

Question for written answer E-006646/2015
to the Commission
Rule 130
Syed Kamall (ECR)

Subject: Misleading nature of EPC ratings

I have been contacted by a constituent who is concerned that the Energy Performance Certificates (EPCs) issued to her in two recent home property transactions are misleading and unrepresentative.

My constituent tells me that the first was graded 77 %, with a potential of 82 % should solar panels be installed; the second was graded 76 % with a potential of 88 %, again with fitting solar panels as the only recommendation.

My constituent tells me that neither of the local councils concerned will allow the necessary solar panels to be fitted, due to visibility restrictions in their respective conservation areas. Those issuing the EPCs have agreed there is nothing further she could do to boost energy efficiency. She has also been told that given the size of one of the houses it could not possibly have received a higher rating.

My constituent is concerned that the ratings may mislead prospective purchasers, suggesting efficiency could have been improved further.

1. Can the Commission confirm whether it is aware of this being an issue, i.e. the fact that EPCs may be issued with potential ratings identified that are not feasible in practice, due to local authority rulings?
2. If so, can the Commission also state what it is doing to tackle this matter?