

**Beat the rush and get your EPCs done before October 1<sup>st</sup>**  
**Discounts available**  
**Contact 3Counties NOW!**  
**0118 907 6136**

## THE LANDLORD’S GUIDE TO ENERGY PERFORMANCE CERTIFICATES (EPCs)

### Landlords - make sure you’re ready!

**From 1st October 2008** in England and Wales you will need to show an EPC to all prospective tenants, the first time you let or re-let your property. The EPC will be valid for ten years and can be reused as many times as required during this period. A copy of the EPC must be given to the tenant.

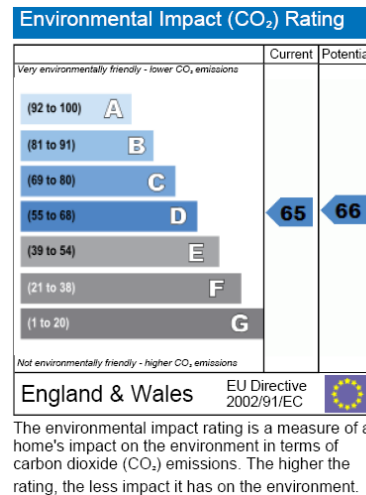
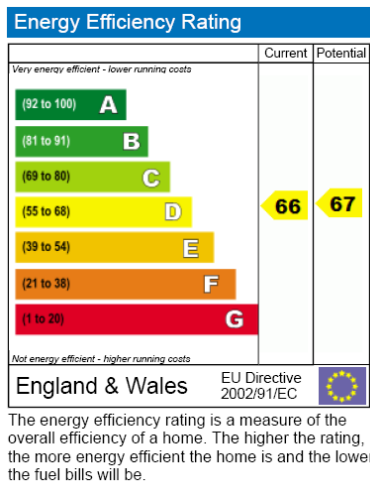
#### Why should you be concerned?

Your prospective tenants will now be easily able to see how environmentally friendly and energy efficient your property is and given the unrelenting rise of energy prices could determine whether they rent your property or not.

If you have invested in energy saving measures your tenants will enjoy a warmer and a more comfortable (and potentially longer!) time in your property and their energy bills will be lower. **These improvements can add value to your property - you may even reduce the number of void periods!**

#### What is an Energy Performance Certificate?

The EPC is the same as required for sale properties and is similar to the certificates now provided with domestic appliances such as refrigerators and washing machines. It provides landlords and tenants with information on the energy efficiency of the property and gives the building a standard energy and carbon emission efficiency rating from 'A' to 'G' where 'A' is best.



The certificate also includes a section that outlines any recommended improvements that can be made, including approximate installation costs and the resulting financial (energy) savings.

#### How do I get an EPC?

An EPC can only be carried out by an accredited and licensed Home Inspector (HI) or Domestic Energy assessor (DEA). They will collect information about the property, how it is constructed including build date and any extensions, insulation already installed and details about the hot water and heating systems. For an average size property this typically takes from around 30 mins to 1 hour on-site.

### **What if I don't comply?**

Landlords marketing their properties for rent (or sale) from 1<sup>st</sup> October without an EPC run the risk of being served with a fixed penalty of £200 per property by local Trading Standards officers.

### **How can I improve the energy efficiency?**

- **Cavity wall insulation could save £90 per year on energy bills**  
Insulating your property is the most cost effective measure you can take. Around one third of heat lost is through uninsulated walls. In most cases, cavity wall insulation is straightforward, inexpensive (grants are available) quick and easy to do by contractors.
- **Full loft insulation could save £110 per year on energy bills**  
Over a quarter of heat lost is through an uninsulated or poorly insulated loft. Installing new loft insulation to 270mm in most properties is an easy DIY job or can be done by contractors.
- As the typical life of a boiler is around 15 years, installing a new heating system with a high efficiency condensing boiler with modern controls can reduce heating bills significantly.
- The addition of draught proofing to windows and doors, and a jacket to a hot water cylinder and are simple but cost-effective improvements with short payback times.
- Double glazing can reduce heat loss by half relative to single glazed windows. It will reduce heating bills but can be comparatively expensive to install.
- Energy saving lamps can last eight times longer than conventional bulbs and typically use only 20% of the energy.

### **Is there funding available to upgrade heating/insulation?**

- If you have installed loft, cavity, solid wall insulation or made other specified improvements to your property you can reduce your income tax by making a claim under the Landlord's Energy Saving Allowance (LESA).  
Visit [www.hmrc.gov.uk/budget2004/revbn31.htm](http://www.hmrc.gov.uk/budget2004/revbn31.htm) for further advice.
- Numerous allowances and grants are available from Government, Energy Suppliers and Local Authorities and can significantly cut your costs.  
Visit [www.energysavingtrust.org.uk/what\\_can\\_i\\_do\\_today/energy\\_saving\\_grants\\_and\\_offers](http://www.energysavingtrust.org.uk/what_can_i_do_today/energy_saving_grants_and_offers) to see if your property qualifies.
- If your tenants are in receipt of certain benefits or allowances they may be eligible on behalf of the property for a grant of up to £2,700 (or £4,000 for oil central heating).  
Visit [www.warmfront.co.uk/do-i-qualify.htm](http://www.warmfront.co.uk/do-i-qualify.htm) for more information.

### **How can I commission an EPC or find out further information?**

In the first instance, please ring **0118 907 6136** or e-mail 3Counties at **hi@3CountiesLHI.co.uk**  
We have experts on hand to advise you.

3Counties can carry out energy surveys on your property quickly and efficiently or on a complete portfolio using our team of accredited and licensed Surveyors and Energy Assessors in Berkshire, Hampshire, Oxfordshire and Surrey.