



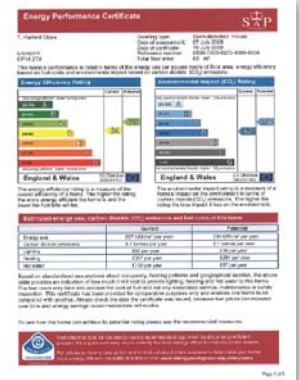
Your EPC Explained

Energy Performance Certificates

Energy Performance Certificates have been introduced to help improve the energy efficiency of buildings. By October 2008 all buildings, whenever they are built, sold or rented out, will require an EPC. The Energy Performance Certificate (EPC) gives home owners, tenants and buyers information on the energy and carbon emission efficiency grade from 'A' to 'G', where 'A' is the most efficient and with the average to date being D.

Who carries out the assessment?

Energy Performance Certificates are carried out by Energy Assessors or qualified home inspectors. 7Side Ltd, leading property search provider since 1981, will be co-ordinate the energy assessment of your property. Our highly experienced, fully qualified, Energy Assessors will undertake the assessment.



What can you expect during the assessment?

The assessment at your property will take approximately 1 hour - depending on the property size and complexity. A further hour is estimated, back in the office dealing with the survey calculations, and checking the recommendations in the report. The report will be made available to your agent within 2-3 days and for sales it will last for as long as your property remains continuously on the market and for rentals it will last for 10 years.

Your house cannot fail the assessment as it is only a measurement of energy usage and CO2 output. The Assessor will be happy to explain the survey and will gladly answer any questions you have. In the first instance they will need time to concentrate on their data collection and undertake the assessment but may also ask you for some information too. It would be helpful to have ready information relating to the properties, age, any extensions, whether you've installed double glazing, the date installed and any new boiler's installed. They will also need to know where the electric and gas meters are located. If you have any warranties or guarantees for any work done on the property please let the assessor see these too.

The energy assessor will record and measure certain points of energy data, including your heating system and fuel consumption, whether you have loft and cavity insulation and double glazing, radiator valves and thermostats which all have a bearing on the energy used and the carbon 'footprint' of the property. The report will then make some recommendations as to how to reduce your energy usage and CO2 output and so help to save money and the environment.

Your satisfaction is important to the services that we offer and feedback is taken very seriously. Should you wish to discuss anything with 7Side directly please contact 02920- 451444. 7Side operates a complaints procedure, and any such complaint will be taken very seriously. 7Side Ltd is a member of both Search Code and HIP Code and subscribes to their Codes of Conduct, regulated by the Property Codes Compliance Board (PCCB).





Your EPC Explained

Why have EPCs been introduced?

Domestic energy use accounts for 27% of the UK's carbon dioxide emissions. The Government is introducing a number of energy saving initiatives, including EPCs, aimed at making all buildings more energy efficient. These measures are being applied across all European Union countries as per the European Directive for the Energy Performance of Buildings.

Does everyone need an EPC?

The EPC is required by law when a building is constructed, sold or put up for rent.

Sellers or buyers of homes

All sellers of homes need to ensure that they provide a Home Information Pack (HIP) which includes an EPC for potential buyers.

Builders

An EPC needs to be provided to buyer of newly built properties.

Landlords

If you are a landlord, you'll need to make a EPC available to prospective tenants the first time you let a home after 1 October 2008. An EPC is only required for a property which is self-contained and is valid for 10 years.

What can I do to make my energy rating as high as possible?

- Insulating your property is the most cost effective measure you can take. In most cases cavity wall insulation is straightforward, inexpensive and hassle-free. Installing new loft insulation in most properties is an easy DIY job and should be done to a depth of 270mm.
- If your boiler is over 15 years old it's probably time to replace it and you'll get a better rating if you combine it with modern heating controls. If you need to save space, buy a combi boiler, which does not store hot water in a tank but heats water directly from the cold water mains as it is used.
- Fit a hot water tank jacket.
- While double glazing can be fairly expensive, it will reduce noise and lower heating bills.
- When purchasing new appliances look out for the Energy Saving Recommended logo, and choose the most energy efficient in their category.

Helpful websites

www.energysavingtrust.org.uk - Free, impartial advice on energy efficiency improvements.

www.est.org.uk/myhome/gid - Advice on obtaining grants to cover installation costs.

www.energysavingtrust.org.uk/proxy/view/full/165/homeenergycheck - Free personalised Home Energy Check report.

For further information or to order an EPC contact 7Side on **029 2045 1444** or email **amanda.biss@7side.co.uk**. Alternatively complete the printable order form available online at www.7side.co.uk. Prices for multiple EPCs on application.