

FACT SHEET : ENERGY PERFORMANCE CERTIFICATES (EPC's)

Legislation has recently been introduced in Northern Ireland to the effect that **all** residential properties being marketed for sale after 30th June 2008 must have an EPC (Energy Performance Certificate).

What is an EPC?

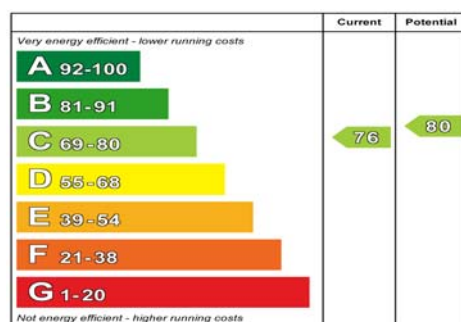
An EPC will provide information on the existing energy efficiency status of your home and will also provide details of how this can be improved to reduce both carbon emissions and heating / energy costs. Dependant on the age of your property insulation grants may be available.

Why do I need an EPC?

From 30th June 2008 the Owner of any residential property on the market for sale is required to have an EPC which must be available, free of charge, for inspection by potential Purchasers. Failure to have an EPC available to prospective Purchasers could result in a fine of £200 per offence. Your Solicitors will also require a copy of the EPC in order to complete the legalities of the sale.

What does an EPC look like?

Below is an example of the Energy Efficiency Rating colour graph which forms just a small part of the overall EPC. This graph will be reproduced by us on your house sales brochure and gives the current energy efficiency rating for your home and also the potential rating which could be achieved. The full EPC report prepared for your home will also include details of carbon dioxide emissions and an indication of the current energy costs for your home together with recommendations which, if implemented, would make your home more energy efficient with lower emissions and lower running costs.



How do I obtain an EPC?

We have had extensive discussions with a wide variety of EPC providers and have carefully selected a panel of experienced, fully qualified, highly professional Chartered Surveyor practices who we know can be relied upon to provide the highest possible levels of professionalism and expertise to our Clients. We can arrange the EPC on your behalf with one of the members of our selected panel.

How much will an EPC cost me?

We have negotiated a very competitive price of £95.00 + VAT (total £111.63)

For how long will by EPC be valid?

Under current legislation the EPC will be valid for 10 years and can be transferred to new Owners within that time.

The next step

We would urge you to take advantage of the very competitive price we have been able to negotiate on your behalf with our carefully selected panel of Chartered Surveyor practices. In doing so you can be safe in the knowledge that your EPC will be prepared by a highly professional, experienced and fully qualified EPC provider.