

Mr W Wilson
W & K M Wilson
Crawhill Farm
Anstruther
Fife
KY10 3JT

Date 24th June 2019
Our Ref: RWM/LS
Your Ref: WILS7095

Energy Performance Certificates (EPC)

Property: No2 Cottage, Crawhill, Anstruther, Fife KY10 3JT

Our records show that the EPC on the above property has a current EPC Rating "F".

By way of update on EPC matters we can advise that the Scottish Government is planning to legislate in 2019 to introduce a minimum EPC standard in the Private Rental Sector. The draft regulations and guidance indicates they will require properties to have at least an EPC rating of 'E' at a change of tenancy from **1 April 2020** and in all properties by **31 March 2022** and to have an EPC rating of 'D' at a change of tenancy from **1 April 2022** and in all properties by **31 March 2025**.

The draft regulations and guidance have also stated there will be exemptions which include:

- If it is not technically feasible to carry out improvements.
- If some owners in a block of flats refuse consent to do work to common parts of the building.
- If the tenants refuse consent for work.
- If permission cannot be obtained to do work to a property which is listed or in a conservation area.
- If the cost to carry out the necessary improvements in the period 1 April 2020 to 31 March 2022 is in excess of £5000, and where the cost of such improvements in the period after 31 March 2022 is in excess of £5000.

The cost of purchasing and installing EPC related works can be financed by means of funding provided by a grant or loan from Scottish Ministers.

Further details of exemptions can be read in part 4 of the guidance of The Energy Efficiency (Private Rented Property) (Scotland) Regulations 2019.

It is intended that Local Authorities will be responsible for enforcing the standard and granting exemptions and it is understood that fines of up to £5000 could be levied on those owners who do not comply with the minimum standard or provide false or misleading information on the exemptions register.

If, therefore, in the meantime, there is anything you consider you may wish to do to the property to improve its EPC rating, please let us know.

Yours sincerely



Linda Spencer
On behalf of
Lickley Proctor Lettings