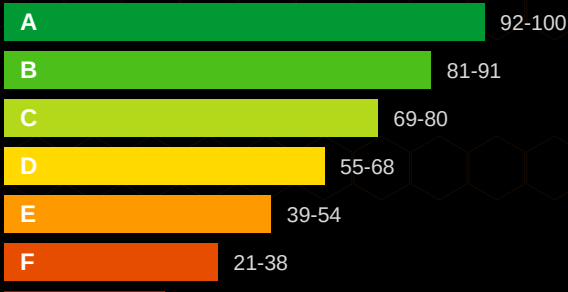


EPC GUIDE

Understanding Your Energy Performance Certificate

What your EPC really means - and how to improve it.



Suitable for homeowners, tenants, and landlords across the UK.

Includes: EPC bands explained, heating system impact, easy improvements, and common myths.

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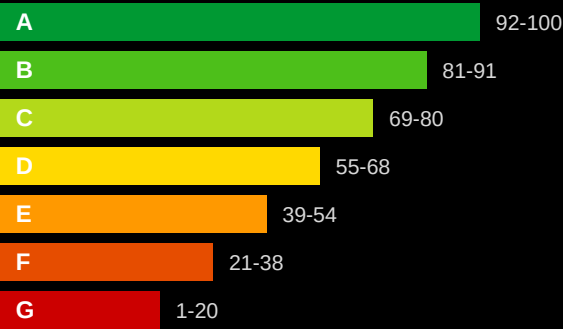


1. WHAT IS AN EPC?

An Energy Performance Certificate (EPC) shows how energy-efficient a property is. It uses bands from A (most efficient) to G (least efficient) and is required when selling or renting a property in the UK.

- Current energy efficiency rating and band
- Potential rating if recommended improvements are made
- Estimated annual running costs for heating, hot water, and lighting
- Recommended improvements with estimated costs and savings

EPC BANDS AT A GLANCE



2. WHY EPCS MATTER

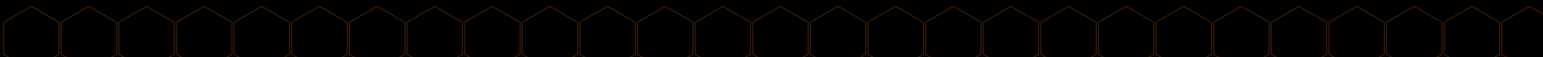
- **Buyers and tenants:** EPC shows likely energy bills and comfort levels before committing.
- **Landlords:** EPC determines MEES compliance — must be E or above to legally rent.
- **Owners:** EPC highlights the best value upgrades to reduce bills and increase property value.

3. WHAT AFFECTS YOUR EPC RATING?

- Heating system type and fuel used
- Insulation levels — loft, walls, floors, and roof
- Windows and doors — double/triple glazing, draught-proofing
- Hot water system type and efficiency
- Lighting — LED vs traditional bulbs

4. HEATING SYSTEMS AND EPC - SIMPLE OVERVIEW

- OK **Gas boilers:** Generally good EPC performance where mains gas is available.
- OK **Modern oil boilers:** Good for rural and off-gas homes — strong EPC scores.
- OK **High Heat Retention (HHR) storage heaters:** Strong EPC scores when paired with off-peak overnight tariffs.
- X **Electric wet heating systems:** Usually poor EPC performance — very high assumed running costs.
- X **LPG boilers:** Often score badly in EPC, especially in older rural homes.





5. EASY WAYS TO IMPROVE YOUR EPC

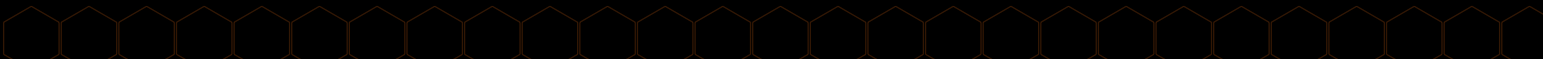
- OK Upgrade insulation:** Loft, cavity/solid wall, floor insulation — often the highest-impact improvement.
- OK Improve heating controls:** Thermostats, TRVs, and smart controls can improve EPC score and reduce bills.
- OK Switch to more efficient heating:** Where appropriate and modelled — always check EPC impact first.
- OK Install LED lighting throughout:** Simple, low-cost improvement with a measurable EPC benefit.
- OK Seal draughts:** Around windows, doors, and floors — cheap and effective.

6. EPC FOR TENANTS, OWNERS, AND LANDLORDS

TENANTS	OWNERS	LANDLORDS
● Check EPC before signing a tenancy. ● Ask about heating system type and available tariffs. ● A higher EPC band means lower energy bills.	● Use EPC recommendations as a roadmap for upgrades. ● Plan improvements over time to maximise value. ● Higher EPC can increase property value.	● Ensure EPC is E or above (MEES compliance). ● Use EPC to plan cost-effective upgrades. ● Keep documentation for exemption applications.

7. COMMON EPC MYTHS

- "EPC is just a formality"**
-> False. It affects legal rental status, property value, and buyer decisions.
- "A new boiler always improves EPC"**
-> Not always. Fuel type and system type matter as much as boiler age.
- "Electric heating is always greener"**
-> EPC scoring depends on carbon factors and assumed running costs — electric wet systems often score very poorly.



8. HOW ENERGY GUARDIAN SUPPORTS YOU

- **Clear EPC explanation:** We walk you through your rating, what it means, and what drives it.
- **Heating and tariff advice:** Practical guidance on the best system and tariff for your property.
- **Upgrade planning:** Tailored improvement plans for landlords, homeowners, and tenants.
- **Landlord MEES support:** Step-by-step compliance planning for rental properties.

Want to understand your EPC properly?

Energy Guardian can walk you through your rating, your options, and your best next steps — for free.

energyguardian.co.uk

Free Home Energy Audit -> energyguardian.co.uk/home-energy-audit-calculator