



The Domestic Private Rented Property Minimum Standard

Requirement

The UK government is introducing legislation which requires private landlords of EPC band rated F or G properties to upgrade the energy efficiency of their buildings.

When?

The new regulations come into effect from 1 April 2018.

Who?

The changes will affect all private landlords renting out *new leases* on their properties. A date for 1 April 2020 has also been sent for the extension of this requirement to *existing leases* as well.

Why?

- **Fuel Poverty** – Data shows that average annual energy costs of an EPC band G property are £2860, compared with £1710 for a band E.
- **Climate Change** – Energy efficiency is a key way for the UK to meet its 80% carbon emission reduction target.
- **Energy Security** – As supply shifts towards renewables, reduced seasonal peak demand helps to ensure the UK's energy security.

How can I improve my properties to ensure they comply?

The measures required will depend on where the property is currently at, and the desired rating to be achieved. However, common measures often include;

- ✓ Upgrading the heating system
- ✓ Upgrading the heating controls
- ✓ Adding solid or cavity wall insulation
- ✓ Increasing roof insulation
- ✓ Replacing glazing
- ✓ Ensuring 100% of lighting is low energy

Simply carrying out one or two of these measures is usually sufficient to achieving an EPC band E. Other options also exist - such as the installation of renewables, which would go significantly above and beyond baseline requirements.

How UKBC can help...

UKBC can offer a number of services to give both advice on how landlords can achieve the minimum standards, as well as to prove compliance by conducting EPCs.

A full list of services can be found on our website at <http://www.ukbuildingcompliance.co.uk/>

FAQs

Are there any exemptions?

Yes, there are certain exemptions - such as in instances whereby all practical improvements have been carried out and the property is still sub-standard. This is usually the case whereby a property is in a conservation area. Any such claim must be submitted to the Exemptions Register.

A full list of exemptions can be found in Chapter 4 of the Department for BEIS document provided below.

Do I need to upgrade all my properties now?

No – the rule applies to new leases so there is no immediate requirement to upgrade properties for existing tenants. However, this rule will be extended to existing leases on 1 April 2020.

What will happen if I do not comply?

Local authorities will enforce compliance and financial penalties will be imposed on landlords if a breach of regulations is deemed to have taken place. This penalty can be up to £2000 initially, and then potentially increase to £5000 after three months.

Should I go above and beyond a band E?

Whilst a band E will be the minimum requirement, UKBC recommends that if possible, landlords try to go above and beyond this. We believe that this minimum band rating is likely to be increased by the government in the future.

How can I finance the required improvements?

Financial support is available via The Green Deal initiative which allows property owners to take out loans to pay for energy efficiency improvements – meaning that requirements can be met without any upfront cost. Additional options include the Energy Company Obligation and local authority grants.

Are there any benefits for me?

Absolutely! Research shows that the value of a property increases alongside improvements made to its EPC rating. It would also make your property more attractive to potential renters.

Department for Business, Energy & Industrial Strategy - *The Domestic Private Rented Property Minimum Standard: Guidance for Landlords and Local Authorities.*
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