

EPC Clauses

Residential

An EPC was found

An EPC has been found relating to the subject property. An Energy Performance Certificate (EPC) contains information about a property's energy use and typical energy costs, alongside recommendations about how to reduce energy use and potentially save money. EPCs are valid for exactly 10 years after the date lodged by the assessor. Residential properties are rated from A (most efficient) to G (least efficient).

Properties that can typically achieve an A or B rating could be eligible for green mortgages. These may offer more advantageous interest rates to reward energy efficiency improvements that have been made to achieve this rating.

The EPC contained within the search details the current EPC rating, the potential EPC rating should the recommended improvements be carried out, and how the property compares to others in the area.

If the property is going to be rented, the Minimum Energy Efficient Standards (MEES) may apply. We recommend reading the search results thoroughly.

No EPC was found

No EPC was found relating to the subject property. An Energy Performance Certificate (EPC) contains information about a property's energy use and typical energy costs, alongside recommendations about how to reduce energy use and potentially save money.

There are a number of reasons why an EPC has not been found:

- We have not been able to match the property to a valid EPC (dated within the last 10 years) does not exist for the property;
- The property is undeveloped and no buildings exist;
- The EPC for the property is not yet recorded within the published database. There can be a delay of up to 2 months of a new EPC being lodged and appearing within the search providers report. In the meantime, we direct you to the [Find an energy certificate](#) service. Please note the published database is different to the 'Find an energy certificate' service;
- The search provider has not been able to match the address provided.

You can visit the governments [Find an energy certificate](#) service to search for the EPC.

If the property is going to be rented, the Minimum Energy Efficient Standards (MEES) may apply. We recommend reading the search results thoroughly.

Commercial

A single EPC was found

An EPC has been found relating to the subject property. An Energy Performance Certificate (EPC) contains information about a property's energy use. EPCs are valid for exactly 10 years after the date lodged by the assessor. Commercial properties are rated from A+ (most efficient/net zero) to G (least efficient).

The EPC contained within the search details the current EPC rating, recommendations on improving the energy efficiency and how the property compares to others in the area.

If the property is going to be rented/leased, the Minimum Energy Efficient Standards (MEES) may apply. We recommend reading the search results thoroughly. If you are discussing energy efficiency improvements with your tenants and are seeking to enter into Green Lease agreements or undertake improvements to meet MEES within the requirements, you should take additional advice on this matter.

Multiple EPCs found

Multiple EPCs have been found relating to the subject property. These may include a combination of both or either non-domestic and domestic EPCs.

An Energy Performance Certificate (EPC) contains information about a property's energy use. EPCs are valid for exactly 10 years after the date lodged by the assessor. Commercial properties are rated from A+ (most efficient/net zero) to G (least efficient).

The EPCs contained within the search details the current EPC rating, the address that EPC rates to and the building type. If domestic EPCs are found,, the potential rating will also be displayed.

If there are more than 50 EPCs found, the search result will not display any results, but these can be provided by the search provider on a case by case basis.

If the property is going to be rented/leased, the Minimum Energy Efficient Standards (MEES) may apply. We recommend reading the search results thoroughly. If you are discussing energy efficiency improvements with your tenants and are seeking to enter into Green Lease agreements or undertake improvements to meet MEES within the requirements, you should take additional advice on this matter.

No EPCs found

No EPCs have been found relating to the subject property. An Energy Performance Certificate (EPC) contains information about a property's energy use. EPCs are valid for exactly 10 years after the date lodged by the assessor. Commercial properties are rated from A+ (most efficient/net zero) to G (least efficient).

There are a number of reasons why an EPC has not been found:

- A valid EPC (dated within the last 10 years) does not exist for the property;
- The property is undeveloped and no buildings exist;
- An EPC is not required;
- The EPC for the property is not yet recorded within the published database. There can be a delay of up to 2 months of a new EPC being lodged and appearing within the search providers report. In the meantime, we direct you to the [Find an energy certificate](#) service. Please note the published database is different to the 'Find an energy certificate' service;
- The search provider has not been able to match the address provided.

You can visit the governments [Find an energy certificate](#) service to search for the EPC. If the property is going to be rented, the Minimum Energy Efficient Standards (MEES) may apply. We recommend reading the search results thoroughly.