

## ENERGY PERFORMANCE CERTIFICATES

From the 1<sup>st</sup> October 2008, all buildings sold or rented will be required to have an Energy Performance Certificate (EPC). This applies to any building that is rented out so it will be **illegal to rent a property** after this date unless it has a valid Certificate.

As soon as a building is being offered to let it is the responsibility of the **landlord** to make an EPC available to any prospective tenants even if an agent is acting on their behalf.

The EPC needs to be undertaken by an accredited provider and gives information on the typical running costs for a standard occupancy of the property. In addition information will be included about potential cost effective energy improvements, and about further measures which may reduce energy use and carbon dioxide emissions. It may also advise on those measures which are not currently cost effective. Although there is a duty to provide a certificate there is currently no requirement for the landlord to make the improvements suggested. However, it would be in their interest to do at least those that will result in cost savings for the tenant as this may improve the letting potential of the property.

There are certain Government and Local Authority grants that might be available to either a landlord or some tenants that are targeted at improving energy efficiency in the private rented sector. For further information you should contact the Housing and Pollution team of the Council