

Dickinson
Manser LLP
S o l i c i t o r s

ENERGY PERFORMANCE CERTIFICATES
FOR RESIDENTIAL PROPERTIES

From 1st October 2008 a seller is under a duty to provide a buyer with an Energy Performance Certificate (EPC). This duty applies to the sale of all homes that have been on the market before the relevant introduction date of Home Information Packs (HIP). You do not of course need to worry if you already have a HIP in place as the EPC is a key document in the HIP.

Sellers without a HIP will now need to commission an EPC and make this available to a prospective buyer at the earliest opportunity. The EPC is a seller's responsibility and is to be provided to a buyer free of charge.

Similarly, if you are purchasing a property that does not have a HIP then you should ask the buyer or his estate agent to provide you with an EPC. The EPC must be not more than 3 years old at the time the property is first marketed.

Landlords of residential property also from 1st October 2008 have to provide an EPC at their own expense to their tenants.

An EPC gives home owners, tenants and buyers information on the energy efficiency of their property. It provides the property with a standard energy and carbon emission efficiency grade from 'A' to 'G' where 'A' is the most efficient and 'D' an average rating. It will also list the potential rating the property could achieve, suggesting recommended changes that will ultimately cut your fuel bills and improve the energy performance of the home.

We can recommend a local firm of Chartered Surveyors who are accredited to carry out the EPC inspections for under £100. Please do not hesitate to telephone us if we can be of any assistance in this regard.

For further information about your obligations as seller, please read Home Information Packs – Key Facts available on Dickinson Manser website or as part of our Moving Home Leaflet.

This fact sheet is one in a series of publications designed to provide practical guidance on matters of interest to clients. Copies of all our fact sheets may be obtained free of charge on request from any of our Partners or Staff.

We believe the information contained herein to be correct as at November 2008. Whilst all possible care is taken in the compilation and presentation of this fact sheet, no responsibility for loss, occasioned by any person acting or refraining from acting as a result of the material in this fact sheet, can be accepted by the firm or the author.

The information in this Fact Sheet is not designed to be a definitive text on this issue. On the contrary, it is designed to merely serve as a guide to supplement what we can advise you on directly. If you have any particular queries, especially where the circumstances of a matter make it unusual, you should seek further advice.

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