

What Are Energy Performance Certificates:

An Energy Performance Certificate (EPC) is a guide that would-be buyers or tenants get when they look at a property. It shows how efficiently a property uses energy, the cost of running that property and recommendations of how to improve the energy efficiency of the property.

Energy Performance Certificates (EPCs) are needed whenever a property is:

- Built, Sold, Rented

You must order an EPC for potential buyers and tenants before you market your property to sell or rent.

An EPC contains:

- information about a property's energy use and typical energy costs
- recommendations about how to reduce energy use and save money

An EPC gives a property an energy efficiency rating from A (most efficient) to G (least efficient) and is valid for 10 years.

Buildings that don't need an EPC

These include:

- Places of worship, temporary buildings, buildings with useful floor area less than 50m², buildings due to be demolished, listed buildings, industrial/ agricultural buildings.

Changes to EPCs for Landlords and Tenants:

Important changes have been released by the Department of Energy and Climate change.

Landlords will need to ensure that their properties reach at least an 'E' EPC Rating in order to market them for lease or sale.

From April 2018 this regulation will apply upon the granting of a lease to a new or existing tenant. This will not mean a new EPC is required for all existing tenants that already have an EPC less than an 'E' rating as the existing certificate will still be valid for 10 years from date of issue. However for lettings and new leases **ALL** EPC Assessments will need to now be above a G rating at time of a lease renewal.

What We Can Provide:

- EPC Assessments for level 3 or 4 category properties
- A national service
- Fast turnaround from inspection to certificate submission

Should you need to discuss anything further regarding EPCs please feel free to contact us on the following number: 0151 225 0145 or via email: thomaswebster@masonpartners.com