

Free housing law energy performance factsheet

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Housing law (<http://www.ms-solicitors.co.uk>) specialists Martin Searle Solicitors have published a free factsheet for landlords on the new Energy Performance Regulations coming into force in October 2008. Under the regulations, landlords need to give new and prospective tenants an Energy Performance Certificate the first time a property is let to them.

Housing solicitor Cate Searle said: "Landlords that fail to meet the requirements of this new piece of housing law (http://www.ms-solicitors.co.uk/Housing_law/index.html) could face fines of up to £5,000. While fines are based on the rateable value of the property, even small buy-to-let landlords could face minimum fines of £500 if they don't get this right."

Energy Performance Certificates give a property an energy efficiency and carbon emissions rating in a similar way to how washing machines and other domestic appliances are labelled. The government hopes Energy Performance Certificates will help tenants take into account energy efficiency when deciding which property to rent.

The Energy Performance Certificate will also give landlords recommendations on how to improve a property's energy rating, although these are not obligatory.

This free housing legislation (http://www.ms-solicitors.co.uk/Housing_law/Housing_landlord_energy_facts.html) factsheet can be downloaded from the Martin Searle Solicitors website and covers details of when and how to get an Energy Performance Certificate and how to use them.

Ends

For further information contact housing solicitor Cate Searle on 01273 609911 or cate@ms-solicitors.co.uk

Notes to editors:

About Martin Searle Solicitors (www.ms-solicitors.co.uk)

Brighton-based Martin Searle Solicitors specialises in providing legal advice for tenants and landlords. The firm helps with all legal issues relating to landlord and tenant problems. The firm also offers specialist advice in the areas of employment and community care law.

For more information visit www.ms-solicitors.co.uk.