

What is an Energy Performance Certificate (EPC)?

An **Energy Performance Certificate (EPC)** is a legally required document that assesses the energy efficiency of a property in the UK. It provides a rating from **A (most efficient)** to **G (least efficient)** based on factors such as insulation, heating systems, and renewable energy sources. The EPC also includes recommendations for improving the property's energy efficiency.

The EPC is mandated under the **Energy Performance of Buildings (England and Wales) Regulations 2012** and is a key component of the UK's efforts to reduce carbon emissions and improve energy efficiency in buildings. It is required whenever a property is built, sold, or rented.

The assessment is carried out by a qualified **Domestic Energy Assessor (DEA)** or **Non-Domestic Energy Assessor (NDEA)**, who evaluates the property's construction, heating systems, and insulation. The resulting certificate is valid for **10 years** and must be made available to potential buyers or tenants.

Synonyms: Energy Rating Certificate, Energy Efficiency Certificate

Practical Examples

1. **Home Sale:** When selling a house in the UK, the seller must provide an EPC to prospective buyers. For example, a Victorian terraced house with single-glazed windows and an old boiler might receive a **D rating**, while a newly built eco-home with solar panels and triple-glazed windows could achieve an **A rating**.
2. **Rental Properties:** Landlords are legally required to provide an EPC to tenants. Properties with a rating below **E** cannot be rented out unless exempt, as per the **Minimum Energy Efficiency Standards (MEES) Regulations 2015**.
3. **Retrofit Projects:** Homeowners undertaking renovations can use the EPC's recommendations to prioritise upgrades, such as installing loft insulation or upgrading to a condensing boiler.

Related Terms

1. **Domestic Energy Assessor (DEA):** A professional qualified to carry out energy assessments for residential properties.
2. **SAP (Standard Assessment Procedure):** The methodology used to calculate the energy performance of dwellings in the UK.
3. **MEES (Minimum Energy Efficiency Standards):** Regulations requiring rental properties to meet a minimum EPC rating of E.
4. **Building Regulations Part L:** The section of UK Building Regulations that sets standards for the energy efficiency of new and existing buildings.
5. **Retrofit:** The process of upgrading existing buildings to improve their energy efficiency and reduce carbon emissions.
6. **Renewable Energy Sources:** Technologies such as solar panels and heat pumps that can improve a property's EPC rating.
7. **Air Tightness Testing:** A test to measure the leakage of air through a building's envelope, which impacts energy efficiency.