

MEETING PAPER

Subject: EPC (Energy Performance Certificate) for non-domestic rented property

Meeting: Agenda Item: 159.5 Full Council

Date: 28 February 2023

CONFIDENTIAL/NON CONFIDENTIAL

Background/Introduction

Legislation (Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015) states that the minimum level of energy efficiency provisions will mean that, subject to certain requirements and exemptions:

a) from 1 April 2018, landlords of non-domestic private rented properties (including public sector landlords) may not grant a tenancy to new or existing tenants if their property has an EPC rating of band F or G (shown on a valid Energy Performance Certificate for the property).

AND

b) from 1 April 2023, landlords must not continue letting a non-domestic property which is already let if that property has an EPC rating of band F or G.

<https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf>

Details

All properties in the Town Council’s ownership with a tenant will require an EPC. As well as being a statutory requirement, the work will support the Town Council’s Climate Emergency declaration. Properties smaller than 50 sq metre are exempt as along as detached.

Noting, that as far as records show, only the Marina Theatre previously had an EPC.

1. Marina Theatre (expired August 2020). *Indicative quote has been given of £500 for this property due to complexity of many rooms etc.*

2. The Cottage, Belle Vue Park

3. ~~Kensington Gardens Tea Room~~ (has current certificate E Rating expires 2031)

4. Kensington Garden Kiosk

5. Kensington Garden Model Boat Club

6. Giardinos Sparrows Nest

7. Martellos Sparrows Nest

8. RNPS Museum Sparrows Nest

9. Maritime Museum Sparrows Nest

10. War Memorial Museum Sparrows Nest

11. Movie Makers Studio Sparrows Nest (?)

12. ~~Tingdene Office/Toilet/Shower Block~~ (has current certificate D Rating expires 2027)

13. Uplands Hall

14. Gunton Hall

15. ~~Jesters Café, Normanton Park~~ (has current certificate D Rating expires 2031)

16. The Lighthouse Diner, Whapload Road

17. Walmer Road (?)

Recommendations/Decision

The Council notes this requirement and agrees a budget to carry out reports at the above properties.