

**EXISTING DWELLINGS – PRIVATE RENTED SECTOR INFORMATION
FOR TENANTS**

EPC 04

For general information about Energy Performance Certificates, please see leaflet EPC 01

When should I have access to an EPC?

When you first make enquires about renting the property. The energy rating should also be shown in any advertisements in commercial media and the EPC and Recommendations Report should be made available to you as a prospective tenant. You should also be given a copy of the EPC and Recommendations Report if you become a tenant.

I am renting a room, but haven't been given an EPC – should I have one?

No. Landlords are not required to provide EPCs in this situation. If you are renting a room with say shared access to a kitchen, bathroom and living area an EPC does not have to be provided.

I have renewed my lease but have not been provided with an EPC. Is this legal?

Yes. Landlords are only required to provide an EPC to a new tenants.

I have not been provided with an EPC, what should I do?

If you are a prospective or new tenant and the landlord does not give you the EPC or Recommendations Report, you should report this to the Local authority. Landlords have a legal obligation to provide this information and could be subject to a fine if they do not.

My Landlord has asked me to pay for the EPC, can they do this?

No. The EPC has to be made available to prospective tenants “free of charge”. If the landlord insists on payment you should report this to the Local authority.

Can I make the improvements suggested on the EPC or insist that my Landlord does?

No, you should speak to your landlord regarding potential improvements. You should not make any changes to the property without their consent.

My energy costs are more expensive than those shown on the EPC, why is this?

The energy costs shown on an EPC are always calculated using standard assertions. This is based on occupancy patterns and use - the EPC does not assess the energy used for cooking or appliances. It is not intended that the EPC accurately represents an individual's energy use, the purpose is to enable a comparison between properties on a like-for-like basis.

I rent a non-domestic building and have been given more than one EPC – why is this?

If the parts of the building you are leasing were designed or altered to be used separately (e.g. retail units), EPCs may have been produced for each part rather than the whole building. This is perfectly acceptable and may in some cases be of more benefit, particularly if parts of the building are of a different construction type.

Contact Information

Produced by the Building Standards Division of the Scottish Government

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Further advice and information is available at: <http://www.gov.scot/epc>

Advisors at Home Energy Scotland can give you free, expert and impartial advice on improving energy efficiency. Telephone: 0808 808 2282