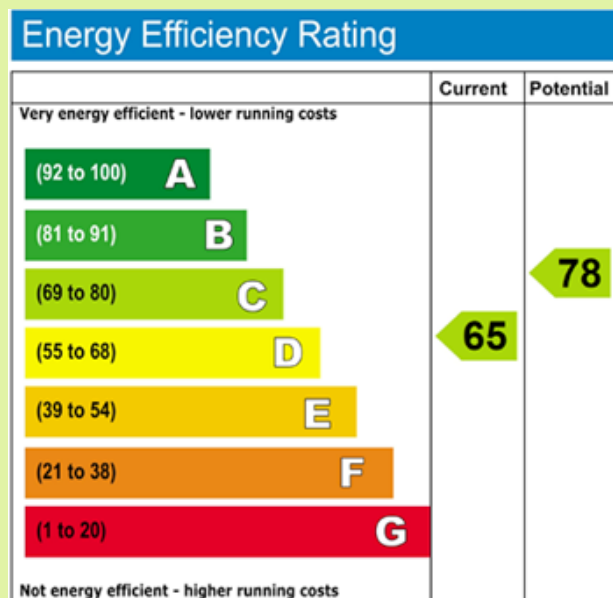


### Why do I need an EPC?

- If you are advertising a property to let/sale, by UK law you must have an EPC from an accredited assessor
- EPC ratings must be displayed alongside adverts of properties
- If you started a new tenancy or renew one from 1st October 2015, you cannot serve a Section 21 Notice without giving your tenant an EPC beforehand
- EPC ratings also have to be a minimum of E by 2018

### How will getting an EPC benefit me?

Getting an EPC is not only a legal requirement but it will help you identify the likely cost of bills in your property and help to suggest improvements in order to reduce energy bills.



### Improving energy efficiency will help you to have:

- Happier tenants - the premises will be warmer and cheaper to heat
- Potentially higher rent
- An easier to let property
- Lower void rate - as tenant more likely to extend their contract
- Increase value of property
- Less chance of rent arrears - as fuel bills are smaller proportion of tenants income
- Higher ratings on the EPC
- A good investment opportunity

Ask for details on how to get your EPC Certificate through **Cooke & Co**