



EPC Obligations (Energy Performance)

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What the Law Requires

Under the Energy Performance of Buildings Regulations 2012, landlords must provide an **Energy Performance Certificate (EPC)** for all rented properties.

An EPC shows the property's energy efficiency rating (A–G) and is valid for **10 years**.

The current legal requirement is that rented homes must meet a **minimum rating of E**, unless a valid exemption is registered.

Your Key Responsibilities

1. Ensure the EPC is valid for the entire tenancy

- EPCs last for 10 years.
- You must renew the EPC if it expires during the tenancy.
- A new EPC is required when major changes alter energy efficiency (e.g., new windows, heating, or insulation).

✓ Keep a digital copy stored in your compliance folder.

2. Meet the Minimum Energy Efficiency Standards (MEES)

- Properties must achieve at least **E rating**.
- If the property is F or G, improvements are required unless exempt.
- Exemptions can be registered for:
 - Listed buildings
 - Unable to obtain consent (tenant/freeholder)
 - All cost-effective measures completed (up to £3,500 cap)

✓ Exemptions last **5 years** and must be re-registered.



3. Provide the EPC to tenants

You must give tenants:

- A copy of the EPC
- Before they move in
- And to prospective tenants **if requested**

This is a legal pre-tenancy document.

4. Include the EPC rating in ALL adverts

Any property listing – online or offline – must clearly state the EPC rating.

✓ This includes:

- Rightmove
- SpareRoom
- Gumtree
- Facebook Marketplace
- Agency websites

Practical Timeline

Action	When
EPC renewal	Every 10 years
Provide to new tenant	Before move-in
Register exemption (if applicable)	Valid for 5 years
Update EPC after major works	As soon as improvements are completed



Common Mistakes Landlords Make

- Not providing the EPC before tenants move in (legal requirement).
- Advertisements without EPC rating.
- Failing to register exemptions properly.
- Assuming listed buildings are always exempt – not true.
- Not updating the EPC after significant improvements.
- Losing track of expiry dates.

Quick Compliance Checklist

- EPC rating is E or above
- EPC still valid (check expiry)
- EPC given to tenants before move-in
- EPC used in marketing materials
- Exemptions registered if needed