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## Energy Performance Certificates (for prospective residents)

### What is an Energy Performance Certificate?

Energy Performance Certificates or 'EPCs' were introduced in 2008. All landlords are required to provide these to people who are looking to rent their properties. The purpose of an EPC is to give you an idea of the energy efficiency of your potential home. EPCs use a coloured scale similar to those found on domestic appliances, such as fridges. The EPC will show a rating for a property from 'A' to 'G' with 'A' being the most efficient and 'G' being the least efficient. The rating is based on:

- The age, layout and construction of the property
- The heating and lighting systems in the property
- How well insulated the property is.

### Why do I need an Energy Performance Certificate?

The EPC and the recommendations that come with it give you important information about a property's energy efficiency, for example, how much it is likely to cost to run the home you are interested in renting. These ratings are standardised so that you can compare different properties. They are based on an estimate of the energy an average household might use and exclude energy used for cooking and appliances like TVs.

Bear in mind that the estimated running costs are based on:

- standard assumptions about a property, including how many people will live there and how long it is heated each day, and
- average fuel prices when the EPC was produced – these could be up to 10 years old.

In practice you may use more or less energy, according to your lifestyle, such as how long you have the heating turned on for, how high it is set and how much you use lights and appliances.

### How long is an Energy Performance Certificate valid for?

Each EPC is valid for 10 years so the one you are provided with may be up to 10 years old.

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## **What are the ‘recommended measures’?**

The EPC includes recommendations about improvements that could be made and what savings might be made as a result. The effect of these is shown as the ‘Potential’ rating in the energy efficiency graph.

Importantly, a landlord is not required to carry out all or any of the recommendations in the report. Hanover has been using its own funds and taking advantage of available grants over many years in order to improve the energy efficiency of its homes. We have focussed on improving those homes with the lowest levels of insulation and those with a score of below 55 (Band E and below). As a result, we do not generally carry out such works on homes with a higher score, where savings will be much smaller.

Each Hanover estate has a ‘planned works programme’ which plans out all major works for all the properties on the estate in a manageable and cost-effective way. If you would like to know the details of this plan, please ask the estate manager.

## **Will I be able to get improvements done myself?**

It is possible to apply for grants to carry out certain recommendations. However, changes of this nature to the property will need to be approved by Hanover before starting the work to ensure we can continue to manage the property effectively in the future.