

4 February 2011

Dear Sir/Madam

REQUIRING ENERGY PERFORMANCE CERTIFICATES FOR HOLIDAY LETS

The outcome of the consultation document '*Making better use of energy performance certificates and data*' was published on the Department of Communities and Local Government's website on 29th November 2010 (<http://www.communities.gov.uk/documents/planningandbuilding/pdf/37907201.pdf>).

Amongst other things, it noted that it has been decided to take forward the proposal to amend the DCLG guidance to provide that an Energy Performance Certificate (EPC) must be obtained for properties that are rented out as holiday lets for 4 months or more in any 12 month period. This change will take effect from 1st April 2011* [updated to come into effect on **30th June 2011**].

The Energy Performance of Buildings Regulations (<http://www.legislation.gov.uk/ukxi/2007/991/contents/made>) already include this requirement so there are no regulatory changes to be made. I am enclosing a copy of the addendum which we intend making to the DCLG guidance, *EPCs for dwellings in the social and private rented sectors – A guide for landlords*.

A notice will be put on DCLG's website to this effect and the addendum to the guidance will be published in due course.

Yours faithfully

Eve Martin
Home Buying, Selling and Energy Performance Division

* Update by DCLG on 11th February 2011.