

Energy Performance Certificates (EPCs)

From 1 October 2008, **ALL** rental properties with a new tenancy in England and Wales will be required to have an Energy Performance Certificate.

The Government is hoping that the introduction of a number of energy and cost saving measures will make buildings more efficient and reduce carbon dioxide emissions. EPCs are part of those new measures.

The certificates look similar to the energy labels found on domestic appliances such as fridges and washing machines. The energy efficiency and environmental impact of your property will be rated on a scale from A to G. Current running costs for heating, hot water and lighting will also be shown, together with a list of recommended energy saving improvements.

An A rating shows that the property is very efficient, meaning lower fuel bills, whilst G is inefficient.

From immediate effect, Hyde will only accept a certificate with a "D" rating or better before we enter into a lease with you.

The EPC will remain valid for 10 years

The EPC must be made available before the tenants sign an agreement.

The cost of an EPC can vary between £60 and £120 and must be provided by a qualified and accredited Domestic Energy Assessor (DEA)

Although we cannot recommend a registered assessor, we have previously used Tony Skinner (07738 419969), who charges £60 (no VAT) per certificate.

It is suggested that the following measures are taken BEFORE commissioning a certificate to improve the buildings rating:

- Double-glazed windows
- At least 6 inches of loft insulation
- An efficient, modern condensing boiler, and radiators controlled via thermostatic radiator valves
- Cavity wall insulation (if possible)
- A hot water tank jacket
- Low energy light bulbs

Contact the Energy Saving Trust (0800 512012) who can advise you if you are eligible for grants or discounts to help you carry out these improvements to your home:

www.energysavingtrust.org.uk

An example of an EPC certificate is attached.