



Energy Performance Certificates FAQ's

Q. When do I need an EPC?

A. If your property is advertised for rent or a new tenant moves in after 1st October 2008 then you must have an Energy Performance Certificate.

Q. My property is already rented out, will I need to get an EPC on 1st October?

A. No, as long as the same tenant, who moved in before 1st October 2008 remains in residence you will not need an EPC, even if the tenancy is renewed. However if the tenant changes then an EPC must be provided.

Q. Do I need a new EPC each time I change tenants?

A. No, once an EPC has been produced it is valid for ten years and can be re-used as many times as required in that period. If you do upgrade your property you will probably want to commission a new EPC in order to make your property more attractive to potential tenants.

Q. Who can provide an Energy Performance Certificate?

A. An EPC must be produced by an accredited Domestic Energy Assessor. One of our directors and two of our senior management team have been trained and qualified and will carry out a comprehensive survey of your property before producing the EPC.

Q. I sometimes use a different agent to let my property – can an EPC produced by Oaklets be used by another agent?

A. Absolutely, once the EPC has been produced it forms part of a national database – you will be given the reference number of your EPC and can download it from the internet whenever it is needed in its ten year validity period.

Q. I bought the property recently and the HIP contained an EPC. Can I re-use this?

A. Yes you can, up to ten years from its initial date.

Q. How long does it take to obtain an EPC?

A. The survey and data calculations take between 1 and 2 hours depending on the size of the property. Because we carry out the work in house we can usually complete the work within a day of receiving your instructions (assuming we have access to the property) meaning that you do not lose valuable marketing time.

Q. How much does it cost?

A. Your ten year EPC will cost £95 + VAT for a 1 or 2 bedroom property and £120 + VAT for a larger home.

Find out more from us at: www.oaklets.co.uk



E Energy

P Performance

C Certificates

A legal requirement when letting your property





Energy Performance Certificates

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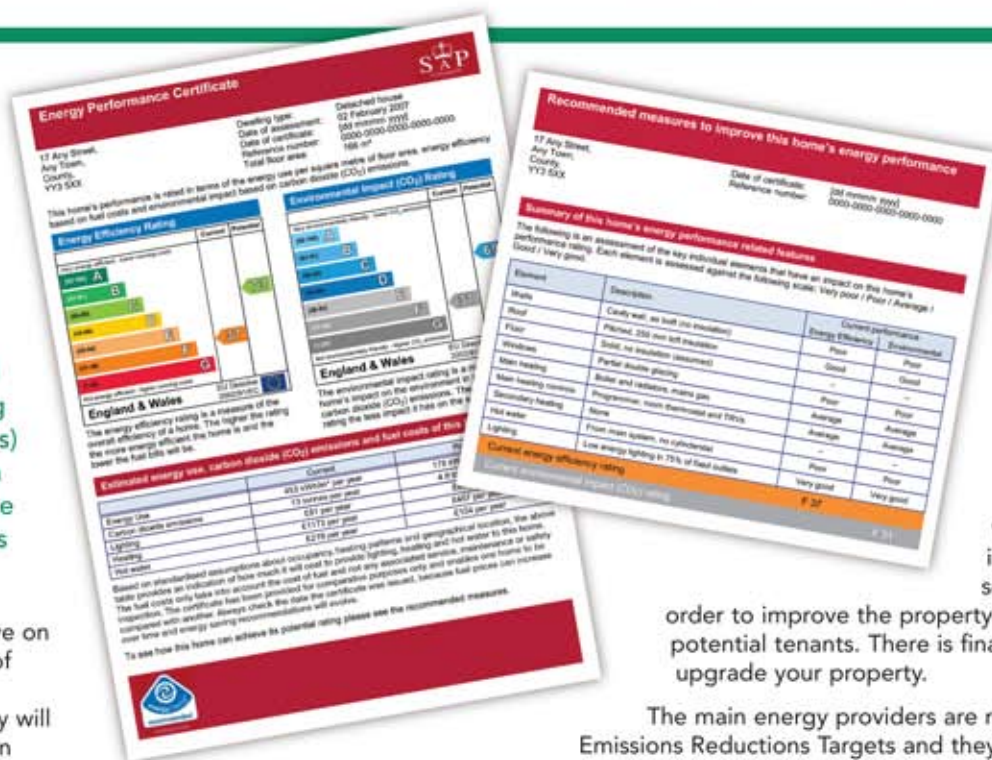
Take action

If you have bought or sold property in the last year or so, you will probably be familiar with the Home Information Pack or HIP. One of the principal components of the HIP is the Energy Performance Certificate which shows both the Energy Efficiency Rating (relating to the running costs) and the Environmental Impact Rating (concerning carbon dioxide emissions) of the dwelling. Each rating is shown on an A – G scale and is similar to the performance charts shown on fridges and other domestic appliances.

The aim, as part of the European Directive on the Energy Performance of Buildings, is of course to tackle climate change and the expectation is that purchasers of property will tend to favour the most efficient homes in order to reduce their energy costs.

From 1st October 2008 the legislation extends to rented property and every property that is advertised for rent must hold an Energy Performance Certificate. The landlord must make the EPC available for inspection by any prospective tenant and must provide a hard copy to the person who ultimately becomes the tenant **before** any Tenancy Agreement is entered into.

A home owner of course, will presumably be eager to undertake improvements to their home as they will benefit from the reduced energy costs as a result. Why, though, would a landlord want to spend money on insulation, double glazing and condensing boilers when it is the tenant who will benefit from the landlord's investment? Well, the government's view is that tenants will be drawn to the more efficient properties and that over a period of time the higher rated properties will command higher rental levels than those properties which are expensive to heat. And, with energy prices for an average home now above £100.00 per month you can see some logic in that argument.



Along with your Energy Performance Certificate comes a recommendation report that shows how to improve your property's energy efficiency. Some of the recommendations may be items which the tenant can take action on such as turning down thermostats or installing low energy lightbulbs and appliances. Other physical improvements such as double glazing or loft insulation would usually be carried out by the landlord.

Whilst you have a legal obligation to provide the tenant with a copy of the EPC there is no requirement to carry out the improvement works. This, however, may be something which you would wish to do in

order to improve the property's rating and hence it's attractiveness to potential tenants. There is financial help available if you do wish to upgrade your property.

The main energy providers are required by the Government to meet Carbon Emissions Reductions Targets and they meet these targets by making grants available to property owners to improve the energy efficiency. You don't have to be a customer of a specific supplier to benefit from a CERT scheme. Moreover the Landlord's Energy Saving Allowance enables private landlords who pay income tax to offset up to £1,500 of expenditure on certain energy saving measures against their tax bill each year.

For further information on these schemes www.energysavingtrust.org.uk and www.hmrc.gov.uk/budget2007/bn63.htm.

Find out more from us at:
www.oaklets.co.uk

OFFSET UP TO
£1,500
EACH YEAR