

## ENERGY PERFORMANCE CERTIFICATES

**Energy Performance Certificate:** A document produced by a “Domestic Energy Assessor” who after inspecting the property will provide a report with an energy rating on a scale of A to G. The report indicates how energy efficient the property is and gives an estimate of its carbon emission based on the standard household usage. The inspection takes into consideration factors such as the type of property, the type of insulation used (including loft insulation) and the age and type of any double glazing. The report will also advise you on ways in which you can improve your energy rating and property energy efficiency and therefore save on energy bills. **If you visit our survey section you will find a diagram which identifies some of the ways to improve your properties energy efficiency.**

### **If I want to market my property how do I obtain an Energy Performance Certificate?**

An Energy Performance Certificate must be obtained before you commence marketing your property for sale otherwise you will incur a fine and once completed it remains valid for a period of 10 years. You may choose to instruct a qualified Energy Assessor yourself to complete an energy assessment of your home and by clicking on the “Landmark Information Group” link below you can search for local Energy Assessors in your area or check to see if your property already has a valid EPC.

<https://www.epcregister.com/home.html>

Alternatively the Estate Agent you instruct can to arrange for a EPC to be completed on your behalf. Some agents may tell you they will pay for and cover the cost of your EPC. However be aware that this may be reflected in the rate of commission which may ultimately prove a false economy. The cost of an EPC will vary slightly dependent on the size of the property but on average costs are between £60 and £80.

**Once you have decided to proceed with marketing your property we can arrange for a local Domestic Energy Assessor to contact you and discuss costs on your specific property then arrange an appointment to visit your property at a time of mutual convenience to carry out the energy assessment. “The Exchange Property Services” will happily guide you through the process in more detail along with examples of what to expect. If you’re still not sure, why not discuss the options with us during a valuation. Call us today.**