

# Energy Performance Certificates

## Landlord Fact Sheet

### What is an Energy Performance Certificate?

Energy Performance Certificates tell you how energy efficient a home is on a scale of A-G. The most efficient homes are in band A and these are the homes with the lowest fuel bills.

The certificate also tells you about the impact the home has on the environment on a scale of A-G. Better rated homes should have less impact through carbon dioxide (CO<sub>2</sub>) emissions.

The average property in the UK is in bands D-E for both ratings. **The certificate includes recommendations on ways to improve the home's energy efficiency to save you money and help the environment.**

### What impact will Energy Performance Certificates have on the environment?

The Energy Saving Trust has estimated that **the average property owner could save over £300 a year on fuel bills** related to their property by carrying out the basic recommendations made within the Energy Performance Certificates. If all recommendations on all Energy Performance Certificates were acted upon then there would be a collective cost save of around £500m a year on energy bills, and carbon emissions would be cut to the equivalent of taking 500 cars off the road.

### Why do I need an Energy Performance Certificate for my rental property?

Energy Performance Certificates have been part of the Home Information Pack since launch but now as part of a new EU directive all member states must have systems in place to produce Energy Performance Certificates by the end of this year. This directive includes all residential and commercial buildings at the point of sale or rent.

**From 1st October 2008 it will be mandatory for all property being marketed for rent to have an Energy Performance Certificate.** Under these rules, landlords will need to provide an Energy Performance Certificate to all prospective tenants and provide a hard copy to the selected tenant. However, you will not need to provide an Energy Performance Certificate to tenants that renew their contracts as it is not necessary to supply an Energy Performance Certificate to an existing tenant.



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