

# COTSWOLD

## & VALE LETTINGS

### EPC's

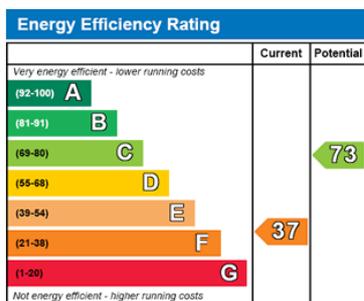
An Energy Performance Certificate (EPC) is a legal requirement and is needed before a property is marketed for either sale or rent. Initially the EPC formed part of the Home Improvement Pack which was required for property sales, however since the 21st May 2010, the HIPS has been abolished and sellers only need now to provide the EPC.

The whole idea of an EPC is to show potential purchasers or tenants how energy efficient the property is and the potential increases. It gives the building a standard energy and carbon emission efficiency grade from 'A' to 'G', where 'A' is the most efficient and with the average to date being D.

#### How long do EPC's last?

Under current legislation, the shelf life of an EPC is different for sales and rentals. An EPC for sales currently has a 3 year shelf life, whereas an EPC for rental purposes has a 10 year shelf life.

An Energy Performance Certificate (EPC) is a legal requirement and is needed before a property is marketed for either sale or rent. The energy rating is meant to be representative of the properties energy efficiency, very similar to the system used on washing machines and other large electrical appliances. They are a compulsory requirement for Landlords and Property Sellers to provide.



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. The rating measures the energy and carbon emission efficiency of your home using a grade from 'A' to 'G'. An 'A' rating is the most efficient, while 'G' is the least efficient. The average efficiency grade to date is 'D'. All homes are measured using the same calculations, so you can compare the energy efficiency of different properties. Around 27 per cent of the UK's carbon dioxide emissions come from domestic homes. Carbon dioxide contributes to climate change.

EPCs also provide a detailed recommendation report showing what you could do to help reduce the amount of energy you use and your carbon dioxide emissions. The report lists:

- suggested improvements, like fitting loft insulation
- possible cost savings per year, if the improvements are made
- how the recommendations would change the energy and carbon emission rating of the property

You don't have to act on the recommendations in the recommendation report. However, if you decide to do so, it could make your property more attractive for sale or rent by making it more energy efficient.

**We can arrange for an EPC to be carried out on your property. Price is dependant on the size of your property and its location, please ask for details.**