

LANDLORD RESPONSIBILITIES FOR ENERGY EFFICIENCY

Energy Performance Certificates (EPC)

Before explaining landlord responsibilities it's helpful to understand more about EPCs. The EPC is a measure of how energy efficient a property is with a grading from A (very efficient) to G (inefficient). **The average rating in England is a D** with a score of 60. The certificate will include an estimate of energy costs alongside recommendations for works to improve the energy rating of the property.

Private renting

A landlord offering a property for rent must supply a current EPC and that will allow you to consider the energy rating of the properties you view. Since April 2020 landlords, with a few exceptions, have had to ensure that **any properties they let achieve an EPC of E** (that will rise to band C in 2025 for new lettings and 2028 for existing lettings). At the moment there is a cap on how much a landlord can be required to spend, but as a prospective tenant all you need to do is to try and rent the most efficient property you can afford.

An EPC of E though is still not very efficient and you should try and rent one with a higher rating if possible. Additionally, if the recommendations for improving efficiency on the EPC haven't been done, it's worth asking the landlord if they are willing to undertake them.

There's also a more general requirement relating to the **thermal efficiency of a dwelling** contained within the Housing Health and Safety Rating System. That system is used by Environmental Health Officers to assess hazards in a home so if you are renting a property which you find difficult to heat it may be possible to secure improvements via that route. In the first instance you should always contact your landlord to explain your concerns to them and see what action they are willing to take. If the landlord won't do anything then you can contact the health officers to discuss your situation.

If you live in Lewisham you can either call the Environmental Health residential team on 020 8314 6420 or go via the following link: <https://lewisham.gov.uk/my services/housing/advice-private-tenants/your-landlord-s-responsibilities/repairs-and-pests>

For Bromley the contact number is 0300 303 8657 and the webpage https://www.bromley.gov.uk/info/200052/housing_advice_and_options/291/disrepair-to-rented-accommodation/7

For more information on how the housing hazard system is enforced see Shelter's website https://england.shelter.org.uk/housing_advice/repairs/health_and_safety_standards_for_rented_homes_hhsrs

Housing Association tenants

Housing Associations and Councils are also required to provide an EPC to new tenants and achieve an EPC band of at least E. The type of housing they let tends to be more modern and energy efficient than that within the private rented sector but there may still be some

cases where energy efficiency is poor. If you have a problem with poor insulation or heating then in the first instance you should contact your Housing Association or Council. If you don't obtain a satisfactory response there is a complaints procedure which you can go through to try and resolve things.

Housing associations like Lewisham Homes and Clarion have got programmes of work to improve the energy efficiency of their homes. For example, Lewisham Homes is gathering data to calculate the cost of upgrading all their dwellings to Band B by 2030.