

“Poor energy efficiency of the home is a leading factor for fuel poverty in the UK”



Help and more information

The Tees Valley Warm Homes Fund:

Call 01642 526100

Energy Company Obligation Scheme:

www.ofgem.gov.uk/environmental-programmes/eco



Private Sector Housing
Darlington Borough Council

—
01325 405333

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Housingrenewal@darlington.gov.uk

—
www.darlington.gov.uk/housing/private-sector-housing



Improving your property's EPC rating

Everything you need to know as a landlord.



What are the new rules?

From 1 April 2020, all domestic private rental properties must be at a minimum of EPC band E, whether a new lease is being signed or you have existing tenants in your property. The regulations are intended to ensure that tenants who most need more efficient homes, particularly vulnerable people, are able to enjoy a better living environment and lower energy bills.

All landlords and property agents who are involved in renting EPC F and G rated properties need to make themselves fully aware of the new regulations and the options available to either comply or achieve exemption. You can visit www.simpleenergyadvice.org.uk for more information.



How will the new rules be enforced?

We will check whether EPC F and G rated properties are complying with the regulations. Breaches can result in fines of up to **£5000**.

If we, as an enforcing authority, believe that a landlord may be in breach of the prohibition on letting a sub-standard property, or a landlord has been in breach of a prohibition at any time within the past 12 months, we may serve a compliance notice requesting information from the landlord which will help us decide if a breach has taken place. If the landlord fails to provide this information, a penalty notice may be served.

Exemptions

Your property may be exempt if it's a listed building, or if it's hard to treat or improve due to structural reasons. If suggested improvements have been made and the property remains EPC rated F or G, it may also be eligible for exemption.

If the building is a house of multiple occupation that has not been subject to a sale in the previous ten years or has not been let as a single rental in the past ten years, it may be exempt.

Exemptions must be registered on the Private Rented Sector exemptions register which can be found online.

Cost and Funding

The Domestic Regulations were changed in 2019 and removed the 'no cost to the landlord' principle. If a landlord of an EPC F or G rated property is unable to secure third party funding, they will need to cover the cost using their own funds to improve their property to an EPC E or above.

This requirement is subject to a spending cap of £3500 (inclusive of VAT). This cap applies to the overall cost of the property. Therefore, a landlord of an EPC F or G property need only invest a total sum of money up to £3500 on improving the property and need not invest in multiple measures which individually cost £3500 (or less).

In cases where a landlord is unable to improve the property to EPC E rating within the £3500 cap, they can register as an exemption (Proof dependent).