

A Landlord's Guide to Energy Performance Certificates

Landlords – are you ready for EPCs?

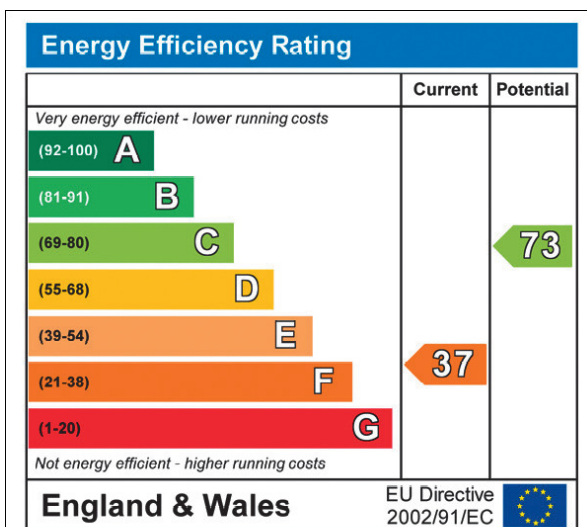
From 1st October 2008, all rental properties with a new tenancy England and Wales will be required to have an Energy Performance Certificate (EPC).

Why should you care?

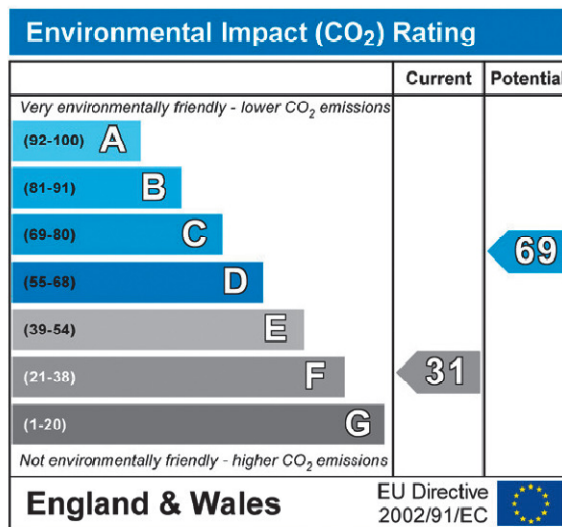
Because your prospective tenants will be able to see at a glance how energy efficiency and environmentally friendly your properties are. If you have invested in energy saving measures your properties will perform well and will really stand out from the crowd. If not you may find them harder to rent out in the future.

What is an Energy Performance Certificate?

EPCs look similar to the energy labels found on domestic appliances such as fridges and washing machines. The energy efficiency and environmental impact of your property will be rated on a scale from A – G (where A is the most efficient and G the least efficient) as shown below. Current running costs for heating, hot water and lighting will also be shown on the certificate, together with a list of recommended energy saving improvements.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

How do I get an Energy Performance Certificate?

Either yourself or your letting agent will have to commission one from an accredited Domestic Energy Assessor (DEA). They will visit your property to assess the age, construction and location of the property as well as its current fittings such as heating systems, insulation, double glazing etc.

The Energy Partnership can arrange for an EPC to be carried out on your property through our registered local DEAs. Call 0800 512012 or e-mail ep@4sustainable-energy.co.uk for more information.

How much will they Cost?

The cost of an EPC will vary. At the moment average costs range between £60 - £120 depending on the complexity of the dwelling.

When do I need to get one?

It is recommended, especially if you have a reasonably high turnover of tenants, that you don't wait until you have a vacancy after the 1st October 2008 but get an EPC as soon as possible, to ensure that you comply with the law when it comes in. If you don't have one after that date you could be fined after £200 for non-compliance. The EPC will remain valid for ten years.

What can I do to make my energy rating as high as possible?

- Complete a free home energy check to see where improvements can be made in advance of paying for an EPC. www.energysavingtrust.org.uk/check or call 0800 512012
- Insulation your property is the most cost effective measure you can take. In most cases cavity wall insulation is straightforward, inexpensive and hassle-free. Installing new loft insulation in most properties is an easy DIY job and should be done to a depth of 270mm.
- If your boiler is 15 years old it's probably time to replace it and you'll get a better rating if you combine it with modern heating controls. If you need to save space, buy a combi boiler, which does not store hot water in a tank but heats water directly from the cold water mains as it is used.
- Fit a hot water tank jacket
- While double glazing can be fairly expensive, it will reduce noise and lower heating bills
- When purchasing new appliances look out for the Energy Saving Recommended logo, and choose the most energy efficient in their category.

For free, impartial advice on energy efficiency improvements call 0800 512012

Are there grants to help cover installation costs?

There are several grants and discounts available that can reduce the cost of measures. Call 0800 512012 to find out what is available.

If your tenants are in receipt of certain benefits you may be able to get your property insulated for free through the Warm Front Grant call 0800 512012 for more information

If you have insulated your properties you can also reduce your income tax by claiming

Why is the Government introducing EPCs?

Domestic energy use accounts for 27% of the UK's carbon dioxide emissions. The Government is introducing a number of energy saving initiatives, including EPCs, aimed at making all buildings more energy efficient. These measures are being applied across all European Union countries as per the European Directive for the Energy Performance of Buildings.

Where can I find out how energy efficient my properties are now?

The Energy Efficiency Advice Centre will provide you with a personalised Home Energy Check report on each of your properties for free. Simply complete the questionnaire* online at www.energysavingtrust.org.uk/check or call 0800 512012 today and you should have your report very soon.