

# Energy Performance Certificates (EPC)

**Môn Properties Landlord's Pack**

Amlwch Lettings

Landlord Information Sheet.

Gas and Electrical Safety.

Information for Overseas Landlord's

Fire and Furnishings Regulations.

Important information on Houses with Multiple Occupancy.

The Tenancy Deposit Scheme.

Energy Performance Certificate.

Introduced for Residential Lettings on 1<sup>st</sup> October 2008.

This is a legal requirement.

An EPC used for property lettings is valid for 10 years.

This EPC can be renewed at any time should the landlord carry out any work that would improve their rating.

An EPC is not required for the renewal of a tenancy.

The regulation applies to all residential tenancies regardless of type.

The landlord Does not have to carry out any of the work suggested within the report, however, you could make your home more attractive to tenants.

The EPC will pass comment on any white goods left as part of the inventory.

The tenant must be provided with a copy of the EPC at the start of the tenancy.

Grants may be available to tenants in receipt of Local Housing Allowance (Housing Benefit) for some of the improvements mentioned in an EPC.

A landlord carrying out certain works may be able to claim a Landlord's Energy Saving Allowance by setting certain expenditure up to £1500 per property against their income tax.

An EPC must be carried out by a qualified Domestic Energy Assessor (DEA).

EPC's are measured using the same calculations for all homes, so you can compare the energy efficiency of different properties.

The EPC gives home owners, tenants and buyers information on the energy efficiency of their property. It gives the building a standard energy and carbon emission efficiency grade from 'A' to 'G' where 'A' is the best and with the average to date being D/E.

Part of the EPC is a recommendation report which will list the potential rating that your home could achieve, if you made changes. The report lists improvements that you could carry out and how this would change the energy and carbon emission rating of the property.

You can use this information to:

- Cut your fuel bills
- Improve energy performance in your home
- Help cut carbon emissions.

The recommendation section of the EPC will give you information about:

- Suggested improvements (such as fitting loft insulation)
- The approximate cost
- Possible cost savings per year if the improvements are made.

More information is available from the Government's EPC website – [www.direct.gov.uk/epc](http://www.direct.gov.uk/epc)

**TO INSTRUCT US ON YOUR EPC, SIMPLY CALL US ON: 01407 832 772 WE WILL THEN MAKE ALL NECESSARY ARRANGEMENTS**

**OUR EPC INCLUDES A FREE FLOORPLAN ALL FOR JUST £75 inc vat**

