

Estate Agent Information

Energy Performance Certificates (EPC's) on advertising

As required by the Energy Performance of Buildings (Certificates & Inspections) Regulations (Northern Ireland) 2013 which came into operation on 18th February 2013.

1 Displaying EPC's on marketing source

a) On 2 January 2013 the Department approved the following forms of energy performance indicator shown in Figure 1. Failure to comply may result in a penalty charge notice of £200 / property

b) EPC's must be displayed on **ALL** marketing sources. (i.e., Internet, Display Brochures, press advertisements, etc.) **Properties cannot be advertised for sale or rent without showing the Graphical representation & EPC rating.**

c) Any Marketing Source greater than A5 in size – EPC rating in the form of a coloured graphical representation must be displayed and of a size in which all letters and numbers are still legible as shown in Figure 1.

Marketing sources smaller than A5 (e.g. several properties advertised on one page or classified advertisements. In such cases where space is restricted it is proposed that the advertisement should contain both letter and numeric rating e.g. **EPC F36**.

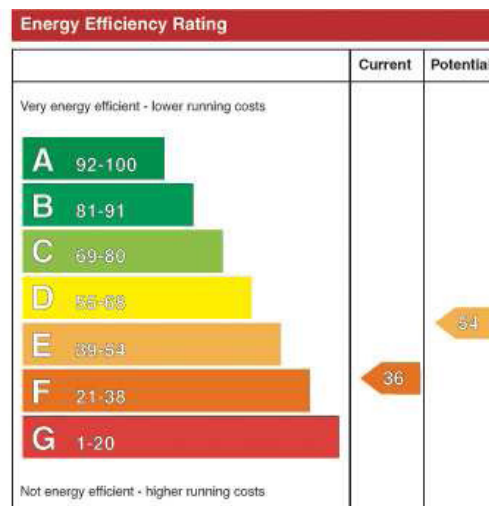


Figure 1

d) **Building** **s complete but without services.** Where insufficient information is available (for example, no heating services have been installed), EPC to be based on the 'worst' case energy rating permitted and that complies with the Building Regulations OR. Alternatively an EPC can be produced based on proposed service installation as applied for to Building Control.

The estate agent MUST SHOW the EPC to anyone first enquiring about a building or building unit.

Clarification on queries raised by estate agents

Brochures for sale or rent

Advertising literature specific to a property must have the EPC Energy rating details included. If a brochure is available the coloured bar chart must be included in the brochure. Where brochures have already been produced for properties already on your portfolio it is sufficient to attach a coloured copy of the EPC graphical representation to the brochure. Note: This also includes commercial property.

Window Display

Window display being used to advertise a property the EPC Energy rating details must be included for the property e.g. EPC F36

Several Rental Properties Advertised on a Single Page

If a number of rental properties are being advertised on a single A4 page, the EPC Energy rating details must be included for each property e.g. EPC F36

Properties Advertised on Websites

Properties advertised on websites must include the colour bar chart and energy rating details, a link to the EPC or where the size is very restricted the EPC Energy details e.g. EPC F36

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Advertising New Developments

Advertising from Design / Drawing Brochure

EPC information is not required when advertising properties which have not yet been built e.g. from the design / drawing brochure.

Advertising New Homes In Newspapers or Publications (Newspapers)

In relation to advertising new homes in newspapers or publications such as the Belfast Telegraph, it would be acceptable when advertising a development containing a number of property types to state the range of EPC ratings in such general adverts, e.g. EPC range B – D. However as more and more properties are sold the advertisements would need to be more specific. Individual houses advertised must show EPC graphical representation.

Advertising on Television & Radio

TV & radio advertisements should include EPC rating information specific to the property.

Commercial Buildings

Commercial buildings over 500m² and frequently visited by the public must display a valid EPC in a prominent place clearly visible by the public.

Signage advertising

If signage such as a 'V' board, hoarding, screen, shroud or wrap is used to advertise a building or building unit and there is information included which is specific to that property (this might be the floor area and/or building use) there is a requirement to include the EPC energy performance indicator, either the energy rating eg. EPC F36 or where space permits the coloured bar chart.

2 Exemptions to EPC Requirements

- a) A property is **not** marketed for sale or rent.
- b) A lease is renewed and existing contract extended.
- c) A building marketed for sale will be demolished on purchase by the buyer: an application must be made to Building Control (with an EPC for the new building)
- d) A building requiring major renovation (25% of building envelope) can be advertised without EPC but on purchase the buyer must make an application to Building Control (with an EPC for the renovated building when complete)
- e) Rooms are used for only 'residential purposes' e.g. rooms in hostels, hostels, boarding houses, halls of residence, holiday accommodation
- f) In the case of a House of Multiple Occupancy, where occupants sign individual contracts (Where a group of occupants sign a single rental agreement for the property as a whole, an EPC is required.)
- g) Buildings as places of worship and for religious activities (for example: churches, chapels, gospel halls etc.).
- h) Stand-alone non-dwellings of less than 50m² (e.g., detached garages, work sheds, stores etc.)

- i) Temporary buildings with a planned time of not more than 2 years (e.g., A temporary mobile home on a construction site)
- j) Particular buildings with 'low energy demand (e.g.: barns, factories, industrial work units etc., where the internal climate is not conditioned).