



Primary Authority Partnership

Warwickshire County Council Trading Standards & National Federation of Property Professionals & The Property Ombudsman

Primary Authority Advice

Advice requested:

- 1) When a tenant begins a new tenancy, how does an EPC need to be supplied to them?
- 2) When does an EPC need to be presented to an enforcement officer?

Legislation considered:

Energy Performance of Buildings (England and Wales) Regulations 2012 (as amended) (“EPB”)

Other Material considered:

DCLG – Improving the energy efficiency of our buildings – A guide to energy performance certificates for the marketing, sale and let of dwellings. [April 2014]

DCLG – Improving the energy efficiency of our buildings – Local Weights and Measures Authority guidance for the enforcement of the requirements of the Energy Performance of Buildings (England and Wales) Regulations 2012 (as amended) [March 2016]

Assured Advice Issued:

1) Regulation 6(5) of the EPB requires the relevant person to give the ultimate tenant the valid Energy Performance Certificate (EPC).

This can be achieved by giving the tenant a complete paper copy of the EPC by hand, a complete facsimile copy by fax or a complete electronic version by email.

The EPC must be given to the tenant. It is not acceptable to direct the tenant to the online EPC register and tell them to find it for themselves.

2) Regulation 35(1)(a) of the EPB gives an enforcement officer the power to request an agent to produce a copy of an Energy Performance Certificate (EPC). This should be provided to the officer within seven days (Reg 35(5)) starting on the day after the day of the request.



Date Advice is Effective from:

20 04 2016

Reference and renewal:

The reference for this advice is: WTS/NFOPP/TPOS/10

This advice shall be reviewed in 12 months from the effective date.