BUYERS AND SELLERS / FREE DOWNLOAD

Energy, EPC and Running Costs Guide

Understand the energy story behind a home.

Find the right certificate

Search the official EPC register using the property address. The England/Wales/Northern Ireland service differs from the Scottish register. Confirm the certificate date and whether the property matches the listing.

Read the EPC carefully

The rating is useful for comparison but uses standard assessment assumptions. Check the recommendations, heating type, wall and roof insulation and whether upgrades have been installed since the assessment.

Ask for evidence of upgrades

For new windows, insulation, solar equipment and heating installations, ask for available certificates, manuals, warranties and permissions. Your professional advisers can check whether these are satisfactory.

Estimate real costs

Actual usage depends on household size, tariffs, time at home and the weather. Request historic bills if the seller is willing to share them, but treat them as indicative rather than a promise.

Look beyond energy

Running costs also include council tax, building insurance, water, repairs and sometimes communal charges. A low EPC rating may point towards possible future expenditure worth budgeting for.

FIVE QUESTIONS TO ASK

☐ Is the EPC current?

☐ What heats the home?

☐ Are upgrades documented?

☐ What were typical utility bills?

☐ What improvements may be practical?

COMMON MISTAKES TO AVOID

- Treating EPC estimates as guaranteed bills
- Ignoring ventilation and moisture risks
- Assuming every recommendation is cost effective

TRUSTED SOURCES

https://www.gov.uk/find-energy-certificate

https://www.gov.uk/buying-a-home

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