



The Mountford Lettings Guide for Landlords



Autumn 2009



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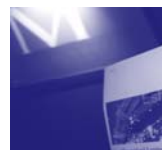
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Introduction

This brochure is designed to answer your questions and to alleviate worries you may have before you start marketing your property for rent. More importantly, it informs you of the obligations you must be aware as a Landlord of a property in the UK.

Established for over 20 years, Mountford is one of Surrey's most reputable and dedicated specialist Letting and Management companies and is one of the few qualified members in the local area – in fact, the longest established ARLA Agent in the area.

You will be glad to know that Mountford is a member of A.R.L.A (The Association of Residential Letting Agents), the professional and regulatory body for Letting Agents. All key members of Mountford staff are ARLA having passed the Foundation level and Advanced level competency exams. Accordingly, we are able to advise our clients on Landlord and

Tenant law to include successive Rent Acts, Housing Acts and Contract Law.

It is widely accepted that without professional guidance and control, the whole aspect of letting a home can become, for the private Landlord, a minefield of issues both legal and emotional. Successful letting depends entirely on the selection of the right tenant and strict observation of the current legislation. It is for this reason that Mountford will be of invaluable assistance. As a client you will reap the benefit of our wide experience; our knowledge of the legal safeguards and pitfalls; our familiarity with the current market and our list of resources which bring those all important enquiries. In short, your letting will be conducted with a thorough and professional approach with all the security an approved and qualified ARLA agent can provide.

We pride ourselves on our dedication to our work and have a committed and experienced team working from our office and are able to deal with all aspects of Letting and Management thus ensuring a successful tenancy of your property.

The Mountford Team



Adam Pigott FARLA
Managing Director

The Company is headed by Adam Pigott; Adam has ensured the company has successfully grown from strength to strength each year. Responsible for new business is Gavin Fleming and the Property Management is overseen by Karen Hale. Both Gavin and Karen have an excellent team who are fully trained to deal with all aspects of Residential Lettings and Property Management. We believe no other local Agent has a team with such experience in this field.



Gavin Fleming
FARLA



Karen Hale
MARLA

We have carefully hand picked our teams for their individual qualities such as knowledge of the business, personality and the ability to simply do the 'task in hand' – which can be so varied from day to day.

Most of our personnel have been with our Company for many years and we are pleased to mention our staff turnaround is extremely low for the industry.

The senior members have been with Mountford for between three and twelve years. We consider this a major attribute as clients prefer a consistency during the administration of their properties.

All Departments are in house; Accounts, Property Management, Property Maintenance, Tenancy Administration, Lease Renewals, Lettings and Client Sales Departments are all based within the Surbiton office. This ensures continuity and ease for our clients who at all times can readily have access to information.

As a client you will always be able to contact Adam, Gavin or Karen throughout the working day in the event that you should have a query or simply to have an update. Upon instruction you will be given full contact details of the relevant person handling each stage of the letting of your property.

Initial visit

Initially we attend the property to meet you and to assess your property. By doing this we can properly advise you of any areas that may need attention, discuss the current market conditions and more importantly, accurately appraise the rental value which you may expect.

Either the Director or a senior member of the Company will visit you and will give you as much advice and helpful information as possible. In addition, all obligations for both the Landlord and Agent will be discussed in order to ensure there is a good understanding well before a tenancy commences.

It's a good idea to have a list of questions ready to ask prior to the visit as there is so much to cover at the first meeting. Over the recent years the area of Residential Lettings has become extremely legislative, with many more obligations required by landlords such as the areas relating to the holding of deposits and Furniture & Fire regulations. In addition, we encourage our clients to have a good understanding of the different types of tenancy agreements that are appropriate to their property.

We assure you that our knowledge in this specialist field is second to none and we adopt the training facilities that ARLA offer. All of our personnel who are directly involved in the day to day business of Residential Lettings have taken and passed either the ARLA Foundation Level or Advanced Level' exams – the highest accolade available within the industry.

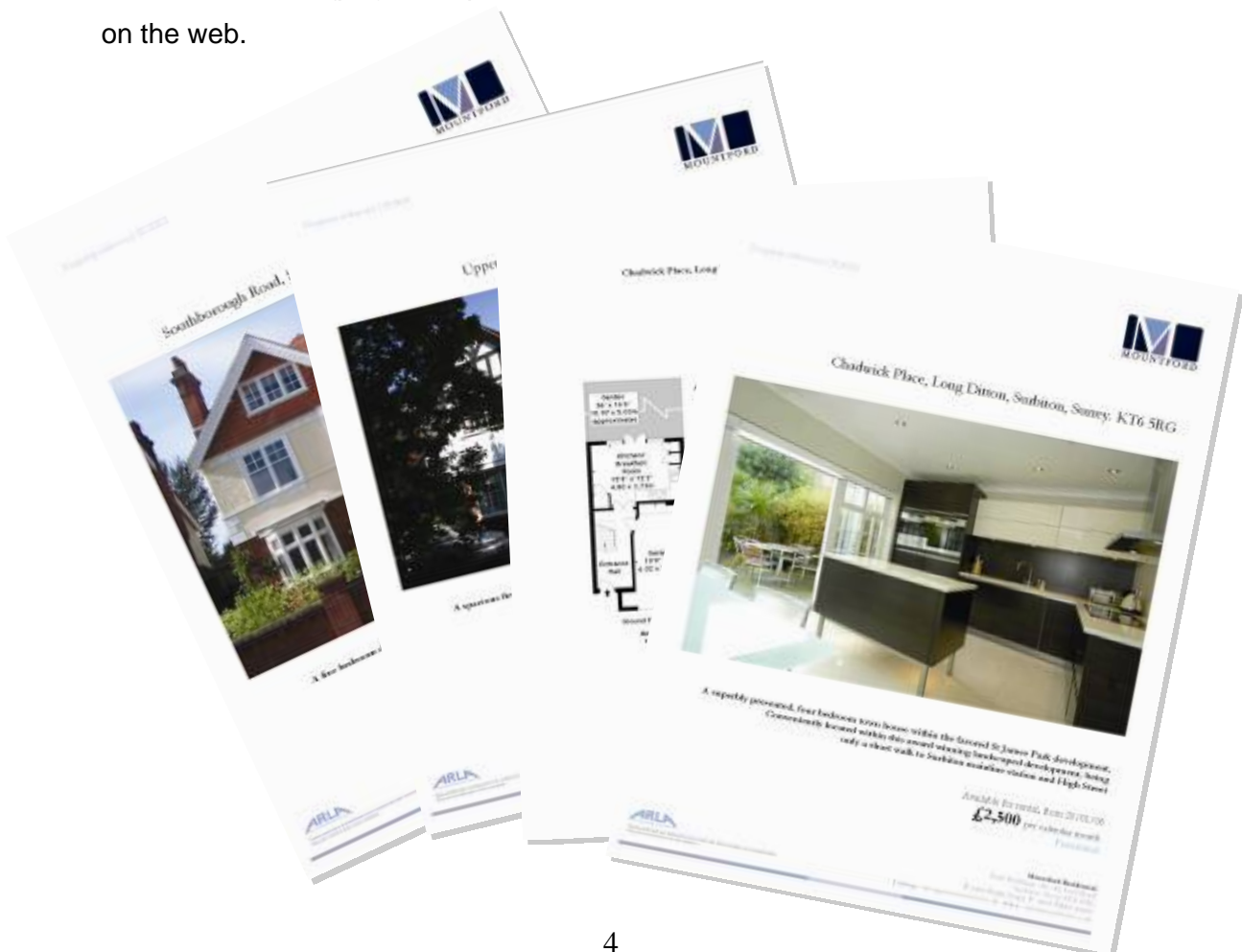
Marketing

We guarantee that we will extensively market your property to ensure the maximum exposure is obtained in order to achieve the best market rent.

On exclusive instruction, a full colour brochure is produced to include internal and external pictures as well as a floor plan - if appropriate. This is produced both in hard copy and electronic format (pdf) then published on the web.

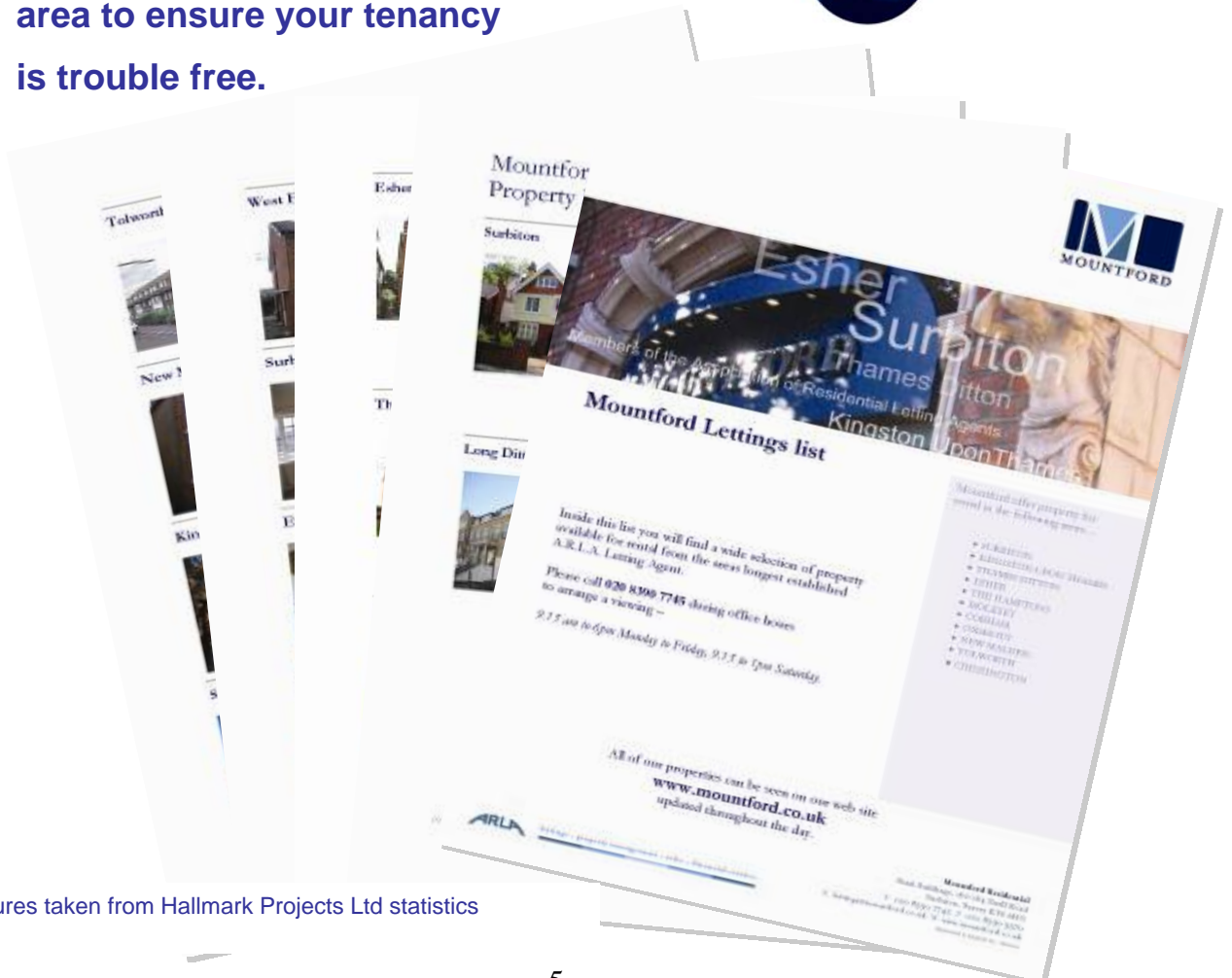
The search method for property has radically changed over the last ten years. The internet has produced a "new revolution", requirement for High Street premises and glossy magazine adverts is slowly becoming less and less important as the first task serious tenants undertake when searching for property, is 'surfing the web'.

All properties are published on our web site within only two hours of confirmation of instruction from you.



We lead the field in this area and publish our properties on the following top major leading property portals; Find a Property, Prime Location, Right Move, Homes & Property and of course our own website which appeared on just under two million* searches during 2007.

We have an extensive register of tenants looking to move between a week and two months in advance. We pride ourselves in our tenant selection and pay particular attention to this area to ensure your tenancy is trouble free.



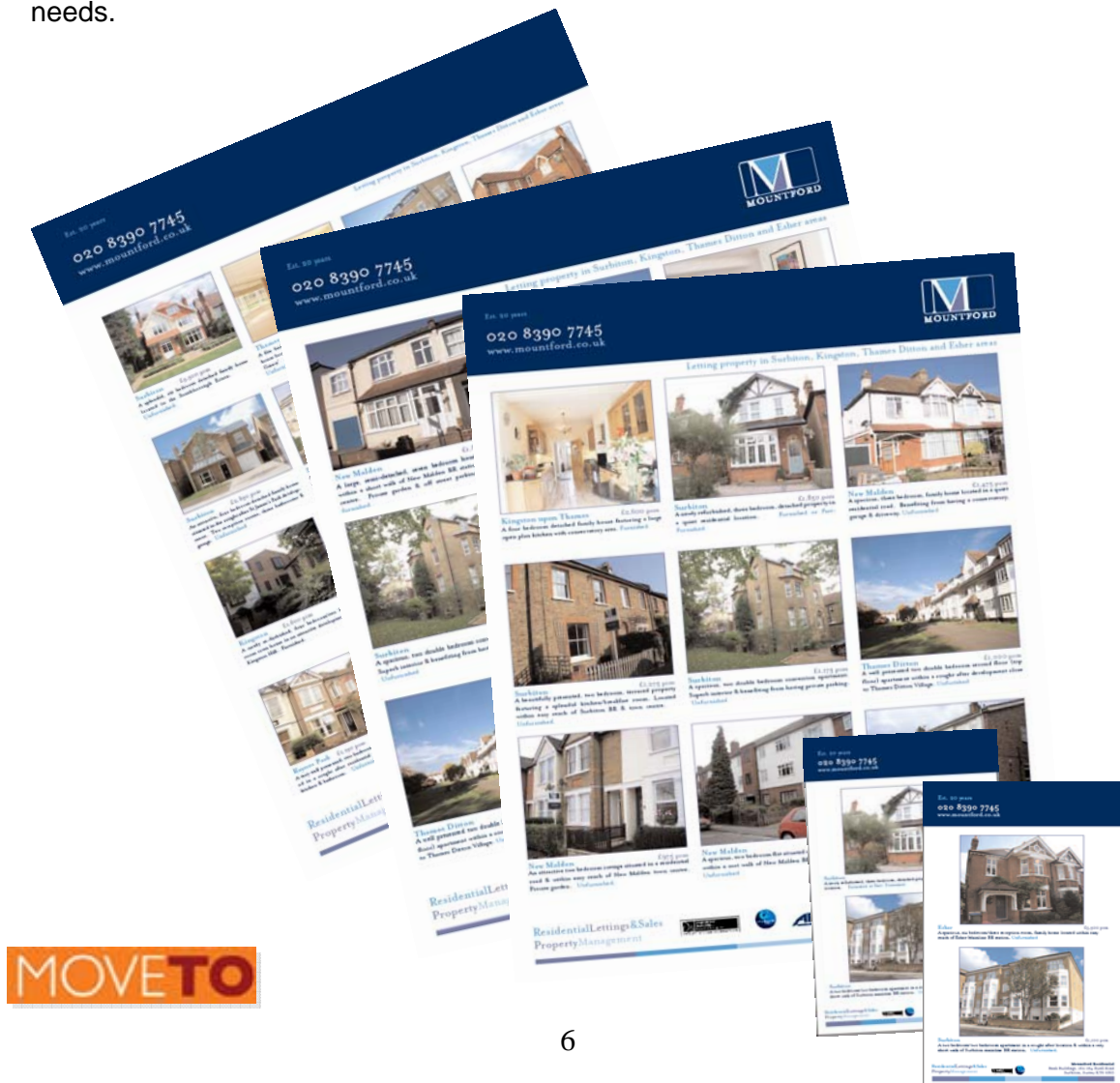
* Figures taken from Hallmark Projects Ltd statistics

We have the largest lettings exposure in the leading local property paper – 'Move To'. Every week we have a full colour page in the 'lettings section' as well as a colour advert on the front of the publication. Our stunning double fronted offices constantly display our properties in one of the largest displays in the area.

All viewings are arranged via our office, qualified and accompanied by a trained negotiator. We take just a little more time over the first contact with any prospective tenant to ensure we match an appropriate property to their needs.

We keep our tenants regularly updated via e-mail, text alerts, mail shots and, of course, telephone.

A significant part of our business is Corporate Lettings. Throughout each day we liaise with major institutions, Blue Chip companies and all the active Relocation Agents who are constantly looking for property for their personnel/clients relocating from around the world. We produce a comprehensive lettings list which is distributed to an extensive database collated over the last 20 years.





Services and fees

The Letting Service

1 An inspection of the property by the Director or Manager. Advice on rent level, market conditions, legal restrictions/legislation, furniture, electric and gas regulations and the best way to approach the letting in general, without obligation to proceed.

2 Inclusion of the property details and pictures on our website www.mountford.co.uk together with our lists circulated to suitable candidates, larger companies, other Letting and Estate Agents and Relocation Agents. This is in addition to the general flow of screened enquiries from our regular advertising.

3 Erection of one "To Let" board on the property unless otherwise specified.

4 Viewings always accompanied by our staff will be qualified and arranged via our office.

5 On successfully finding a tenant terms are negotiated, provided the Landlord is happy to proceed, subject to contract. We will seek written references, which include bank, employer, character, previous landlord or perhaps a credit

agency search. All information is collected and our findings, along with our views, are made aware to the Landlord.

6 Supervision of all proceedings throughout. We can provide all necessary paperwork and draft agreements and see that everything lines up for completion at the correct time.

7 At the commencement of the tenancy we collect the first month's rent and deposit and oversee signatures. When we are confident all is in order, we hand over administration to the landlord

8 During the term of occupancy, (i.e. any subsequent terms of letting to the same tenants), Mountford will be on hand to chase up any late rent payments, assist the Landlord with any maintenance issues or utilities and fully support the Landlord on all and any legal issues. We will advise Landlords as and when legislative regulations are brought into being which may affect the Tenancy.

9 Mountford will renew the tenancy (if applicable), advise the Landlord of market trends and if possible achieve a rental increase. Furthermore, Mountford will ensure that all aspects of the renewal are tied up correctly and any relevant notices are served. If the tenancy is terminating, Mountford

will close down the tenancy and ensure that the correct notices are served on the Tenant.

10 Mountford will advise the Landlord on any issues relating to the condition of the property on vacation of the Tenant.

The Lettings Service fee

Our fee for the Letting Service is 10% of the gross rent payable for the agreed term, and subsequent terms, if applicable, of letting plus VAT at the current rate and will be collected at the start of the tenancy from rent received. This percentage fee structure and method will apply for the duration of the tenant's occupancy. Should the tenant vacate the premises on your agreement at such a time that would indicate an overpayment of commission you would of course be entitled to a credit invoice on a 'pro rata' basis upon your next tenancy with Mountford.

Rent Collection (to include the Letting Service)

We offer a Rent Collection service where, as well as the above, we arrange to collect the rent from the tenant and pass onto the landlords U.K bank account. This is collected in line with the frequency of the rental payments during the term of occupancy, i.e. monthly, quarterly or annually.

The Rent Collection fee

Our fee for this service (to include the Letting Service) is 12.5 % of the gross rent collected, plus vat at the current rate. This fee is collected from each rental payment made by the tenant. This fee structure and method of collection will apply for the duration of the tenant's occupancy.

Letting and Management Service (to include the Letting Service and Rent Collection services)

This comprehensive service is especially formulated for a Landlord who is going overseas, out of the area or simply does not wish to have any contact with the tenants. This involves firstly, the Letting Service and Rent Collection service as previously described as well as the comprehensive Management of the tenancy throughout the term of the contract on behalf of the landlord to include: -

1 Arranging for the Landlords gas, electricity and council tax accounts to be closed at the commencement of the tenancy and notifying the relevant authorities of the new occupant. The Landlords closing bills are settled out of the rent received.

2 Comprehensive notes and advice sheets provided to the tenant(s) in order to leave no doubt of their responsibilities under the agreement - establishing a good working relationship with the tenant is extremely important.

3 Inspecting the property on a quarterly basis, or as necessary, to maintain proper contact with the tenant, to observe the manner in which the property is being kept and to provide a written account of such visits to the Landlord.

4 Attending to repairs or problems that may arise throughout the tenancy, quickly and efficiently, maintaining a good standard of the property subject to any specific instructions from the Landlord.

5 Advising the Landlord of the current situation, including the provision of detailed rent statements covering all credits and outgoings and tax retentions (if applicable) thus enabling proper financial control. Net balances are forwarded directly to any specified bank account, building society or other recipient as required by bank transfer – this is the quickest method available to credit clients.

NB, all rents are paid into a properly constituted Clients Account and are passed over to Landlords on immediate clearance, in line with the bye-laws as required by ARLA (The Association of Residential Letting Agents)

6 At the end of the tenancy, finalizing and administering outstanding matters such as deposit return and final utility bills ensuring the home is ready for either re-marketing or your return home.

7 A deposit for damages, usually equal to six weeks rent, is held by Mountford (as Stakeholder) for the duration of the tenancy within an insured Client Account. Should deductions be necessary for any damages, this will be done before the deposit is returned. Whilst we expect careful and conscientious use of the property by all tenants, Landlords must always make an allowance for a certain amount of wear and tear, particularly if the property is rented for a number of years. Deposits are held in accordance with recently introduced legislation regarding tenant's deposits. Mountford subscribe to a Tenancy Deposit Scheme known as 'The Dispute Service'.

8 Providing a comprehensive Management form with guidance notes for completion by the Landlord at the outset. This will be used as the 'backbone' for property information. Its completion in full is vital as reference is often made to this throughout the Tenancy especially when the Landlord is uncontactable. This will ensure smooth running of the Property Management

9 As a client you will be assigned a Property Manager and we encourage you to be introduced at a convenient time prior to the commencement of the tenancy. You will be given all the contact details - including direct e-mails, of the appropriate staff so that communication is always swift and clear when dealing with any queries about the running of your property. All Property Management matters are dealt with from the Surbiton office. Your file will always be handled by our Surbiton based Management Department thus ensuring familiar personnel are always on hand to deal with the day-to-day running of the property.

[The Lettings and Management fee](#)

Our fee for the complete Lettings and Management service is 15% of the gross rent collected, plus VAT collected from each rental payment. There may be circumstances during the Tenancy where you require our assistance and services for a situation that falls outside the general management services listed above, in which case a management charge will be levied. Advance notice of this will always be given.

Please feel free to ask us for clarification on this point if it is unclear.

Residential Sales and Acquisitions

Mountford handle a substantial portfolio of several hundred Managed Properties. Due to the handling of such a high number of properties and in an ever changing property market rather than continue to let, some clients decide to sell their investment either as a going concern – ‘Residential Investment’, or when a tenant vacates by simply placing it on the ‘Open Market’.

Mountford offer the service of selling properties very effectively. Many investment properties are sold quickly and mainly to other landlords who are looking to increase their portfolio, particularly as Mountford can demonstrate a track record history if being sold from within our Managed Portfolio.

Investment landlords are usually in a position to purchase quickly with readily available funds in place to quickly complete a transaction. We have a large database of investment landlords who are constantly looking to purchase property.

If you are looking to increase your portfolio we offer an acquisition service. We will source a property on your behalf based on our experience of the property investment market.

We will thoroughly search the market, view the properties and narrow down a short list that may be of interest. A comprehensive feasibility study to include a Directors/Manager report will be undertaken then presented and discussed.

We know exactly the type of property that appeal to tenants and therefore, feel this service is invaluable when looking to buy an investment property. A fee of 1% of the purchase price (plus vat) is payable for this service. For larger developments and acquisition of portfolios, a different fee structure is usually negotiated.

Any part of our business which falls under the area of ‘Estate Agency’ is covered by the Code of Practice for Residential Estate Agents from the Ombudsman for Estate Agents.

A copy of the code of Practice is available from our office or is available from www.oae.co.uk





Documents

Inventory

We strongly advise any Landlord to have a Professional Independent Inventory compiled in order to avoid unnecessary complications at the end of the tenancy. We can arrange for a full inventory listing the contents and, more importantly, the condition of the property. This is undertaken by a selection of independent specialist inventory firms to ensure a totally unbiased approach. The cost is assessed in relation to the size of the property, amount of items and time taken. Charges include compilation, Checking In with the Tenant, Checking Out and any negotiations over damages and/or dilapidations thereafter. This cost is shared between Landlord and Tenant. Please contact a member of staff for more information if you require an early indication of the costs involved.

The Tenancy Agreement

Mountford is able to prepare and put into operation its own Tenancy Agreement which not only covers the terms and conditions of the tenancy, but protects the Landlord's right of tenure and possession within the scope of the law. A draft agreement is

submitted to both Landlord and Tenant prior to commencement of the tenancy and can be amended to individual and property requirements. Any relevant, essential and prescribed Notices are also prepared and then served on the Tenant prior to the commencement in line with current legislation. Our charge for the preparation of this agreement is £65 plus VAT at the current rate.

Income Tax

Income from letting a property is taxable and is assessed after deducting certain outgoings from gross rent received. The method of collection of this tax (if any is due) changed in April 1996. Clients simply complete a particular form – NRL1, also available from the HMRC web site. This, together with our unique Agency reference number is forwarded to the Revenue with the expectation being that an Exemption Certificate will be received, therefore, enabling us to pay rent over to you without tax being deducted. This is usually achieved without too much difficulty.

Please ask for more information if any further clarification on this area is required. It would be wise to employ a Tax Accountant to complete your Tax Return each year as they will appeal to

the Revenue on your behalf by off-setting various allowable expenses to either eliminate any liability or at the very least make a significant reduction in how much you may pay.

Listed below are some of the allowable expenses:

- Any water rates paid by the Landlord
- Insurance premiums related to cover of the premises and Landlord's contents
- Repairs (but not replacements)
- Maintenance contracts payment (annual boiler services, gardener etc.)
- Agent's fees (including VAT, document costs etc).
- Wear and Tear (furnished properties only) which is a theoretical allowance to cover usage and wear on household items and decorations. This is calculated at 10% of gross rent received (less water rates, already allowed for above)
- Mortgage interest, in some cases. Relief cannot be claimed where it has already been allowed under any other tax assessment, such as PAYE coding.

“Mountford would be delighted to forward details of a local firm of Chartered Accountants - whom many of our existing clients have been using for a number of years, to liaise with the Revenue on your behalf, should you be unable to deal with the self-assessment methods on your own. Please ask for more information.”



Furnishing

This section is provided to simply assist you; it does not have to be adhered to. After all, as much as 80% of property in the private rented sector is unfurnished. An unfurnished property in the UK rental market would be expected to include floor coverings, curtains, light fittings and kitchen appliances.

For a furnished property the best advice we can give you is to just provide the basic items and not to over-furnish. Naturally each property and tenancy will have different requirements and you should feel free to contact us for any advice. Items marked * are desirable inclusions, which may be dictated by budget or space available although they will be expected in the larger, more expensive homes. Other sections can also be adjusted according to space and anticipated number of occupants.

Remember that in order to attract a good standard of tenant, it is necessary to provide a good, clean standard of furnishing & equipment.

As a rule, corporate rentals are generally more demanding and expect very high quality fittings and equipment. Your tenants will want to see some available cupboard space as they will undoubtedly have some of their own belongings to bring with them. With this in mind, you should avoid over-supplying, and remove any items unlikely to be needed by tenants. Remember to leave a file with instructions for household equipment and any other helpful information such as location of the meters, stop-cock etc as well as a note of the rubbish removal day.

The following is a general guide to the level of furniture that is expected in a furnished property however, it is imperative to have clarification on this subject at the point of negotiation as tenants may have specific requests.



LIVING ROOM / DINING ROOM

Sofas and or armchairs as appropriate, dining table & chairs, occasional tables, shelves, table lamps, tasteful pictures, large mirror, picture hooks.



BEDROOMS

Beds (preferably modern divan type), fitted wardrobes, drawer space, dressing table (main rooms), occasional chairs as appropriate, pillows*, bedspreads*, mattress covers*, mirrors, table lamps as appropriate.



KITCHEN / UTILITY ROOM

Gas cooker/hob, electric oven, cutlery, vacuum cleaner, fridge/freezer, glasses, washing machine, tumble dryer*, waste bin, basic utensils, iron & board, electric kettle, dustpan & brush, mop, assorted saucepans, broom, table mats, crockery (everyday set 4 or 6), assortment of casserole dishes.



BATHROOM / WC

Shower facilities, floor mats, medicine cabinet, mirror, towel rail, wc brush, small bin.



OUTSIDE

Lawnmower, dustbin, washing line, basic gardening tools, and garden furniture.



Regulations

THE FOLLOWING PAGES EXPLAIN THE LIABILITY PLACED ON LANDLORDS OF UK PROPERTY AND THEIR AGENTS. IT IS THEREFORE IMPORTANT THAT YOU READ AND UNDERSTAND ALL THE FOLLOWING. MOUNTFORD CAN GIVE YOU FURTHER CLARIFICATION IF NECESSARY.

It is essential that letting agents and landlords be aware of whether or not a property is being let "in the course of a business". It should be noted that a Letting Agent can be liable even if the landlord is not. Mountford therefore, has to take an active role in ensuring your compliance in order to not only safeguard the Landlords legal position but also our own.

**The Furniture and Furnishings
(FIRE & SAFETY)
(AMENDMENT) REGULATIONS
1993.**

**The Furniture and Furnishings
(FIRE & SAFETY) REGULATIONS
1988.**

**The above regulations fall within
the 'Consumer Protection Act
1987'**

Since 1st March 1993 it is an offence to supply furniture in the course of a business which does not comply with the regulations concerning fire resistance. Essentially, it covers all upholstery and upholstered furnishings, including loose fittings and permanent or loose covers. Failure to comply can result in a term of imprisonment, a fine, or both. These items must comply with the following three tests each of which measure the flame retardant properties of the furnishings:-

1. Cigarette Test
2. Match Test
3. Ignitability Test

Exceptions

"Period" or "Antique" furniture. "Period" or "Antique" furniture is not included in the requirements. Regulation 4 of the 1988 Regulations therefore states that furniture manufactured before 1st January 1950 is exempt from these requirements.

"Letting your home". It is clear that professional landlords come within the definition of supplying "within the course of business". What is less clear, however, is the position of the owner/occupier landlords who let their own accommodation. At present it appears that the Department of Trade and Industry views owner/occupier landlords as not coming within the definition of being in the course of a business. In other words, a Landlord who lets out his or her property on a one-off short term basis (whilst, for example, he or she is temporarily working away from home) and has every intention of returning to the property and occupying it as his or her main and only residence is unlikely to

be considered to be letting out his property (and furniture) in the course of a business. Therefore the regulations are unlikely to apply in this case. It should be noted however, that in acting for such a landlord the Letting Agent can still be liable even if the landlord is not. These aspects must be discussed with Mountford prior to marketing so that we are all clear.

Letting Agents:

Section 46 of the Consumer Protection Act 1987 provides that where furnishings are hired or loaned to tenants in association with a letting agreement then such action amounts to a "supply" and is therefore caught by the 1988 and 1993 regulations. In the eyes of the law, supply is both by the Landlord and the Managing Agent even though the latter is only acting on his client's instructions. The effect is that both Landlord and Agent can be held liable if there is a breach of the regulations, inadvertent or otherwise.

Defence:

Some solace can be given to agents by section 39 of the Consumer Protection Act 1987 which provides a defence of "due diligence". In essence, if a landlord or an agent can show that he took all reasonable steps and exercised all due diligence to avoid committing the offence then he may not be liable. One such example of this is where you may have relied on a label. In such a case that person will have to show that it was reasonable, given all the circumstances, to have relied on that label. In particular they will have to show the steps taken, or which might have been taken, to verify the information and whether there was any reason why the information should not have been relied on.

Gas Safety (Installation and Use) Regulations 1998

Gas Cooking Appliances (Safety) Regulations 1994

The problem . . .

It has been reported that every year around thirty people die of Carbon Monoxide poisoning caused by gas appliances which have not been properly installed or serviced. When gas does not burn properly excess carbon monoxide is produced. You can't see it. You can't taste it. You can't even smell it.

Carbon Monoxide can kill without warning in just a matter of hours. The early symptoms of poisoning include tiredness, drowsiness, headache and pains in the stomach and chest. You are most vulnerable when you are asleep. You are at risk of Carbon Monoxide poisoning if:

- Your appliance was poorly installed
- Your appliance is not working properly
- Your appliance has not been checked or serviced regularly
- There is not enough fresh air in the room
- Your chimney or flue becomes blocked up
- You allow unqualified people to install or service your appliance

The answer . . .

- ALWAYS use a CORGI registered business to install and service your appliances
- ALWAYS ensure your appliances are serviced at least every 12 months
- NEVER block the vents on an appliance
- NEVER block or obstruct any outside grills, flues or airbricks
- NEVER use a gas appliance if you think it's not working properly. Signs to look out for include yellow or orange flames, soot or stains around the appliance and pilot lights, which frequently blow out.

The Law . . .

- The Gas Safety (Installation and Use) Regulations 1994 place duties on gas consumers, installers, suppliers and landlords. Remember, for your own protection, all businesses that carry out work on gas appliances must be registered with CORGI (The Council for Registered Gas Installers). Always check your installer is registered.
- By law all landlords are responsible for making sure that appliances are maintained in good order and checked at least every 12 months. Do-it-yourself work on gas appliances could be dangerous and illegal.
- Do not use any gas appliance you know or suspect is not safe - it is dangerous and also illegal.

Remember . . . keep them serviced - keep them safe!

OTHER REGULATIONS

Which affect Landlords of UK Property).

THE GENERAL PRODUCT SAFETY REGULATIONS 1994.

This regulation strengthens the Consumer Protection Act 1987. In general terms the Landlord is obliged to ensure that all products for use by the Tenant should be "safe". In short this means that all glass, fixtures and fittings to include the structure of the buildings must be checked for obvious defects and any such defects should be repaired or replaced accordingly.

THE BUILDING REGULATIONS 1991

These regulations require all properties built since 1st June 1992 to have mains operated interlinked smoke alarms fitted on every floor. The law does not legislate that homes built before that date should comply but Mountford strongly recommend the fitting of smoke alarms/detectors to all properties.

THE LOW VOLTAGE ELECTRICAL EQUIPMENT (Safety) REGULATIONS 1989

These regulations apply to all electrical equipment that is designed or adapted for use between 50 and 1000 volts and confer liability upon the Landlord to ensure that such items are safe. In rental accommodation many items are included (e.g. cookers, kettles, vacuum cleaners, microwaves, table amps, etc.). The DTI have yet to give specific periodic checking requirements however whilst the legislation falls under the general Consumer Protection Act 1987. Landlords are required to keep constantly mindful of such obligations and replacement/repair must be speedy and uncompromising. Electric heaters and immersion heaters for hot water should be checked annually. Fireguards must meet BS3249. Fire extinguishers should be marked BS5423 1987. Fire-blankets should be marked BS6575 1985.

ENERGY PERFORMANCE CERTIFICATES FOR RENTAL PROPERTIES

From 1st October 2008 it will be a requirement for all rental properties that are marketed to have an Energy Performance Certificate (EPC).

This gives landlords and tenants information on the energy efficiency of their property. It gives the building a standard energy and carbon emission efficiency grade from 'A' to 'G', where 'A' is the best and with the average to date being D/E.

An EPC will be valid for ten years and it is to be available for prospective tenants for the first time you either let or re-let your property after 1st October 2008

Further information regarding EPC's can be found on the following website - www.direct.gov.uk/epc or feel free to contact Mountford, should you wish to discuss this new scheme further.





“I do not manage a supplemental ‘Lettings Department’ I manage a pro-active ‘Lettings Business’. Our aim is to offer you, based on our experience spanning over three decades, the best possible residential Letting and Property Management service available. We never forget that the choice of Letting Agent is yours.”

Adam Pigott, FARLA
Managing Director
MOUNTFORD

