



Compliance

Energy Performance Certificates (EPCs)

Under The Energy Performance of Buildings (England and Wales) Regulations, 2012 EPCs by law are required whenever a property is sold or rented. EPCs can only be produced by Domestic Energy Assessors (DEA's) who are accredited by a Government approved scheme.

An EPC gives a property an energy efficiency rating from A (most efficient) to G (least efficient) and is valid for 10 years. They provide information about a property's energy use and typical energy costs along with recommendations about how to reduce energy use and save money.

The certificate also defines the impact a home has on the environment. Better-rated homes should have less impact through carbon dioxide (CO₂) emissions.

Under the regulations it is the responsibility of the relevant person to make sure the property is in possession of a valid EPC when it is marketed this means;

- (a) in relation to a building which is to be sold, the seller;
- (b) in relation to a building which is to be rented out, the prospective landlord;
- (c) in relation to a building which is being constructed, the person who carries out the construction.

If the EPC has expired then the relevant person must commission a new one before the property goes onto the market.

Properties Not Yet Constructed

Under The Energy Performance of Buildings (England and Wales) Regulations 2012 EPCs by law a Predicted Energy Assessment (PEA) is needed if you are selling a property before it has been built. It provides information about the energy efficiency of the building and is simply the predicted Standard Assessment Procedure (SAP) (thermal efficiency) and Environmental Impact (CO₂) rating from the SAP calculations you do at the design stage. PEA's can only be produced by On Construction Domestic Energy Assessors (OCDEA's) who are accredited by a Government approved scheme.

On completion of the build, it is the responsibility of the relevant person to instruct the completion of a full Energy Performance Certificate to ensure that the completed building meets the predicted energy assessment to facilitate the building's sign off by Building Control.

Compliance with Money Laundering Regulations

Should you decide to use **Yorhouse** services then the instructed agent will be duty bound to carry out due diligence on you to confirm your identity as prescribed by the Money Laundering Regulations 2017. This information will be processed by the Agent and their staff only to ensure compliance with the Money Laundering Regulations and will be shared with your appointed Conveyancing Lawyer.

For a seller these consist of checking identity and residency status on signing an Agency Agreement prior to **Yorhouse**, as the Agent, being able to market a property for sale. For a buyer the checking of identity and residency status on acceptance of an offer prior to the production of a Memorandum of Sale.

The Fifth Money Laundering Directive (5MLD)

5MLD took effect in the UK on the 10th January 2020. 5MLD made changes to the previous UK regulations and now brings letting agents into the scope of the Money Laundering Regulations for the first time. This means that letting agents will be required to assess certain tenancy agreements for their potential to be used as a mechanism for the proceeds of crime.

All tenancy agreements with a rent in excess of €10,000 per calendar month will now form part of the regulations. This means that letting agents will be required to carry out “Know Your Customer” checks on landlords and tenants. “Know Your Customer” requires the checking of identification documents and confirmation of residency status, as well as verification that the tenancy is genuine and not set up to assist either the landlord or tenant to launder the proceeds of crime.

Tenancies that fall within the scope of the regulations will require on-going monitoring to check that the initial conclusions regarding the money-laundering risk assessment remain unchanged throughout the whole term of the business relationship. Landlords and tenants who fall into this category of tenancy should therefore prepare themselves for additional questions and administration requirements.

More information on the Fifth Money Laundering Directive can be found on the .GOV website.

Compliance when Using Electronic Verification Services

Agents are required by law to conduct anti-money laundering checks on all those selling or buying a property. Our offices may complete these in house or outsource the initial checks to a partner supplier who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks will be advised to you by the office before you commit to their services. These charges cover the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of your property being published (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer).

Transparency with Referral Fee Disclosure

Yorhouse, registered at **Colenso House, Omega 1, Monks Cross Drive, York, YO32 9GZ**, recommends that our customers use the services of a panel of carefully selected third party providers. Should you decide to use any of the services introduced by Yorhouse then you should know that we would expect to receive a referral fee from them for the introduction.

In most cases, the exact referral fee will be quoted to you prior to engagement with a third party supplier. To confirm what the referral fee amounts would be in advance, please ask the branch direct.

Please note that you are under no obligation to use any of the services of these recommended providers.

This amount is not gifted to Yorhouse. It enables investment in the business to provide customers with not only competitive pricing but also improving productivity and transparency. All Yorhouse staff and our specially chosen partner suppliers work hard to ensure that our customers consistently receive the right level of service and the results that they are looking for.

Confirmation of Redress Scheme Membership

For your further information we would like to inform you that **Yorhouse** is a member of the **Property Redress Scheme (PRS)**. PRS provides a free, fair and independent service for dealing with any unresolved disputes between yourself and your agent and is a government-approved redress scheme for property professionals. <https://www.propertyredress.co.uk/>