

AN OVERVIEW OF

Why Is My EPC Different To My Neighbours?

An Energy Performance Certificate (EPC) is a legally valid document that provides an energy efficiency rating (displayed on an A-G scale) in relation to a property's running costs. This rating will take into account the potential energy performance of the property itself (the fabric) and its services (heating, lighting, hot water etc).

There are occasions where neighbouring properties, that may appear identical, produce a different EPC rating. There are a number of reasons why this may happen, including:

Different features:

Every EPC is different, just as every property is different. The rating produced is based on the collected data that is specific to the property in question.

An assessor will collect a wide range of data when conducting their assessment. This includes, but is not limited to:

- Room dimensions,
- Insulation levels,
- Type of heating systems,
- Glazing,
- Property age,
- Type of windows.

Although properties may appear identical, any slight variation in the information collected may result in a different EPC rating.

Documentation availability:

As the assessment is non-invasive, the energy assessor will need documentation or evidence of certain features that they cannot visually verify, such as insulation type. It is important to ensure that this evidence is available to the assessor on the day of the assessment.

If this evidence is not available, assumptions will be made, which may affect the EPC rating.

Extensions or additional features

If a property has had an extension, this can have a significant impact on the EPC rating, due to the larger floor area. In addition, if the property has had other features added that differ from its 'as-built' specification, this may also impact the EPC rating.

The heating system present

The heating system present in the property can influence the result of the EPC, especially if the original heating system has been replaced. Fuel costs can vary considerably and a property that runs fully on electric will have a much poorer rated EPC when compared to a property on mains gas.





New build vs Existing dwelling

The Standard Assessment Procedure (SAP) is the methodology used to assess newly built and newly converted dwellings in order to demonstrate that they comply with the requirements of Building regulations. New buildings typically have a lot of information readily available for calculation, such as detailed floor plans and specifications.

When a SAP EPC expires after 10 years, a Reduced Data Standard Assessment Procedure (RdSAP) assessment, which is the methodology used on existing buildings, is deployed. This methodology relies on the assessor collecting the evidence in the property as well as using a set of standard assumptions for areas that cannot be easily assessed.

This can create a difference between the rating that a Full SAP EPC will give, compared to an RdSAP EPC carried out ten years later. Other factors should also be considered here, such as an update to either methodology, a change to fuel prices or whether something has changed in the property during those ten years.

Notes:

The EPC rating and descriptions provided, such as 'very poor' or 'good' are generated by approved software and based on the data collected – they are not based on the assessor's opinion.

The recommendations provided are triggered solely by the information collected at the time of the assessment. The assessor does not choose the recommendations, and the text or descriptions within them cannot be altered.

Get In Touch:

If you have any questions regarding your EPC rating, these can be referred to the assessor who conducted the assessment. They will be able to answer your questions and elaborate on any information stated on the EPC.



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