

THE FACTS ABOUT EPCS

- ❑ It is mandatory for all new lets
- ❑ It can be renewed at any time should you have carried out any work to improve the efficiency of the property
- ❑ An EPC will not be required for a renewal of tenancy
- ❑ We still await confirmation of the situation where one or more of a group of sharers change
- ❑ It applies to all residential tenancies regardless of the tenure type
- ❑ An EPC must be available to any prospective tenant before they have committed to the property or have viewed the property
- ❑ The tenant must be provided with a copy of the EPC before the start of a tenancy
- ❑ A landlord carrying out certain works may be able to claim a Landlord's Energy Saving Allowance by setting certain expenditure up to £1500 per property against their income tax

To find out more give your local Greene & Co branches a call on one of the numbers below.

* **This guide is not a substitute for legal advice.**

Belsize Park

Greene&Co
161 Haverstock Hill
NW3 4QT
020 7483 2551

West Hampstead

Greene&Co
146 West End Lane
NW6 1SD
020 7328 3232

Clerkenwell

Urban Spaces
70 Clerkenwell Road
EC1M 5QA
020 7251 4000

Maida Vale

Greene&Co
7 Lauderdale Parade
Lauderdale Road
W9 1LU
020 7286 8787

Crouch End

Greene&Co
3 Broadway Parade
N8 9DE
020 8348 7666

GFS

Financial Services
1-3 Canfield Place
NW6 3BT
020 7328 3280

Investments

Greene&Co
1a West Hampstead Mews
NW6 3BB
020 7328 9608



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ARE YOU READY FOR EPCS?

From 1st October, all new tenancy rental properties will require an Energy Performance Certificate (EPC).

WHY DO I NEED AN EPC?

Prospective tenants will be able to see how energy efficient and environmental friendly your properties are. If you have invested in energy saving measures, you will ultimately save the tenant money on utility bills and your property is more likely to be let.

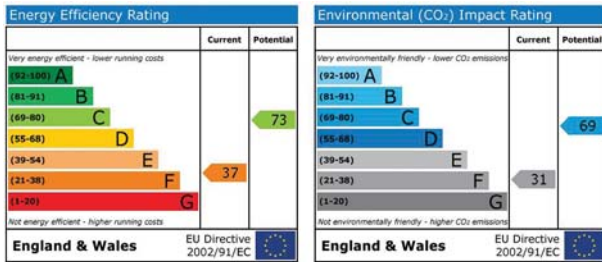


WHAT IS AN EPC?

They tell you how energy efficient a home is on a scale of A-G. The most efficient, with the lowest fuel bills - are in band A.

It also tells you, on a scale of A-G, about the impact the home has on the environment. Better rated homes should have less impact through carbon dioxide (CO₂) emissions.

The average property in the UK is in bands D-E for both ratings. The certificate includes recommendations on ways to improve the home's energy efficiency to save you money and help the environment.



WHAT ELSE DOES THE CERTIFICATE DO?

EPCs are measured using the same calculations for all homes, so you can compare the energy efficiency of different properties.

Part of the EPC is a recommendation report which will list the potential rating that your home could achieve, if you made changes. It lists improvements that you could carry out and how this would change the energy and carbon emission rating of the property.

You can use this information to:

- Cut your fuel bills
- Improve energy performance in your home
- Help cut carbon emissions

HOW CAN I GET AN EPC?

You will need to get this from an accredited Domestic Energy Assessor (DEA). Their job is to consider the age, construction and location of the property as well as its current fittings such as heating systems, insulation and double glazing. To find a DEA contact our lettings co-ordination department on 020 7604 5094.

HOW MUCH WILL IT COST FOR AN EPC?

It is early days with the introduction of EPC's for lettings properties and exact costs are still unsure, call our lettings co-ordination department for further information on 020 7604 5094.

DOES EVERYONE NEED AN EPC?

An EPC is required by law when a building is constructed, sold or put up for rent. You will need a certificate if you are:

- A homeowner - all sellers of homes need to ensure they have a Home Information Pack for potential buyers which includes an EPC.
- A builder - buyers of newly built properties need to be provided with an EPC
- A Landlord - you will need to provide an EPC which is valid for ten years.

WHEN SHOULD I GET AN EPC?

Although 1st October is the official date to have an EPC, it is recommended, especially if you have a high turnover of tenants, that you arrange as soon as possible to ensure you are complying with the law when it comes in. If you don't have one after the date you could be fined £200. The EPC will be valid for ten years.

HOW CAN I IMPROVE MY ENERGY RATING?

- Insulate your property - it's fairly straight forward and you may even be able to do it yourself.
- If your boiler is over 15 years old, it's probably time to get a new one.
- Fit a hot water tank jacket
- Have you thought about getting double glazing?
- When buying new appliances, they should have a Energy Saving recommended logo - choose the most energy efficient

For more advice on energy efficiency visit www.energysavingtrust.org.uk

WHY ARE EPC'S BEING INTRODUCED?

Domestic energy use accounts for 27% of the UK's carbon dioxide emissions. EPCs are being introduced as part of an energy saving initiative aimed at making buildings more energy efficient.

HOW CAN I FIND OUT HOW ENERGY EFFICIENT MY PROPERTIES ARE NOW?

The Energy Saving Trust can provide you with a personalised energy check report on all your properties for free. Visit www.energysavingtrust.org.uk/proxy/view/full/165/homeenergycheck

FURTHER INFORMATION

www.homeinformationpack.gov.uk
www.energysavingtrust.org.uk
www.hipassociation.co.uk
www.communities.gov.uk/epbd