



## FUEL PRICES 15<sup>TH</sup> FEBRUARY 2023

Domestic EPC's currently use two sets of fuel prices:

- The first is set by the SAP methodology (Table 12). This set of fuel prices only changes when the methodology is updated, and directly affects the EPC rating.
- The second, is set by the BRE's Product Character Database (PCDB) which is updated every six months and is based on a rolling average of the last 3 years' fuel prices.

Due to the ongoing energy crisis, the fuel costs within BRE's Product Character Database (PCDB) are now considered inaccurate.

What does this mean?

On February 15<sup>th</sup> 2023, fuel prices for Domestic Energy EPCs (new build and existing properties) will be updated. This will impact all EPCs submitted after this date, giving a more accurate representation of the property's running costs and savings for heating, water heating, and lighting. This will not affect/alter the EPC rating, but will be reflected in the energy costs of the property.

