



UPCOMING CHANGES TO EPC RATINGS IN THE UK

Energy Performance Certificates (EPCs) in the UK are undergoing significant reforms, driven by the government's net-zero goals and the need for more accurate, actionable metrics. The changes primarily affect how EPCs are calculated, displayed, and enforced, with implementation phased from mid-2026 onward. These stem from the Reforms to the Energy Performance of Buildings Regime consultation (closed February 2025) and the transition to the Home Energy Model (HEM) replacing SAP/ RdSAP for domestic properties.

Major Changes Expected...

New Metrics & Methodology:

- Introduction of multiple metrics (e.g., fabric efficiency, heating system emissions/efficiency, running costs, smart readiness).
- Shift from single A–G rating based on costs to broader indicators (e.g. energy cost rating £/m²/year, carbon emissions).
- Aligns with HEM for better low-carbon tech reflection (e.g., heat pumps).
- Second half of 2026 (new EPCs from July–Dec 2026) | Ratings may shift (e.g. some properties drop if gas boilers penalised; others improve with evidence of upgrades).
- Existing EPCs remain valid until expiry.

Validity Period Reduction:

- Current 10 years → proposed 2–7 years (consultation preference: allow existing to expire naturally). Scotland already moving to 5 years from Oct 2026.
- 2026–2027 (new EPCs only; transition for old ones)
- More frequent assessments needed; higher costs for sales/rentals.

Expanded Scope:

- EPCs required for all HMOs, holiday lets, listed buildings (previously exempt in some cases). Always valid EPC for rented properties (no mid-tenancy expiry grace).
- 2026 onward
- More properties affected; exemptions narrowed.

MEES Tightening (Rental Minimums):

- Private rented: EPC C by 2030. Non-domestic: Likely EPC C by 2027, B by 2030 (interim targets).
- Legislation 2026; enforcement 2027–2030
- Drives retrofits; fines up to £30,000 for non-compliance.

Key Notes:

- RdSAP 10 (launched June 2025) was an interim update improving accuracy (e.g., better U-values, heat pump modelling)—but full metric overhaul comes with HEM in 2026.
- No Immediate Invalidation: Existing EPCs stay valid until expiry or property transaction requires a new one.
- Consultation Outcomes: Government response expected Q1 2026; metrics finalized for HEM rollout.

These changes aim to make EPCs more reliable for driving retrofits and net-zero (e.g., better rewarding insulation/heat pumps). For landlords/homeowners, plan for potential rating shifts and earlier renewals. Check GOV.UK for updates post-consultation. If you need advice on a specific property, share details!

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