

# EPC's in the Private Rental sector Frequently Asked Questions

## **Q. When do EPCs for the rental sector come into force?**

An EPC will be required whenever a property is let to a new tenant from the following dates:

- England and Wales: 1<sup>st</sup> October 2008
- Northern Ireland: 30<sup>th</sup> December 2008
- Scotland: 4<sup>th</sup> January 2009

## **Q. Will a property that is already occupied on the above dates require an EPC?**

A property that was occupied prior to the above dates will only require an EPC when that tenant leaves and the property is then marketed to a new tenant. If you are just renewing an existing agreement, an EPC will not be required. However, some landlords may choose to obtain an EPC for these dwellings prior to this

## **Q. Will I have to issue an EPC if I have a lodger in my house?**

No, an EPC is not required when letting a room within your house.

## **Q. Will an EPC be needed for holiday accommodation?**

An EPC is not required for a short term holiday let as it is not usually considered a „tenancy“. However, one could be issued if desired.

## **Q. How long will the EPC be valid for?**

An EPC for the rental sector are currently valid for 10 years. They can be reused as many times as required within that period.

## **Q. If you chose to then sell your property can the EPC, previously obtained for rental, be used?**

If the property is to be marketed for sale and is vacant, you will need a Home Information Pack. In this case, the EPC for the HIP must be no more than 12 months old. If, however, you are selling it as an investment (i.e. with a sitting tenant) or without marketing, a HIP will not be needed and an EPC produced within the last ten years can be used.

## **Q. Who will enforce regulations for EPCs in the rental sector? What will be the penalty for non-compliance?**

Trading Standards will be responsible for ensuring compliance. The Landlord will face a fixed penalty of £200 per dwelling, per incident, and will also be made to obtain an EPC.

## **Q. Who can create a rental EPC?**

EPC must be produced by a DEA who has a relevant qualification and holds a current accreditation with an authorised accreditation scheme. However, a DEA may choose to employ individuals to gather the data needed for an EPC, as long as the DEA visits the dwelling to satisfy themselves that the data is accurate and can be relied upon

## **Q. Do dwellings in multiple occupations require an EPC?**

An EPC is only required for a dwelling that is self-contained. Therefore, where individual rooms, in a building, are rented out under separate agreements, and there are shared facilities (e.g. kitchen and/or bathroom), an EPC is not required. If the entire property is to be let as **one** agreement, one EPC will be required for the whole dwelling. Examples of the various scenarios can be found at - <http://www.communities.gov.uk/documents/planningandbuilding/pdf/866773.pdf>

## **Q. What is meant by 'self-contained'?**

The definition of a dwelling that is „self-contained“ is “that it does not share essential facilities such as a bathroom/shower room, WC or kitchen with any other dwelling, and that it has its own entrance, either from outside or through common parts...” (*Energy performance certificates for dwellings in the social and private rented sectors. June 2008. Department for Communities and Local Government*)

## **Q. What about student Halls of Residence. Will they require EPCs?**

No. These are exempt and do not require an EPC.