



If you're a landlord, the new EPC regulations will affect you.

Here's what you need to know.

From the 1 April 2023

There will be a requirement meaning landlords cannot lease out a property that do not have at least a minimum energy performance rating of E on an Energy Performance Certificate (EPC).

The new law has been put in place to reduce energy bills and reduce CO₂ emissions. All properties that are rented out, both private rental and new lets will need to have a rating of E or above. Because of this new regulation, it will be against the law to rent a property that scores below E on an EPC. Penalties of up to £150,000 will be enforced by the local authorities.

Will these new rules apply to you?

It is estimated that around 18% of commercial properties are in the EPC 'F' and 'G' rating brackets. These new rules apply to you if you own domestic private sector properties in England and Wales.

This includes properties let under an assured tenancy or a shorthold, a tenancy which is a regulated tenancy for the purposes of the Rent Acts and properties let on a tenancy which is an assured agricultural occupancy, also on properties on a protected tenancy under the Rent Act 1976 and finally properties on a statutory tenancy under that Act.

Improvements will be required to make sure your property is compliant with the new rules. Improvements range from installation, water efficiency to heating and many more.

How to get an EPC

EPC's are easy to get hold of from your Mortgage Broker, they'll also be able to talk you through the process that's unique to your property. Your EPC will inform you of the rating of your property and also what improvements to make, to increase the rating.

And the certificate will last for 10 years, so once you have it and you know your property is energy efficient, you won't need to worry.

Make sure your compliant now, in time for 1 April 2023, and for 10 years after...