

## Landlord Fact Sheet – Energy Performance Certificates (EPC)

An EPC gives a property an energy efficiency rating from A (most efficient) to G (least efficient) and it is valid for 10 years. Given it has been illegal to rent a residential property since 1 October 2008 without an EPC most properties have one.

The aim of the EPC is to drive tenants toward properties which use energy more efficiently. We are increasingly finding tenants take notice of these ratings.

There were further changes made in February 2015 to help improve the energy consumption of all rented properties. The effect of these changes is:

- From 1 April 2018 it is not lawful to rent a property unless it has a rating of E or better
- From 1 April 2020 it became illegal to continue rent a property to someone whose tenancy started before 1 April 2016 unless it has a rating of E or better.

Positively EPCs show what rating is possible and what changes would be required to achieve a higher rating, e.g. loft insulation, double glazing, new boiler.

The Government have indicated they may make the minimum rating higher than E in future.

### Penalties

Breaches of the requirements will each carry a £5,000 fine.

### Get a copy of your EPC

We can provide a copy where we manage your property. Alternately you can access a copy on line for any property using the postcode on this site:

<https://www.epcregister.com/reportSearchAddressTerms.html>

### Further Information

There are some specific categories where an EPC is not required. The most likely to apply to a rented property would be if it is a listed or officially protected property, where the minimum energy performance requirements would unacceptably alter it.

There may also be some exemption given if the cost of the energy saved over a given period when the rating is improved is less than the cost of the work.

There is also some debate about whether the Government calibration of parts of the EPC assessment is correct, possibly generating lower ratings that they should. This may result in changes which may make it worth having a new EPC done to see if a better rating is achieved.

The Government site on EPCs is:

<https://www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents>

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