

# EPCs for Landlords - Our Guide



From 1st October 2008 an Energy Performance Certificate (EPC) will be required for all rental properties. It will be the landlords responsibility to make the EPC available to all prospective tenants.

The award winning technology from eHips, voted 'Best HIP Provider' at the 2008 Moneyfacts awards, offers a simple and efficient solution for landlords. We offer a number of flexible payment options including credit/debit card, cheque or BACs; once payment has been received the appointment for the EPC to be carried out will be made within 24 hours. Our experienced Help Desk is open 7 days a week to deal with any questions you may have.



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If you have any queries then please do not hesitate to contact us

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## Frequently Asked Questions

### What is an EPC?

An Energy Performance Certificate (EPC) shows the official energy rating of a property. The certificate provides you with a rating for the property, showing its energy efficiency and its environmental impact on a scale from A-G (where A is the most efficient and G is the least efficient). It also contains recommended ways to improve the property's energy performance.

### Do I need an EPC from 1st October?

If you have an existing tenant you will not be required to obtain an EPC until that tenant leaves and the property is re-let. However, we would recommend that you have your EPC certificate in place from 1st October to avoid any delays in letting your properties.

### How long is the EPC valid for?

An EPC is valid for 10 years; however if the property is being sold a full Home Information Pack will be required. You do not need to renew the certificate each time a property is re-let.

### How do I obtain an EPC?

EPCs should only be obtained from a qualified Domestic Energy Assessor (DEA). eHips have a nationwide panel of DEAs; please contact your Letting agent for further information.

### Is there a penalty for not obtaining an EPC?

Yes, there is a £200 fine for non-compliance. You should not market a property for let until a valid EPC certificate has been obtained.

### Can I charge the tenant for the cost of the EPC?

No, the cost of the EPC must be covered by the landlord. However you should factor this cost into your business plan and ensure you offset it against your rental income for tax purposes.

### Do I have to carry out the EPC recommendations?

No, you are under no obligation to carry out the recommendations made.

### Is an EPC the same as a Home Information Pack?

No, an EPC is one of the elements of a Home Information Pack. A full Home Information Pack has been a legal requirement for all properties being put up for sale since 14th December 2007. The Government legislation that comes into force from 1st October 2008 only covers the requirement for all rental properties to have a valid EPC.

### I rent out bedsits; is an EPC required for each individual room?

If the whole property operates from a single heating unit then one EPC should cover the whole building. However, circumstances can vary so we would recommend checking with the Communities and Local Government department at [www.communities.gov.uk](http://www.communities.gov.uk).

### Will the EPC need to be displayed in the property?

The EPC does not need to be displayed in the property; however it must be made available to prospective tenants, free of charge, at the earliest possible 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, or
- When a viewing is conducted, or
- Before entering into a contract

