Private Rented Sector: Frequently Asked Questions

Are energy efficiency standards being introduced for privately rented properties in Scotland?

Yes. Following consultation in summer 2017, the Scottish Government has announced that minimum standards will be introduced. These will be phased in and will increase over time:

From 1 April 2020, any new tenancy will require the property to have an EPC of at least band E.

By 31 March 2022, all properties will need to have at least EPC band E.

From 1 April 2022, any new tenancy will require the property to have an EPC of at least band D.

By 31 March 2025, all properties will need to have at least EPC band D.

We will bring forward regulations in early 2019 which confirm the detail of how the standards will be applied.

Will the standards be increased again?

As part of Energy Efficiency Scotland, we are consulting on proposals for privately rented homes to reach EPC band C by 2030, where technically feasible and cost effective to do so. The final decision on this will be confirmed as part of Energy Efficient Scotland in 2019. More information is available in the Route Map.

Will standards apply to all properties?

Standards will apply to the majority of houses in the private rented sector. When we consulted last year we proposed that there would be some situations where a lower level of energy improvement was acceptable, for example due to legal, technical or cost reasons. Following consultation, and as part of wider work under Energy Efficient Scotland, we will be working to confirm what exceptions will apply and how they will work in practice. These will be available in 2019 as part of draft regulations.

How will I know what to do?

Energy Performance Certificates (EPCs) are currently used to assess and assign energy efficiency ratings, and they are valid for 10 years. Rated on a scale from A to G, with A being the most efficient, and calculated using information such as the size, layout, insulation and ventilation of dwellings, EPCs provide information on the energy efficiency of your building and recommendations on improvement measures. These measures could include, for example, loft insulation, efficient heating systems or solid wall insulation.
Home Energy Scotland offers free and impartial advice, adapted to your needs, on installing energy efficiency measures as well as renewable energy technologies. You can also undergo an energy check, operated by the Energy Saving Trust.

**How do I get an EPC?**

For homes sold or let after 4 January 2009, your property should already have an EPC, which can be found at [www.scottishepcregister.org.uk](http://www.scottishepcregister.org.uk).


**How much will it cost to bring my property up to standard?**

Costs for home improvements depend on many variables, including the dwelling’s specifics, starting point and needs. Home Energy Scotland can provide free, impartial advice tailored to your situation, along with an estimation of costs.

**What support is available to help me improve my property?**

As a landlord, you are responsible for making improvements to your property. However the Scottish Government supports a number of landlords to improve the energy efficiency of their properties through interest-free loans and cashback grants. Eligibility requirements can be accessed on the website of the Energy Saving Trust.

**What happens if I don’t get the works done?**

We consulted on the proposal that local authorities would issue civil fines to landlords who did not comply with the requirements.

We will be working with local authorities to explore how this will work in more detail, and will confirm penalties as part of draft regulations in 2019.

**Why is the Scottish Government setting standards for the private rented sector?**

The Scottish Government has published its routemap for Energy Efficient Scotland (on the 2nd May) which sets out our aim to make all homes and buildings warmer, greener and more efficient. To achieve this goal, all buildings in Scotland will need to meet minimum energy efficiency targets and to reach at the EPC of least band C by 2040, where technically feasible and cost-effective.

We want to ensure that tenants are living in homes which are warmer and more affordable to heat. So we are bringing forward regulations to ensure that the least efficient properties are improved, and consulting on setting a clear trajectory for the sector in line with overall ambitions of Energy Efficient Scotland.