



## TECHNICAL MEMORANDUM 024

### IMPROVING YOUR ENERGY PERFORMANCE CERTIFICATE RATINGS

Consumers ready to purchase or to rent your newly built, converted or fully refurbished buildings have become more discernible and certainly more energy efficiency conscious.

Making early decisions during your building design stage to make your project more energy efficient should be undertaken in conjunction with your Architect and energy consultants.

#### ENERGY PERFORMANCE CERTIFICATES (EPC)

Typically shows ratings measured on a scale from A (**most efficient**) to G (**least efficient**) and is valid for 10 years.

**To be clear, most EPC we see on developed properties achieve an EPC Rating of either C or D.**

The EPC comprises of two main charts which I go into more detail below i.e.

#### **a. Energy Efficiency Rating**

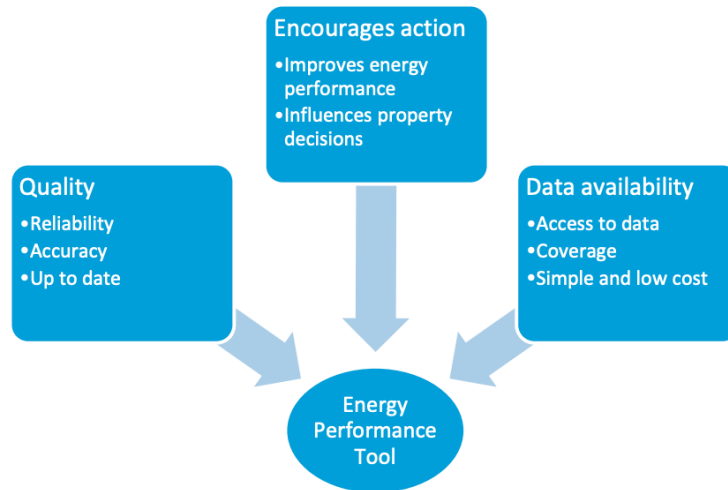
This is a rating of the overall efficiency of a home. A higher rating means the home is more efficient which in turn means lower energy bills.

#### **b. Environmental Impact CO2 Rating**

This is a measure of the properties impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating, the less negative impact it has on the environment.

Take the time early on to carry out building work that helps to achieve a good rating.

Diagram1. Energy Performance Certificates



## Keynotes

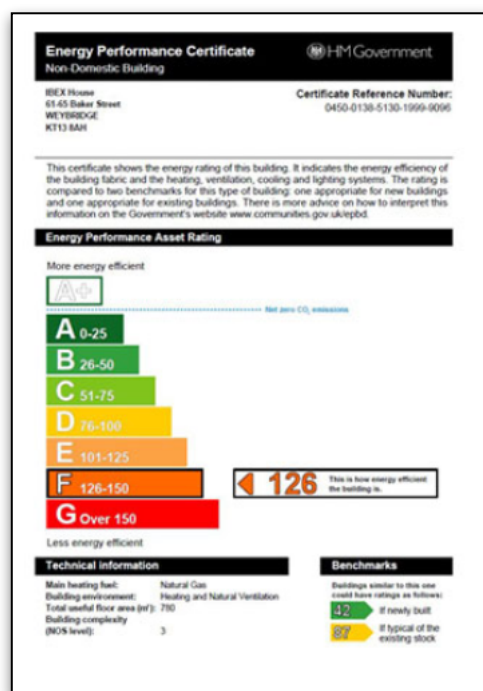
“18-20% of domestic consumers said the EPC influenced their choice of property to some extent and 6% used the information on the EPC when negotiating a purchase or rental price”<sup>1</sup>

“More efficient houses (rated A/B) sell for on average 14% more than equivalent properties with a G rating, and that the introduction of EPCs led to a value uplift for more efficient properties”<sup>2</sup>

“GoCompare survey suggested that energy efficiency is becoming more important, with central heating, double glazing, a good energy efficiency rating and cavity wall insulation appearing in the top 20 desirable features of a new home”<sup>3</sup>.

“Most surveys on what people value when deciding to buy or rent a house suggest that other factors are more important, such as location, price and condition of the building” 4

**A low rated Energy Performance Certificate (showing below E ratings) shows that you have produced a poorly performing non-energy efficient project - Not a good outcome if you are selling or renting your development !**



## **IMPORTANT DATA THAT YOU MUST SEND TO YOUR ENERGY ASSESSOR EARLY ON DURING YOUR PROJECT**

Make sure that you prepare and send to your energy assessor all specification information, the latest plans, and details of all fittings and services such as window / door information, ventilation details, space and water heating information, energy lighting information and sufficient details of the insulation fitted to roof, walls, floors.

## **NEW BUILD PROJECTS**

The following information should be submitted to your energy assessor prior to the production of the final Energy Performance Certificate :

1. Make sure that you follow your designers recommendation to produce an air tight building. Seal holes around any pipes, hatches, and any openings through the external walls, roofs, or floors.
2. Install energy efficient services (boilers, lights, mechanical vents) and fittings (fenestration) in accordance with your specifications.
3. Install insulation which follows your designers specifications that meet building regulation minimum performance criteria.
4. Arrange for an air test of your building in consultation with your energy assessor recommendations.

## **CONVERTED BUILDINGS**

The following information should be submitted to your energy assessor prior to the production of the final Energy Performance Certificate :

1. Evidence of any thermally upgraded walls, floors, roofs
2. Thermal performance data relating to your replacement doors and windows
3. Information of all energy efficient space or water heating installations including controls
4. Information of energy efficient lighting installed.

## **GENERAL EXCEPTIONAL CIRCUMSTANCES:**

Please note there are circumstances where restrictions to the improvement of the thermal performance of your building development may become apparent i.e. Your building is “Listed” and its character is protected under Town and Country Planning (Conservation legislation), and or your building is in a Conservation Area. Please advise your Energy Assessor early on before your project starts to allow any recommendations to improve your Energy Rating.

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1. Consumer Focus 'Room for improvement: The impact of EPCs on consumer decision making' 2011 page 9 and Department for Communities and Local Government 'English Housing Survey: Homes 2011' 2013 (viewed 31 May 2018) page 7 and Department for Communities and Local Government 'English Housing Survey: Homes 2011' 2013 (viewed 31 May 2018) page 104
2. Backhaus and others 'Key findings & policy recommendations to improve effectiveness of Energy Performance Certificates & the Energy Performance of Buildings Directive' 2011 (viewed 31 May 2018) page 23 and Consumer Focus 'Room for improvement: The impact of EPCs on consumer decision making' 2011 (viewed 31 May 2018) page 6
3. GoCompare 'The 20 features that will sell your home' 2017 (Viewed 13 June 2018)
4. Backhaus and others 'Key findings & policy recommendations to improve effectiveness of Energy Performance Certificates & the Energy Performance of Buildings Directive' 2011 (viewed 31 May 2018) page 23 and Consumer Focus 'Room for improvement: The impact of EPCs on consumer decision making' 2011 (viewed 31 May 2018) page 6