



Can you rent your property after April 2018?



From 1st April 2018 it will be unlawful to grant a new tenancy or extend a lease for a domestic or commercial property with an Energy Performance Certificate (EPC) **rating of F or G.**

An EPC records the energy efficiency of your property. If your property falls into one of the lower bands, you need to **ACT NOW.**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		
Not energy efficient - higher running costs		

The legislation also states it will be unlawful to **continue** any existing tenancy or lease for F or G rated buildings:

- + After 1st April 2020 for a domestic property
- + After 1st April 2023 for a commercial property



IMPROVEMENTS CAN MAKE BUILDINGS EASIER TO RENT AND MUCH MORE ATTRACTIVE TO TENANTS.

The penalties will be set by reference to the period of breach and the rateable value of the property.

Fines could be up to £150,000.

WE CAN HELP YOU...

- + Assess your property
- + Identify any buildings at risk
- + Implement strategy to ensure your buildings comply with the regulations
- + Advise upon the most cost effective options



**GOVERNMENT LEGISLATION IS CHANGING.
IT IS ESSENTIAL TO REVIEW YOUR PROPERTY AS
SOON AS POSSIBLE.**



**Contact Stuart Brown today for
an initial free appraisal.**

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