

## What an Energy Performance Certificate for a home contains

For homes, two ratings are shown. The energy-efficiency rating is a measure of a home's overall efficiency. The higher the rating, the more energy-efficient the home is, and the lower the fuel bills are likely to be. The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sup>2</sup>) emissions - the higher the rating, the less impact it has on the environment.

Each rating is based on the performance of the building itself and its services (such as heating and lighting), rather than the domestic appliances within it. This is known as an asset rating. The certificate also lists the potential rating of the building if all the cost-effective measures were installed.

The ratings will vary according to the age, location, size and condition of the building. The potential rating on the certificate will take these factors into account, and the suggested measures will be tailored so that they are realistic for the particular building.

In addition to the asset ratings, EPCs must convey several other key pieces of information:

### **Reference information**

This includes the type of property (e.g. house, flat), the unique reference number (as stored in the central register) and date of the certificate.

### **Estimated energy use**

This is based on standardised assumptions about occupancy and heating patterns. An estimate of the current and potential energy use, carbon emissions and fuel costs for lighting, heating and hot water is provided. The actual energy use depends on the behaviour of the occupants.

### **Energy Assessor details**

This includes the assessor's name, accreditation number, company name (or trading name if self employed) and contact details.

**Complaints**

The certificate will provide information about how to complain or how to check the certificate is authentic.

**Energy advice**

The certificate provides basic advice about energy efficient behaviour.

**Recommendation report**

The certificate is accompanied by a report which includes recommendations to improve the energy ratings. Recommendations include cost effective improvements and further improvements (that achieve higher standards but are not necessarily cost effective). For each improvement the level of cost, typical cost savings per year and the performance rating after improvement are listed. The potential rating shown on the certificate is based on all the cost effective recommendations being implemented.