

DO I HAVE TO CARRY OUT THE RECOMMENDATIONS?

No there is no requirement on you to carry out the recommendations although it is beneficial to everyone that these recommendations are acted upon. If your property is well insulated then it will be more attractive to prospective buyers. There are often discount and grant schemes available to assist with insulation costs also green deal finance will be available later in 2012, see www.est.org.uk for more information.

WHAT IS THE PENALTY IF I IGNORE THE LAW?

If you choose to ignore the law then you face an initial fixed penalty fine of £200. The enforcement authority is Trading Standards.

I HAVE HAD A HIP PRODUCED FOR MY PROPERTY, IS THE EPC STILL VALID?

The EPC is valid for 10 years so should still be valid however if you have carried out improvements since that time you may be wise to have it reassessed.

I DON'T HAVE A COPY OF MY EPC, HOW DO I GET HOLD OF A COPY?

If you have had an EPC prepared on your home you can now log on to www.epcregister.com and search for the EPC using your address. Once you have located it you can download it. Alternatively your Estate Agent may be willing to do this for you.

HOW CAN I COMMISSION AN EPC?

Please telephone me or email me and I will be happy to discuss costs and book to carry out an assessment for you at a mutually suitable time.

WHY SHOULD I COMMISSION YOU TO PROVIDE MY EPC?

I am an independent Domestic Energy Assessor who has 25 years experience in inspecting older private sector houses. I have lived and worked in the South Gloucestershire and surrounding area during this time so am familiar with the local type of property construction. I aim to provide an efficient high quality service to vendors and landlords in this locality; I offer specific timed appointments and will work out of normal office hours if light levels permit. I will take the time to explain the procedures I am going through and give advice where possible. I am not VAT Registered.

TERMS AND CONDITIONS

Upon receipt of your order for an EPC I will make a specific timed appointment to visit your property and carry out an assessment. I will advise your estate agent that you have commissioned an EPC so that marketing can commence. The EPC will be available within 48 hours of my assessment of your property and will be supplied to you as a paper report and emailed to you if required, I will also email a copy to your agent.

I will book the appointment, carry out the assessment and prepare the report on the basis of your order however I will not release the EPC until I have received payment. Payment can be made by cheque or electronic bank transfer.

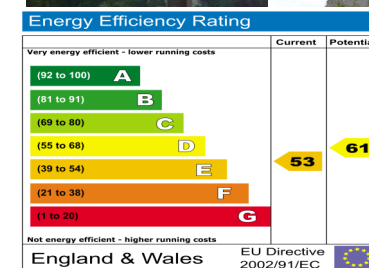
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ENERGY ASSESSOR

Energy Performance Certificates

A Guide for Vendors



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Energy Performance Certificates for Properties for Sale.

WHAT ARE THE LEGAL REQUIREMENTS?

It has been a requirement since 2009 that all property made available for Sale or Rent must have an Energy Performance Certificate. This certificate was formerly included within the Home Information Pack (HIP). However from the 21st May 2010 homes marketed for sale no longer require a HIP but they do still require an Energy Performance Certificate (EPC).

Vendors now have to commission an EPC before their property is marketed and this must be available within 7 days of marketing commencing. The certificate must be made available to potential buyers at the earliest opportunity and before entering into a contract to sell the property. The EPC is lodged on a central Government database and it is now accessible for anyone to view.

Estate Agents must ensure that the vendor has commissioned an EPC before they start marketing; the first page of the certificate must be part of the property particulars and the whole certificate should be available for view by prospective purchasers.

WHY WERE ENERGY PERFORMANCE CERTIFICATES BEING INTRODUCED?

Our homes currently account for 27% of the UK's carbon emissions, contributing to global climate change. The Government has introduced a number of energy saving initiatives, including EPCs, aimed at making all buildings more efficient. These measures have also been applied across all European Union Countries in accordance with the European Directive for the Energy Performance of Buildings.

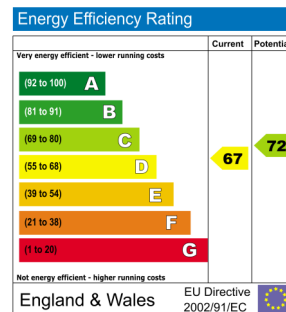


Typical Heat losses from un-insulation residential property.

WHAT IS AN ENERGY PERFORMANCE CERTIFICATE?

Energy Performance Certificates tell you how energy efficient a property is. The property is assessed and rated on a scale of A to G where A is the most efficient and G the least efficient. The average rating for a property in England and Wales is D.

The first part of the certificate looks similar to the energy labels found on domestic appliances such as fridges and washing machines.



In addition to the graphs the Certificate provides an indication of how much it will cost to provide heating, hot water and lighting for the property but as not all properties are used in the same way this calculation is based on

standardised assumptions about occupancy, heating patterns. This is meant as a guide and does not predict exactly what the costs will be.

The certificate makes recommendations for cost-effective improvements that can help to cut fuel bills and carbon emissions, it also indicates the works that may attract Green Deal support when this initiative comes into being later in 2012.

HOW CAN I GET AN EPC?

The law requires that Energy Performance Certificates are prepared by Domestic Energy Assessors (DEA) or Home Inspectors (HI) who are members of a Government Approved Certification Scheme. You or your agent will therefore need to commission a DEA or HI to carry out an assessment of your property and provide you with a certificate.

WHAT DOES THE ASSESSMENT INVOLVE?

In order to provide the certificate the DEA or HI will need to visit the property and carry out a visual assessment. The assessment will not damage the property and will involve recording through notes, photographs and measurements information about the property including construction, age, heating, ventilation, glazing area etc. The assessment is likely to take between 1.5—2 hours for a standard 3 bedroom property. To ensure that the assessment is as accurate as possible clear access is needed to lofts, cellars, boilers and hot water tanks, it is also helpful if any documentation about repairs or improvements are made available.

HOW LONG IS THE EPC VALID FOR?

Certificates are currently valid for 10 years.