

## Appendix A

### The Energy Performance of Buildings (England and Wales) Regulations 2012

Where a dwelling is being let there is a requirement for the landlord to provide a current EPC where the property is a

- Individual house/dwelling
- Self-contained flats (i.e. each behind its own front door with its own kitchen/bathroom facilities) – one EPC per flat
- Shared flats/houses (e.g. a letting of a whole flat or house to students/young professionals etc. on a single tenancy agreement) - one EPC for the whole house.)

No EPC is required.

- Bedsits or room lets where there is a shared kitchen, toilet and/or bathroom (e.g. a property where each room has its own tenancy agreement)
- A room in a hall of residence or hostel

An EPC is required for some of the property

- Mixed self-contained and non-self-contained accommodation - one EPC for each self-contained flat/unit but no EPC for the remainder of the property.

***This regulation does not have a requirement to provide an EPC to properties where the tenancy was taken up before the 1<sup>st</sup> October 2008 and the same tenant has remained in occupation***