

A practical guide to EPC compliance

What I'm advising landlords about the changes planned for 2030



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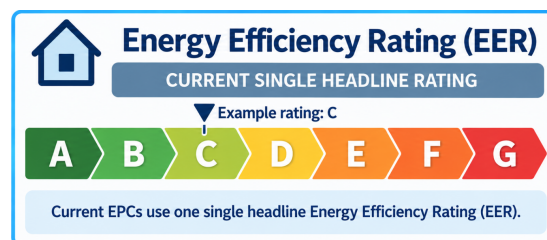
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"Should I get a new EPC now, improve the property first, or wait?" That is the question on the lips of many landlords. My answer depends on how close you are to C, when your certificate expires and what work you have already done.

You could lock in compliance now until 2036

Under the Government's announced transition, a property with a current-style Energy Efficiency Rating (EER) of C or above recorded before 1st October 2029 will be treated as compliant until that EPC expires. That creates an opportunity some landlords may not be aware of.

For example, a C-rated EPC issued in 2021 expires in 2031. A fresh C achieved in 2026 could take that date to 2036. That's an additional five years' peace of mind for the sake of the small cost to renew the EPC early.



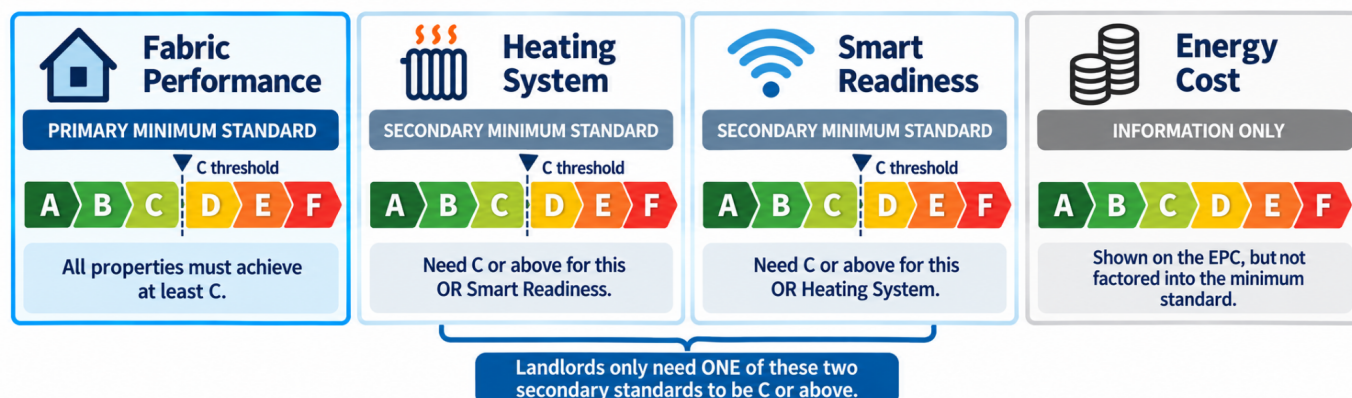
Just a few points away from a C rating?

If you've done work since the last EPC, you might already be sitting on a C. Alternatively, you'll probably gain the few points you need by upgrading insulation, adding Thermostatic Radiator Valves (TRVs) or a room thermostat, and/or upgrading to low energy lighting throughout. Once done, commission a new EPC, achieve that C, and that's you compliant for another 10 years. Who knows where we'll be at that point in time!

Why waiting could lead to a different upgrade plan

New-style EPCs are expected in the second half of 2027, but they will carry the current-style single EER until October 2029. To be compliant, a property must be at least a C for Fabric Performance, plus a C for **either** Heating System **or** Smart Readiness.

What new EPCs will look like



Illustrations, not official EPC designs. Future scale abbreviated to A-F. Transitional protection and exemptions can apply. Announced policy remains subject to legislation and final guidance.

What I would do in your position

These are the checks I would make before recommending a route to a landlord.

1. Check what is behind the letter on the EPC

I have seen properties that should have a better rating than their EPC suggests because the assessment did not fully reflect the property. Before paying for improvements, I would check the recorded insulation, glazing and heating against what is actually there. If you have upgraded since the last EPC, gather invoices, specifications and photographs for the assessor. Photograph insulation before it is covered up. You may be closer to C than you think.

2. If you are only a few points short, investigate that gap

C starts at 69 points. For a property just a few points away from that, load up the current EPC and view the table showing how each part of the property was graded. "Roof = 100mm insulation" could be upgraded to 250mm or even 300mm insulation, which will probably get you to a C. Insulation, Thermostatic Radiator Valves (TRVs), room thermostats and low energy lighting are my go-tos for a few extra points. I would not describe replacing windows as a cheap quick win. If modest work can secure a C before October 2029, the existing-rating route deserves a serious look.

3. If reaching C looks expensive, I would pause the big decisions

Proceed with work like insulation because we know Fabric Performance will be the new Primary Minimum Standard. But before you go spending big elsewhere, we need to hear more from the Government about how properties are expected to hit either of the Secondary Minimum Standards: Heating System and Smart Readiness. I hear properties with a gas boiler will not achieve a 'C' for Heating System, so we need to know more about the feasibility of achieving a 'C' in Smart Readiness before deciding to go all-electric for heating.

4. Already got solar panels or an electrical heating system?

The new assessments are going to favour solar panels and heat pumps over gas boilers, and all-electric properties will be rewarded more than they are now. So, waiting until the new EPCs are published is likely to be beneficial to you.

5. Don't forget the exemptions

The cost cap is increasing to £10k per property, but it's not an amount everyone must spend. So if you spend £3k and the only remaining item left to do will cost £8k, you can stop at the £3k you've already spent because the additional £8k would tip you over the £10k cost cap. Relevant improvements since 1st October 2025 count towards the cost cap, but be mindful that you must do all fabric performance improvements before any costs towards the heating system and smart readiness can be counted towards the cap. And in any case, work done to install fossil fuel heating systems will not count.

Keep in touch as the detail develops

I share practical landlord advice on Instagram: [@thecardifflettingagent](https://www.instagram.com/thecardifflettingagent).
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