Dear Landlord,

RE: Energy Performance Certificate (EPC) for Rental Properties.

From 1st October 2008, under the new legislation, all Landlords offering their properties to let must make available an Energy Performance Certificate (EPC) to any prospective tenants.

An EPC is a document showing how energy efficient is a property and what is its environmental impact in terms of carbon dioxide emission. It provides the prospective tenants with information on how energy efficient a property is that they are considering renting. The EPC will show the energy performance on scales from A-G (similar to the one already in use for fridge and freezer) and include recommendation on measures which could improve the energy performance of the home. Currently the typical rating for a home is D or E while new homes are expected to achieve a better rating.
An EPC for the purpose of letting will be valid for 10 years (3 years for sale). It is only required when the property is being marketed and will not apply to existing tenancy. A Landlord may arrange a new EPC to replace an old one at any time, such as when improvements to the energy performance have been made.

In respect to your property, we shall require an EPC to show to all prospective tenants. Non-compliance will incur a penalty (currently £200) on the Landlord and possibly other consequences.

Obtaining an EPC will involve commissioning an accredited Domestic Energy Assessor (DEA) to go to the property to carry out an inspection and produce an EPC.

If you have a valid EPC for letting your property, please provide a copy to us now.

Otherwise, Oaktree (West London) Ltd is pleased to advice that we can arrange a DEA to carry out an inspection and produce an EPC at the following competitive rates:

£66 Studio – 1 bedroom properties
£72 2 bedroom properties
£78 3 bedroom properties
£84 4 – 5 bedroom properties

Should you wish us to arrange for an EPC, please send us a cheque for the specified amount.

Please do not hesitate to call us if you have any query.

Yours sincerely,

Luca Raimondi
Lettings Manager

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For more information on the subject, please visit:
http://www.communities.gov.uk/publications/planningandbuilding/epcsrentinglandlords