

# EPC GUIDE



FULHAM  
PERFORMANCE





## Overview

An Energy Performance Certificate (EPC) rates how energy efficient your building is using grades from A to G (with 'A' the most efficient grade).



## When you need an EPC

You must have an EPC if:

- You rent out or sell the premises
- A building under construction is finished
- There are changes to the number of parts used for separate occupation and these changes involve providing or extending fixed heating, air conditioning or mechanical ventilation systems



## How much it costs

The cost of an EPC will depend on the building being assessed. All EPC's are valid for 10 years.



# What does an Energy Performance Certificate EPC survey involve?

When our energy assessor visits you, they will carry out your EPC report. This will include assessing the following areas below. With this information, they will be able to accurately produce an energy rating.

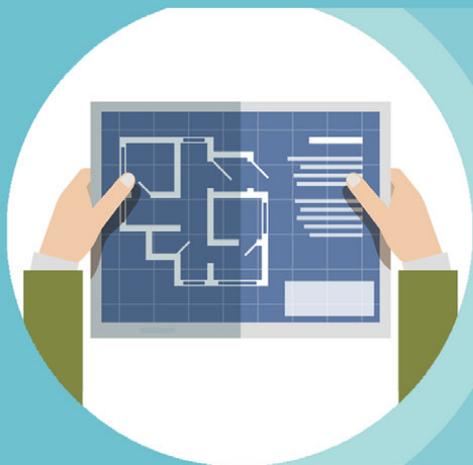
The simpleness of how it is calculated is to measure the volume of the space, then to check how efficient it is to heat. It then calculates how efficient the building is at retaining that heat.

If an area can't be accessed, then an assumption from the date of construction is used. There are then automated recommendations on how to improve the efficiency of the property.



## HEATING

The largest part of the calculation for the EPC is your property's heating system. Having the make and model of the boiler makes the report more accurate. They also record any other form of heating such as a gas fire or an open fireplace. If a bathroom has separate underfloor heating or a heated towel rail these are not included in the report. How you control the heating of the space is also very important, so if you have a programmer, rooms thermostat or TRVs these are also noted. The best being a zone control, so a programmer with multiple room thermostats.



## Calculations

During the EPC survey, the assessor takes a number of measurements to ascertain the volume of the space, the heat loss perimeter and party wall lengths. The assessor sketches a plan of your property noting any extensions, alterations, and measurements and will also take a number of photos around the property for auditing purposes.

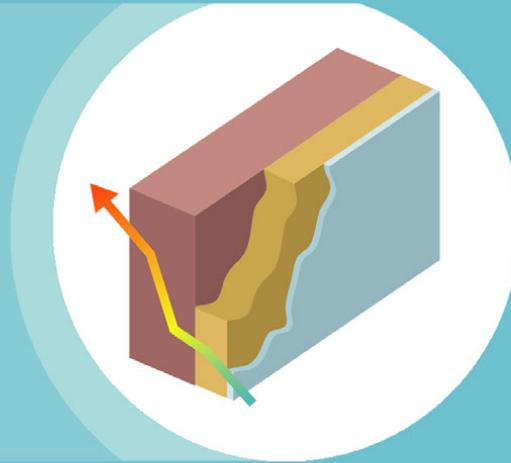


## LIGHT BULBS

The assessor needs access to every room in the property. He counts the number of light fittings you have, and the number of low energy light bulbs you use. Low Energy light bulbs are the CFT or LED type or normal fluorescent tubes. Only fixed fittings are included in the EPC survey. As an example 4 spot lights are listed as a single light for the percentage

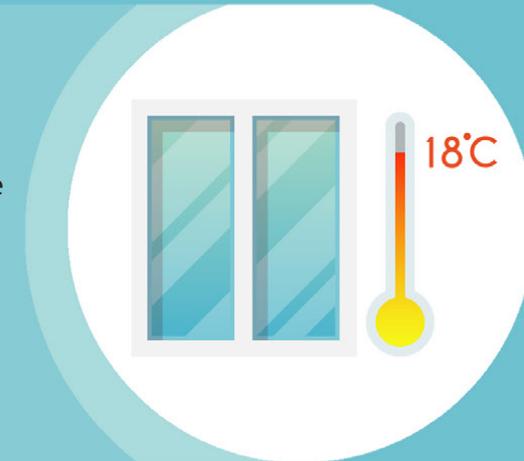
## INSULATION

The assessor carries out a visual inspection of your loft space to check how much loft insulation is present and where it is located, either laid on the joists or affixed to the rafters. For loft conversions, the insulation often isn't accessible, so the date of construction is important as this will be used to default to the building regulations of that year. Likewise for wall insulation, it is normally defaulted to the building regulations of the year of construction. If you have retrofitted any insulation into the external walls or roof then it is very important to have this information provided as an EPC is a non intrusive survey.



## WINDOWS & GLAZING

The assessor makes a visual inspection of the windows to find out if it is single, double, triple or has secondary glazing. If there is double-glazing, he checks if it was installed before or after 2002. If you have a FENSA certificate or BFRC data to hand, he will take this as evidence. In certain circumstances, we also check the thickness of the gap in double glazed units. If your property has a conservatory, he will also inspect this and take details.



## DOMESTIC EPC PRE INSPECTION CHECKLIST



All building control documentation such as wall insulation, floor insulation, u levels of or double glazing, etc. are available on the day. If not, levels/readings will be assumed based on the age of the property.



All areas / rooms in the property must be accessible. We do not provide ladders or similar apparatus.



All rooms in the property should be open and not locked. If you are providing keys, please ensure all codes are also handed over including door and alarm codes to avoid any unnecessary issues when entering the property.



PAYG Gas & Electricals meters must have enough credit as the engineer may need to check equipment if it is in working in order to support your EPC efficiency rating. This applies to an empty or void properties where the power and gas may need to be available.



Anyone suffering from any COVID-19 symptoms within the household should let us know ASAP to avoid any unnecessary transmission. All internal doors must be kept open to reduce the risk of contamination. All inspectors will be wearing sufficient PPE but will reduce the amount of areas touched.

## Contact us

TEL - **0207 971 5697**

[OFFICE@FULHAMPERFORMANCE.CO.UK](mailto:OFFICE@FULHAMPERFORMANCE.CO.UK)

[WWW.FULHAMPERFORMANCE.CO.UK](http://WWW.FULHAMPERFORMANCE.CO.UK)

