



BRINGING OUR NEW EBOOK ON

# ENERGY PERFORMANCE CERTIFICATES (EPCS)

We work with clients to achieve the best possible rating

## **ASSESSMENT HIVE**

192 Lancaster Road, Enfield, Middlesex, EN2 0JH

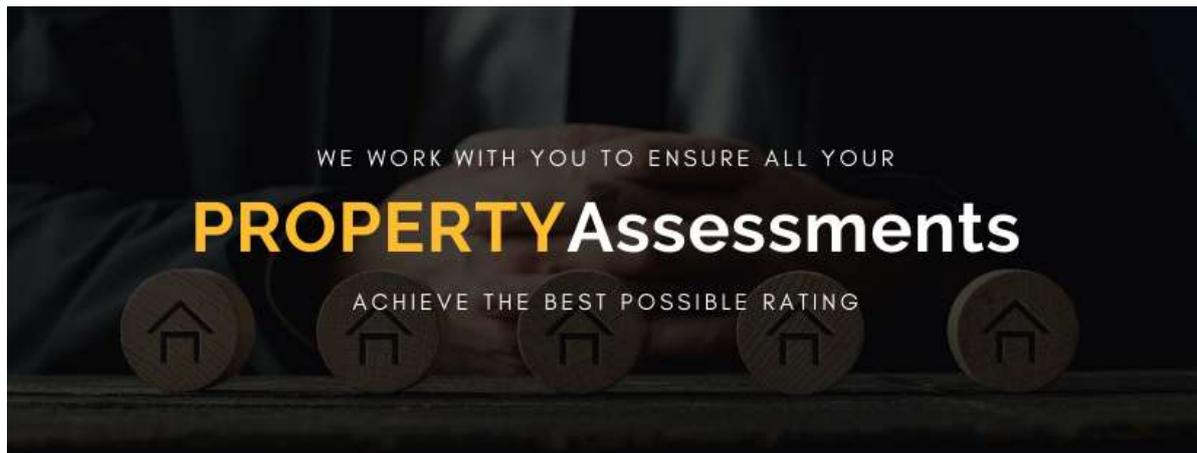
Tel: 020 3734 1093

Info@assessmenthive.co.uk - [www.assessmenthive.co.uk](http://www.assessmenthive.co.uk)



## Table of Contents

<b>What is an Energy Performance Certificate (EPC)? .....</b>	<b>3</b>
<b>What is the Minimum Energy Efficiency Standards? .....</b>	<b>4</b>
<b>How to be exempt from MEES? .....</b>	<b>5</b>
<b>What happens if I fall below the standards? .....</b>	<b>6</b>
<b>I have achieved a D or E rating, is this good? .....</b>	<b>6</b>
<b>I am refurbishing my property, should I take Energy Efficiency into account .....</b>	<b>7</b>
<b>What does the future hold? .....</b>	<b>8</b>
<b>How can Assessment Hive help? .....</b>	<b>8</b>



## **What is an Energy Performance Certificate (EPC)?**

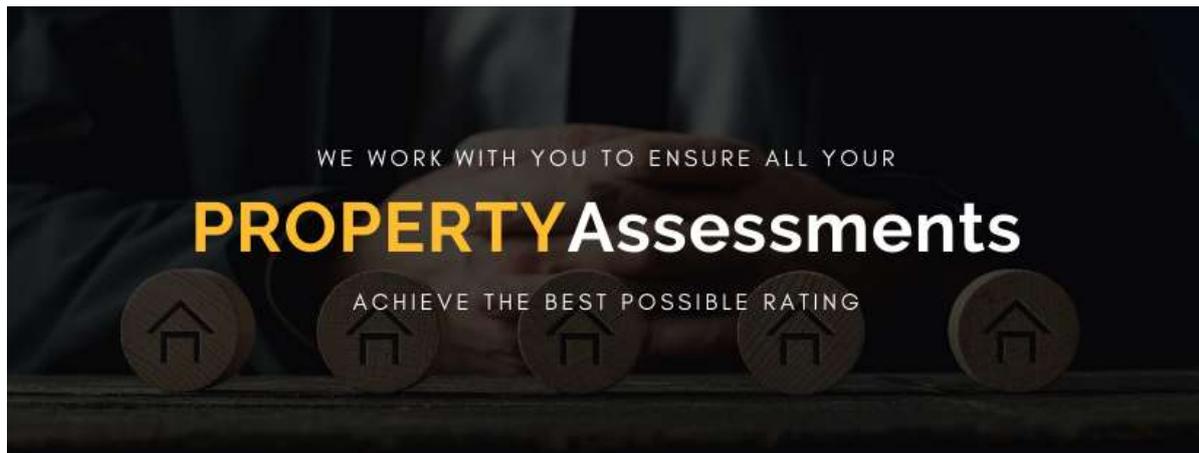
An Energy Performance Certificate (EPC for short) is a document that tells you how energy efficient a property is giving it a rating from A to G, with A being the most efficient and G being the least.

What's more, it also provides some practical recommendations on what could be done to improve the energy performance rating.

The modern-day EPC is split into 7 sections and is in the form of a digital link shown on the Government's website similar to the MOT of a car.

The sections are broken down into the following sections: -

1. The energy efficiency rating of the property which is presented in a form of a graph just like many you see on household appliances.
2. Rules for renting the property
3. The breakdown of the property's energy performance in terms of its features including walls, floors, roofs, heating, water heating, lighting and windows
4. The environmental impact of the property showing the average household CO<sub>2</sub> produced, the CO<sub>2</sub> produced at the property and the property's potential production
5. How to improve the energy performance of the property
6. The estimated energy use and the potential savings
7. The energy assessor and their accreditation details



## **What is the Minimum Energy Efficiency Standards?**

The Minimum Energy Efficiency Standard (MEES) Regulations came into effect in April 2018. It set a minimum energy efficiency level for rented properties in England and Wales.

Unless otherwise exempted, an area which we will discuss in the next section, properties in England and Wales must be rated E or higher to be allowed to be let. Properties with ratings F and G must be brought up to standard before they can be privately let. This applies to new and renewed tenancies.

If a property does not meet the minimum standard of an E rating, it must not be let to a new tenant after 1 April 2018 until it is reassessed with an E or higher rating. If the tenancy period has already begun but it started before 1 April 2018, the landlord must improve the property rating to E or higher by 1 April 2020.



## How to be exempt from MEES?

As a country rich in history, many buildings in England and Wales have stood the test of time. There are around 500,000 listed buildings registered on the National Heritage List for England (NHLE).

Much confusion surrounding the exemption of listed buildings from EPC rules arose when the legislation was first introduced. It has since been clarified that a privately let property in a listed building must also meet the minimum energy standards unless it is otherwise exempted.

There are seven exemptions for PRS properties under the Minimum Energy Efficiency Regulations (the Regulations) [6]: -

- 'High cost' Exemption
- '7 Year Payback' Exemption
- 'All Improvements Made' Exemption
- 'Wall Insulation' Exemption
- 'Consent' Exemption
- 'Devaluation' Exemption
- 'New Landlord' Exemption

It must be said that to apply for an exemption, a property must first have a valid EPC that is less than 10 years old. It is, therefore, important to consider the ongoing costs of such applications and assessments, where in some cases, require costly expert reports. It may be more cost-effective for a landlord to consider improving the property's EPC.



## **What happens if I fall below the standards?**

If you achieve an F or G rating and fall below the minimum energy standards, you will not be allowed to let the property. You have 2 choices, you can either carry out one or some of the recommendations to improve the rating or apply for an exemption.

If you are unable to apply for an exemption, it is important to work closely with your energy assessor to improve the rating. Your assessor should take your full circumstances into account and not just the recommendations listed on the EPC.

Here at Assessment Hive, we work with our clients to help them achieve the best possible rating using the most cost-effective method or methods. These methods are sometimes not shown in the EPC recommendations.

## **I have achieved a D or E rating, is this good?**

In simple terms yes, D and E ratings are good enough to let out a property. However, careful consideration should be made on what measures can be taken to improve the property's rating to a C.

Why, well that is simple, the Government is looking to increase the minimum standards to a C rating within the next 5 years. There is not enough traders and specialists in the UK to deal with the demand at that time and therefore it is worth considering whether these works can be done now. It will also cost a lot less as prices are likely to surge.



## **I am refurbishing my property, should I take Energy Efficiency into account**

This is the most cost-effective time to carry out improvements on your property.

Taking a fabric first approach is the most sensible, insulating the floor, walls and roof would have a significant impact on your property. These works are likely to improve your rating by at least 15-20 points and very likely achieving a C.

You should also look at the heating and water heating and the impact that the new heating will have on the EPC rating.

It is strongly recommended to work with an energy assessor prior to any works being carried out as on many occasions, the rating of an EPC is much worse after a refurbishment.

Here at Assessment Hive, we offer a fully energy consultation service to help you achieve the best possible rating when you refurbish or convert.

What's more, we also provide you with a pack of documents/certificates for you to keep safe for when you renew your EPC or sell your property in the future. This in turn will increase the value of your asset.



## **What does the future hold?**

If the Government are to achieve the goal of reducing CO2 Emissions by 80% when compared to 1990s levels, then must needs to change.

The future is likely to include some or all of the following: -

- The minimum rating to increase to a C
- Lenders mortgage rates to reduce for homes with higher ratings
- Council Tax linked to EPC rating
- Zero Carbon Homes
- Value of property linked with EPC rating

## **How can Assessment Hive help?**

If you want to work with a company that will work with you to achieve the best possible rating using the most cost-effective measures increasing the value of your asset, then Assessment Hive is for you.

We offer a range of energy services from just an EPC through to a complete energy consultation service. Whatever service you choose, you will always benefit from our extensive knowledge of the residential, commercial and new build market.



# NEED A QUALITY SUPPLIER?

Let us help with your  
certificates

- Energy Performance Certificates
- Legionella Assessments
- Fire Risk Assessments
- Floor/Lease Plans
- SAP Calculations
- Water Calculations
- Air/Sound Testing
- SBEM Calculations
- Energy Statements
- Heat Loss Calculations

Visit our website at [www.assessmenthive.co.uk](http://www.assessmenthive.co.uk)  
for more information about our company's  
services. Email us at [info@assessmenthive.co.uk](mailto:info@assessmenthive.co.uk)  
for more information.

