



# Energy Performance (EPC) Service

Incorporated in **Part 5 of the UK Housing Act 2004** Energy Performance Certificates (EPCs) for private rented sector homes became mandatory for all new private rented tenancies from 1st October 2008 (Tenancies that commenced before 1st October 2008 will not be effected). These certificates are designed to let prospective tenants know about the energy efficiency of a house and its likely running costs.

- **Why have Energy Performance Certificates been introduced?**

The EPC comes as part of the Kyoto Protocol which was a worldwide initiative started in 1997 to address the issue of Greenhouse gases. Since then the European Union have formulated the European Directive for the Energy Performance of Buildings, which applies to all member states with a clearly defined timetable of the measures we must introduce. By 2009 virtually every property in the UK including our homes, shops, offices, factories, schools and hospitals will require an EPC and in many cases this will need to be displayed publicly.

- **When will you need an EPC?**

If there is a tenancy already in place you will not need to issue an EPC at renewal but if you suspect you may have a property becoming vacant in the next few months it may be wiser to plan to have your Energy Performance Certificate produced sooner rather than later.

**NOTE:** Where individual rooms in a building are rented out and there are shared facilities (e.g kitchen and/or bathroom), an EPC is not required. An EPC is only required for a habitable unit if it is self-contained.

- **When must I show the EPC to any prospective tenants?**

The EPC must be made available free of charge to any prospective tenant at the earliest opportunity. Ideally before the property is marketed.

- **What will happen if I fail to provide an EPC?**

Local Trading Standards Officers will police the legislation and Landlords who do not produce an EPC could be fined £200. Once the fine is imposed the Landlord must still obtain the EPC or risk further £200 fines.

With energy costs rising on almost a daily basis tenants will almost certainly be seeking out energy efficient properties ahead of those not making the grade. At Maitland Rachel we are able to provide EPC's for all new and existing clients in house with our very own DEA's (Domestic Energy Assessors) who are fully trained and accredited in line with current requirements. The cost for each EPC will be a standard flat rate of **£60.00 plus Vat paid in advance**. This will cover the production, everything that is required and with no hidden extras. An EPC is valid for 10 years, if a home is improved in this time a certificate will have to be replaced rather than updated.