

# NORTHUMBERLAND

## Northumberland County Council

Public Protection Service · County Hall · Loansdean · Morpeth · Northumberland · NE61 2EF

Telephone: 0345 600 6400 · Fax (01670) 626059 · Web: [www.northumberland.gov.uk](http://www.northumberland.gov.uk)

Mr Angus Collingwood Cameron  
The Old School  
Glanton  
Northumberland  
NE66 4BA

Your Ref: SRU 097193  
Our Ref: Mark Lee  
Enquiries to:  
Direct Line: 01670 623767  
Fax:  
E-mail: [Mark.Lee@northumberland.gov.uk](mailto:Mark.Lee@northumberland.gov.uk)  
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Dear Mr Collingwood Cameron

### EPC's in relation to listed buildings

Thank you for your enquiry regarding possible exemptions from the requirements of the Energy Performance of Buildings (England and Wales) Regulations 2012, as amended.

My apologies for the delay in getting back to you, but I first had to consult with The Department for Communities and Local Government and since then we have missed each other when calling by phone.

I regret that there are no definitive answers to the queries you have raised.

Renting out listed buildings, to which you refer, would normally need an EPC, as there are no blanket exemptions for listed properties. They are only exempt if meeting minimum energy efficiency requirements, which may have been set locally, would unacceptably alter their character or appearance.

Each case would have to be decided on its own merits.

The landlord of the property would need to discuss with the local conservation/heritage officer what changes would be permissible. It may be that a number changes could be made to improve energy efficiency (unobtrusive insulation, more efficient heating systems) that may not trouble the reason for the listing, but would significantly improve the property's energy efficiency. Only those on site will know for sure.

If having done this the landlord believes his property is exempt he should keep the correspondences with the conservation/ heritage officer as evidence for the enforcement body that their property is exempt.

The enforcement officer will be best placed to form a view as to whether the landlord

