

“ Plain speaking legal advice ”

EPC

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What is an Energy Performance Certificate (EPC)?

The EPC is aimed at addressing EEC regulations relating to the contribution that housing makes to global warming. In its basic form the EPC resembles the sort of sticker that you have seen on fridges and other domestic appliances. The hope is that a buyer will see the benefits of introducing energy saving measures in their new home. A Home Inspector will make an appointment to call at the property to assess its energy rating.

Why is it needed?

The EPC used to be a part of the Home Information Pack (HIP). The Government removed the need for a HIP for all properties marketed after 21st May 2010, but did not remove the need for an EPC to be available to potential buyers.

How much does an EPC cost?

The cost will usually be in the region of £60 to £100

How can Herrington & Carmichael help you?

With us you can be assured that you will be dealing with a dedicated and hardworking team of conveyancing specialists.

The people who will work for you deal only with conveyancing and therefore possess the expertise and practical experience to assist and guide you throughout the transaction. Whatever issues arise they will know how to help.

You will be given direct telephone numbers and email addresses for the people working for you. Our main switchboard telephone lines are manned between 8.00am and 6.00pm Monday to Friday. We understand the stresses and strains that buying and selling a property can cause and some members of our team are available to speak to you on their mobile phones until at least 8.00pm Monday to Friday and between 10.00 am and 4.00pm at weekends

To find out more about how we can help you email us at residentialproperty@herrington-carmichael.com

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This publication is written as a general guide only. It is not intended to contain definitive legal advice, which should be sought as appropriate in relation to a particular matter.