EPC Sample

Energy Performance Certificate

SAP

[redacted]
[redacted]
LONDON
SE16 4[redacted]

Dwelling type: Ground floor flat
Date of assessment: 11 June 2008
Date of certificate: 19 June 2008
Reference number: 0648-2889-[redacted]
Total floor area: 60 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO_2) emissions.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81 - 91) B	82	83
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO_2 emissions		
(92 plus) A		
(81 - 91) B	82	83
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
Not environmentally friendly - higher CO_2 emissions		
England & Wales	EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO_2) emissions and fuel costs of this home

	Current	Potential
Energy use	140 kWh/m² per year	136 kWh/m² per year
Carbon dioxide emissions	1.4 tonnes per year	1.4 tonnes per year
Lighting	£43 per year	£31 per year
Heating	£164 per year	£166 per year
Hot water	£84 per year	£84 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

energy saving recommended Certification mark

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call **0800 512 012** or visit **www.energysavingtrust.org.uk/myhome**

ECO CONSULTING
28 Marshalsea Road
London, SE1 1HF
United Kingdom

Tel: +44 (0) 207 939 0989
Fax: +44 (0) 207 939 0981
info@ecoconsulting.net
www.ecoconsulting.net

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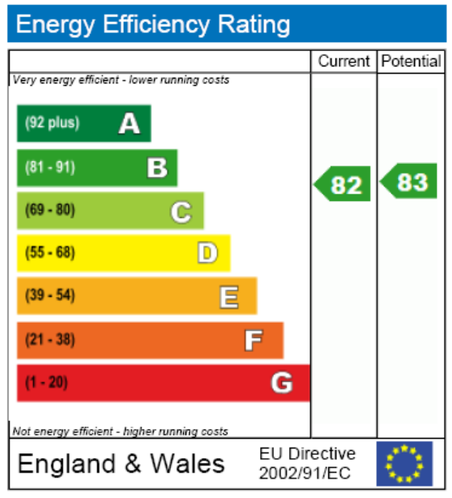
Energy Performance Certificates

ECO CONSULTING

EcoConsulting is pleased to offer Energy Performance Certificates for all new-build buildings, both domestic and non-domestic.



Energy Performance Certificates (EPCs) are required under the EU's 2002 Energy Performance in Buildings Directive, which called for all buildings within the EU to have an EPC at the time of sale or letting. EPCs are now a mandatory under UK law, and must be readily available to all prospective purchasers or lessees.

EPCs for new-builds are based on the energy assessments undertaken for the energy efficiency building regulations of dwellings (SAP under Part L1) and of non-dwellings (SBEM/TAS under Part L2).

EcoConsulting has conducted thousands of domestic and non-domestic energy assessments for building regs for the past 5 years. As such, offering EPCs were a logical evolution of our services and enable our clients to have a one-stop-shop for all their sustainability needs.

All our consultants are fully registered and licensed 'On-Construction Domestic Energy Assessors' (OCDEAs) for dwellings and Level 5 'On-Construction Non-Domestic Energy Assessors' (OCNDEAs) for non-dwellings. For more information on EPCs visit: http://ecoconsulting.net/www/epc.htm

EPC Overview

What?

- Energy labels
- Indication of a buildings energy-efficiency
- Energy rating from 'A' to 'G'
- Carbon Dioxide (CO_2) based index
- Valid for 10 years unless building is renovated

Energy Performance Certificates

How?

- Must be produced by a fully licensed
  - o 'On-Construction Domestic Energy Assessors' (OCDEAs) for dwellings
  - o 'Non-Domestic Energy Assessors' (OCNDEAs) for non-dwellings
- Domestic EPCs are based on SAP 2005 methodology
- Non-domestic EPCs are based on SBEM (only for levels 3 and 4) or TAS (for all levels; 3, 4, and 5)

Why?

- Must be obtained for each and every unit prior to listing on the market and provided to all potential purchasers or lessees
- £5k maximum penalty for non-compliance
- Required under the:
  - o EU's 2002 Energy Performance in Buildings Directive
  - o Housing Act 2004 (Domestic buildings)
  - o Energy Performance of Buildings Regulations 2007 (SI 2007/991) (Non-domestic buildings)
- EPCs must be included within all Home Information Packs (HIPs) for dwellings

When?

- Apr. 6th 2008: Domestic newly constructed dwellings for sale
- Apr. 6th 2008: Non-domestic buildings > 10,000 m^2 for sale or to let
- Jul. 1st 2008: Non-domestic buildings > 2,500 m^2 for sale or to let
- Oct. 1st 2008: All domestic & non-domestic (new & existing; rent & sale)

EPC Process

The flow chart below shows the process of obtaining an EPC for a dwelling, from a Standard Assessment Procedure (SAP), to a Predicted Energy Assessment (PEA), to an Energy Performance Certificate (EPCs).