

Energy Performance Certificates (EPCs) and Home Reports (HRs)

INFORMATION NOTE

Properties already on the market prior to 1st December 2008 do not require a Home Report. However, from the 4th January 09 every property sold after that date will require an Energy Performance Certificate.

Those with an HR will not require to obtain a separate EPC as an EPC is 1 of the 3 components of the HR.

Those without an HR do not have to obtain an EPC immediately. After the 4th January 09 you will be required to produce an EPC upon request within 9 days of that request being made. The cost for arranging and obtaining this report will be around £75 plus VAT.

As mentioned properties on the market pre 1st December 2008 do not require to have an HR and we are certainly not suggesting that you consider instructing one at this time. However we feel obliged to inform you that the GSPC are offering between 15% and 25% discount for any Clients wishing to obtain one up until 27th February 2009 and that will include an Energy Report. Against this February is a slow month so the 12 week life of the survey report could be substantially eaten up during this slow month. If you do not require an HR but think an HR may freshen up the marketing please discuss this with us. Remember that an HR can become “dated” and purchasers may expect a “refresher” if you go down that route.

Further information regarding both Home and Energy Reports is available on this web-site or on the GSPC web-site www.gspc.co.uk.

Should you wish to discuss any aspect of the above kindly contact our Property Manager, Bridie Gillan.

Written by Ian C Ferguson, Senior Property Lawyer.