

EPCs – Coming, Ready Or Not



THERE'S BEEN A LOT of publicity about the imminent legal requirement for all houses offered for sale or rent in Scotland to have a Home Report, similar to the Home Information Pack already in use in England and Wales.

What owners may have heard less about is the requirement for this to include an Energy Performance Certificate, or EPC.

The certificates are being rolled out across Europe as a result of the EU Energy Performance of Buildings Directive 2003. They have been compulsory in England and Wales since last year, but the Scottish inspection regime will be different, and it's crucial to ensure that surveys are carried out by approved surveyors who are



registered with one of the Scottish protocol organisations.

All domestic property offered for rent in Scotland after 4th January 2009 will need to have an EPC. It is the responsibility of the landlord to provide this for all new tenants.

Most importantly, the EPC report will include recommendations for improving the energy efficiency of the house you are selling or letting. It will outline the cost of energy use in the home, such as heating, hot water, lighting and ventilation, and make recommendations for energy saving. Potential purchasers and tenants can compare properties to see which will provide more affordable warmth and lower running costs.

The EPC certificate uses a colour-coded A-G rating format, similar to those already in place for electrical goods and cars. It comprises both an energy efficiency rating and an environmental impact rating.

In the case of properties being offered for sale, the requirement to have an EPC as part of the Home Report kicks in on 1st December 2008.

Good Advice Crucial

The EPC requirements will be legally enforceable, so it's crucially important for home owners and landlords to be able to access the right sort of advice, from reputable sources.

This is where SCARF can help. We have the experience and trained energy assessors to provide Energy Performance Certificates to solicitors, estate agents, letting agencies, private and social landlords.

We can also advise on ways to improve your building's energy efficiency rating, as well as helping you access the various grants and deals on offer, including those for installing

microrenewable technologies.

What Does A Property Energy Survey Involve?

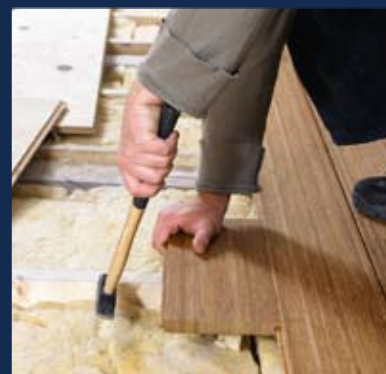
The survey will take around 45 minutes depending on the size of the property. It is not invasive, meaning there is no disturbance to the fabric of the property – no wallpaper off or carpets pulled up!

Our energy assessor will:

- Take detailed measurements of the property
- Collect data to help establish the age and construction of the original building and any extensions
- Where necessary and where access allows, inspect the roof space to identify and measure any insulation present
- Collect detailed information on the heating system, lighting, ventilation and glazing within the property.

How Much Does It Cost?

SCARF can carry out an individual survey and bulk discounts are available on request. Contact us to discuss your requirements.



SCARF has been providing householders and organisations in North East Scotland with independent, free and impartial advice on sustainable use of energy since 1985. Our aim is to reduce the amount of energy used, help households save money on fuel bills and help combat climate change.

SCARF provides a one stop shop approach to the sustainable use of energy and achieving affordable warmth, eradicating fuel poverty and reducing the use of natural energy resources.

Call us on 01224 213005
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Or visit our website: www.scarf.org.uk

