

## THE FACTS ABOUT EPCS

- ❑ It is mandatory for all new lets
- ❑ 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

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**

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70 Clerkenwell Road  
EC1M 5QA  
020 7251 4000

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

### **Crouch End**

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3 Broadway Parade  
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020 8348 7666

### **GFS**

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1-3 Canfield Place  
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# ARE YOU READY FOR EPCS?

From 1st October, if you enter into a new tenancy agreement, your landlord will have to supply an Energy Performance Certificate (EPC).

## WHY DO I NEED AN EPC?

You will be able to see how energy efficient and environmentally friendly the property is and be able to assess whether you can save money on utility bills. It will also provide information on how to reduce the running cost of the property. So make sure your new Landlord has one!

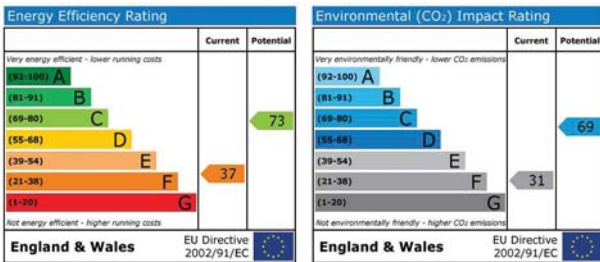


## WHAT IS AN EPC?

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 (CO<sub>2</sub>) 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 the property could achieve, if the Landlord made changes. It lists improvements that could be carried 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 speak to the Letting Agent or the Landlord and ask them to provide you with one.

## WHEN SHOULD I EXPECT TO RECEIVE THE EPC?

The EPC and recommendation report must be made available free of charge by the landlord to the prospective tenant at the earliest opportunity and no later than:

- when any written information about the building is provided in response to a request for information received from the prospective tenant.
- when a viewing is conducted.
- if neither of those occur, before entering into a contract to let.

## 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 - will need to provide an EPC which is valid for ten years to their tenant.

## HOW CAN YOUR LANDLORD IMPROVE THE ENERGY RATING?

- Insulate the property
- If the boiler is over 15 years old - get a new one.
- Fit a hot water tank jacket
- Double glazing
- When buying new appliances, they should have a Energy Saving recommended logo - choose the most energy efficient

## HOW CAN I IMPROVE MY ENERGY RATING?

- Fit energy saving lightbulbs
- Turn down your thermostat by 1 degree
- Turn appliances off and avoid standby
- Wash your laundry at 30 degrees
- Only boil as much water as you need
- Always turn off the lights when you leave a room

For more advice on energy efficiency visit

[www.energysavingtrust.org.uk](http://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.

## FURTHER INFORMATION

[www.energysavingtrust.org.uk](http://www.energysavingtrust.org.uk)

[www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd)