

An Energy Performance Certificate (EPC) provides an assessment of a property's energy efficiency and environmental impact. Here's a breakdown of the key details contained in an EPC report:

1. Energy Efficiency Rating

- Current Rating: A grade from A (most efficient) to G (least efficient).
- Potential Rating: The rating achievable if recommended improvements are implemented.
- Numeric Score: Corresponds to the rating, with higher numbers indicating greater efficiency.

2. Environmental Impact (CO₂ Emissions) Rating

- Similarly, A-G scale, showing the property's carbon dioxide emissions.
- Includes current and potential scores.

3. Estimated Energy Costs

- Annual or three-year estimates for heating, lighting, and hot water.
- Potential savings if improvements are made.

4. Property Description

- Includes details such as:
- Type of property (e.g., detached, terraced, flat).
- Approximate age of construction.
- Size and heating systems.

5. Energy Use and Fuel Consumption

- Estimated energy usage in kilowatt-hours (kWh).
- Types of fuel used (e.g., gas, electricity, oil).

6. Key Features Affecting Energy Performance

Highlights elements such as:

- Wall insulation.
- Roof insulation.
- Windows (e.g., double glazing).
- Heating systems.
- Hot water system.

7. Recommendations for Improvement

- Practical suggestions to improve efficiency, such as:
- Installing better insulation or double glazing.
- Upgrading to a more efficient boiler.
- Using renewable energy sources like solar panels.
- Estimated costs of improvements and potential savings.

8. Heat Demand

- Information on space heating and hot water demand.

9. Primary Energy Use

- The energy used for heating, cooling, ventilation, and lighting, measured in kWh per square meter.

10. Legal Information

- Certification details, including:
- Unique report reference number (RRN).
- Name and accreditation number of the assessor.
- Date of assessment and certificate validity (10 years).