

## EPCs on rental properties

With effect from 1<sup>st</sup> October 2018 a new legal obligation was placed on landlords to supply their tenants with a number of documents that includes the EPC, or they will lose certain rights. Of course, landlords already had a legal obligation to supply tenants with an EPC and we are all aware of the non-compliance issues that have existed for many years whereby many landlords simply ignore the requirement. The lack of policing by local trading standards officers meant that landlords could in effect break the law with impunity.



So what has changed from the 1<sup>st</sup> October 2018? Well, landlords will lose their rights to evict their tenant using what is known as a Section 21 Notice (which now has a prescribed form in law), if they do not provide a copy of the EPC to the tenant on all new tenancies, or indeed tenancy renewals after that date. This new obligation should have a profound effect on non-compliance levels in respect of rental properties and help to ensure that landlords do not try and avoid the Minimum Energy Efficiency Standards (MEES) regulatory requirements simply by not procuring an EPC.

It is important that we all play a part in building awareness in the lettings community about the new requirements and your help would be invaluable if you are able to spread the word locally with your contacts.

You may find the Government's 'How to let' guide useful in getting the message across and you can find this by following this link <https://www.gov.uk/government/publications/how-to-let/how-to-let>

As we are sure you know, PEPA has worked tirelessly to help address issue of non-compliance with the EPBD regulations and we will continue to do so.