

MAIDSTONE & MEDWAY

Property Management

ENERGY PERFORMANCE CERTIFICATES (EPC's)

From 1st October 2008 it will be necessary to provide an **Energy Performance Certificate (EPC)** for virtually all rented properties. The requirement is being introduced to comply with the EU's **Energy Performance Directive**, which applies to all properties including rented properties.

An **EPC** is a review of the energy efficiency and environmental impact of a property. It is already part of the **HIPS** Pack required for all property sales and covers the running costs for heating, hot water and lighting. It will also suggest energy saving improvements for the property.

Please note that the Landlord is under no obligation to carry out any suggested energy saving recommendations.

A copy of the EPC must be provided to a prospective tenant prior to them taking up the tenancy, in order that they may make a fully informed decision before committing to a tenancy agreement.

If a property does not have an EPC, a fine of £200 can be imposed.

An EPC will cost between **£50 and £100**, depending on the size of the property.

It will be valid for 10 years and will only be needed on new lets taking place after 1st October 2008. An EPC is not required for properties let prior to this date and will only become necessary when that property becomes empty, and before it is re-let.

All new instructions will require that the Landlord obtain and provide a copy of the EPC to us, to be made available to all prospective tenants. We would, of course, be happy to arrange this for you.

You may contact us direct if you would like to discuss EPC's in more detail.