

## TS001

# Energy Efficiency (Private Rented Property) (England & Wales) Regulations 2015

In 2016, new regulations are being brought in to ensure that all properties being rented, both domestic and non-domestic, meet a minimum energy efficiency rating.

Private rented DOMESTIC properties must reach an E-band rating by **39-54 E**  
**1<sup>st</sup> April 2018**

**E 101-125**

Rented NON-DOMESTIC properties must reach an E-band rating by  
**1<sup>st</sup> April 2018**

### *What does this mean?*

For domestic and non-domestic properties, a landlord will not be able to grant a tenancy, or extend an existing tenancy, if the rental property does not meet the minimum standards.

### *Domestic energy efficiency improvements*

From 1<sup>st</sup> April 2016, tenants will be able to request consent from their landlord to undertake improvements to their property's energy efficiency – presuming this improvement has been recommended by an EPC, Green Deal report, or surveyor report. Tenants will need to demonstrate either government or third-party funding, or a willingness to pay, in their request.

A landlord will have a duty not to unreasonably refuse a tenant's request.

### *But what about listed buildings?*

If a property is currently exempt from requiring an EPC, such as a building listed by Historic England, or temporary building, they will continue to be exempt from meeting this minimum energy efficiency standard.