based on the energy efficiency recommendations outlined in an EPC, you may wish to have a new EPC produced to include these improvements.

EPC Certificate contents and what they mean	
Energy efficiency rating for this property	<p>The graph shows the property's current and potential energy efficiency (see example below). Properties will have a rating from A (most efficient) to G (least efficient).</p> <p>You can also see the property address, certificate no. and expiry date. It also shows the type of property and total floor area.</p>
Breakdown of property's energy performance	<p>This section shows the energy performance for features of the property. Each feature is assessed as one of the following:</p> <ul style="list-style-type: none"> <li>• very good (most efficient)</li> <li>• good</li> <li>• average</li> <li>• poor</li> <li>• very poor (least efficient)</li> </ul>
Improve the property's energy performance	<p>This shows the potential energy rating the property could achieve and recommendations on how to reduce the property's energy use.</p>
Estimated energy use and potential savings	<p>This section outlines the property's estimated energy costs and cost savings if recommendations to save energy are followed.</p>
Contacting the EPC assessor	<p>This provides the assessor's contact details and the name of the scheme where they have been accredited.</p>

## Example EPC guide

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70   c
55-68	D		
39-54	E	53   E	
21-38	F		
1-20	G		

EPC questions and answers		
1	When should I ask for an EPC?	If you are buying a home, it is in your interest to review its EPC. All property advertisements must show the energy rating of the home that is for sale.
2	What does an EPC look like?	An EPC is an online document that includes a graph showing the energy efficiency of the property. You can print off a copy or download it.
3	Do all properties have an EPC?	You can check on the Government's online register to see if a property has a valid EPC.
4	How long is an EPC valid?	An EPC is valid for 10 years and can be reused as many times as required within that period, no matter how many times the property is sold or rented out. It will be replaced by a newer EPC if one is produced for the same building during that period.
5	Who can provide an EPC?	Energy assessments for existing dwellings are carried out by accredited domestic energy assessors. On-construction domestic energy assessors provide an EPC for newly constructed buildings. Energy assessors must be a member of a recognised government-approved accreditation scheme. You can find a local accredited assessor on the government's official EPC register.
6	Can an EPC be completed online?	No, the assessment requires a physical survey of the property by an accredited assessor.
7	What does an assessment involve?	For existing buildings, a site visit is required as the energy assessor must undertake a physical assessment of the building to gather the appropriate information. For new buildings, the energy assessor can refer to plans, specifications and other relevant information.

*EPC questions and answers continued*

8	Who pays for an EPC?	An EPC must be provided free of charge to the person who becomes the buyer or tenant of the property.
9	Can a property fail an EPC assessment?	The assessment ranks the property on a scale of A to G, meaning there is no pass or fail.
10	Where must an EPC be displayed?	All advertisements must show the energy rating of the property that is for sale or rent (where this is available).



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