

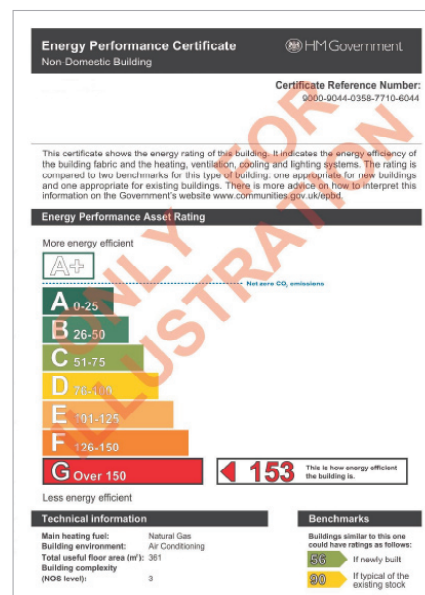
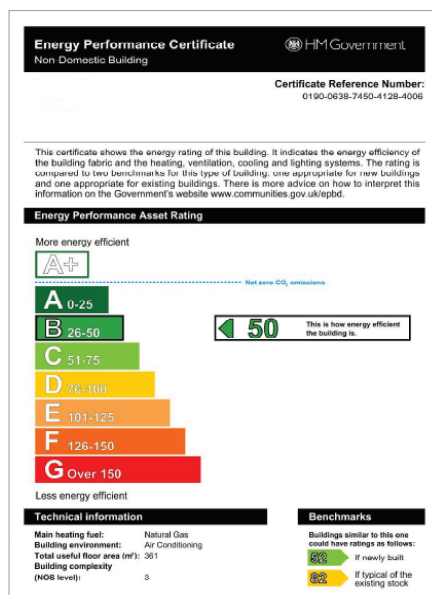
So just how important is an accurate EPC assessment?

The problem

EPC ratings can be hugely affected by lack of information at the time of survey and consequentially calculation. For example, if Heating Ventilation and Air Conditioning (HVAC) data is not available, then default settings are used which in turn could give a worse rating.

A very real example:

These EPCs below are for the same building. HVAC details supplied from site were used for the EPC on the left, default settings for HVAC for the one on the right.



Solution

Ensure you pick a reputable assessor who will investigate fully. Ensure surveyors/FM's and on site staff supply as much building fabric and Operation & Maintenance information to Energy Assessors prior to the visit.

Conclusion

You can see for yourselves how valuable it is to find out as much information about the building's fabric and systems for the EPC survey. Information is paramount in order to obtain the best result for the building and as EPC's have a shelf life of 10 years. It is expected that EPC's ratings will soon start to affect value. We know which one we would rather purchase or own!