

Compliance Checklist

EPC · UK Property Portal

Not legal advice. This report presents official statistics for context. It is not a valuation of any property and not advice. This is a practical checklist, not a substitute for legal advice. Every item below is sourced and dated — check the live source before relying on it, since government guidance is amended and republished.

1 Oct 2029

EPC grandparenting deadline

A property scoring C or above on the CURRENT Energy Efficiency Rating before 1 October 2029 stays compliant until that EPC expires. Domestic EPCs run for ten years, so a qualifying certificate registered in 2028 carries compliance past 2030 without meeting the new dual-metric standard. It defers the obligation, it does not remove it: when the certificate expires, the standard in force then applies.

A C on today's rating holds until the certificate expires

This reflects confirmed policy that is not yet law and may change before it takes effect.

Source: GOV.UK — Improving the energy performance of privately rented homes: government response · as of 21 January 2026

Fabric first

EPC C in 2030 is a dual metric

The 2030 standard is measured against NEW EPC metrics, not the single rating on today's certificate. It is a dual-metric standard: a fabric performance metric first, then either the smart readiness metric or the heating system metric as the second. A property sitting at C on today's certificate is therefore not automatically compliant in 2030 — insulation matters more than it does under today's rating, and a good score achieved mainly through heating or lighting may not carry across.

Fabric performance, then smart readiness or heating system

This reflects confirmed policy that is not yet law and may change before it takes effect.

Source: GOV.UK — Improving the energy performance of privately rented homes: government response · as of 21 January 2026

£30,000

Maximum MEES penalty

Under the amended PRS Regulations the maximum penalty becomes £30,000 per property per breach, against £5,000 in total per property today. The standard is EPC C equivalent for all tenancies from 1 October 2030 — a single compliance date, not a staged one.

Per property, per breach — from 1 October 2030

This reflects confirmed policy that is not yet law and may change before it takes effect.

Source: GOV.UK — government response (amended PRS Regulations) · as of 21 January 2026

£30,000 not £40,000

Two different penalty regimes

The £30,000 MEES penalty is NOT the £40,000 general housing-offence maximum. They are different regimes and are frequently conflated: the general housing-offence maximum rose from £30,000 to £40,000 on 1 May 2026 under the Renters' Rights Act 2025, while £30,000 per property per breach is the energy-efficiency penalty under the amended PRS Regulations.

MEES penalty vs the general housing-offence maximum

This reflects confirmed policy that is not yet law and may change before it takes effect.

Source: GOV.UK — government response (£30,000 MEES); Civil penalties under the Renters' Rights Act 2025 (£40,000 general housing maximum) · as of 21 January 2026 / 13 November 2025

£5,400

Average spend per property

Government's central estimate for the CONFIRMED policy is £5,400 average spend per property. This is an average across around three million very different buildings — a 1930s solid-wall terrace and a 2005 flat are nowhere near the same number, and it is not a quote for any specific property.

Government central estimate for the confirmed policy

This reflects confirmed policy that is not yet law and may change before it takes effect.

Source: GOV.UK — government response (impact assessment) · as of 21 January 2026

£6,100-£6,800

Modelled average landlord cost

The consultation-stage options assessment modelled £6,100 to £6,800 average landlord cost for the government's preferred option, varying with the fabric standard chosen. This is a DIFFERENT document at a different stage from the £5,400 central estimate in the government response — they measure different things and are not in contradiction.

Options assessment, Table 5 — preferred option

This reflects confirmed policy that is not yet law and may change before it takes effect.

Source: GOV.UK — Improving the energy performance of privately rented homes: options assessment, Table 5 · as of 21 January 2026

£15bn

Warm Homes Plan commitment

The PRS-MEES reform was published as part of the Warm Homes Plan, DESNZ's home-decarbonisation programme published the same day, 21 January 2026. The plan commits £15 billion over this Parliament (2025/26-2029/30) to upgrade up to five million homes by 2030. The Warm Homes Plan sets the wider commitment; the government response is the document confirming what it means for private landlords.

Up to 5 million homes by 2030 — the umbrella this PRS-MEES reform sits within

This reflects confirmed policy that is not yet law and may change before it takes effect.

Source: GOV.UK — Warm Homes Plan · as of 21 January 2026

1 Oct 2025

Cost-cap window start

The £10,000 cost cap's ten-year window is ALREADY RUNNING: qualifying spend on relevant energy efficiency improvements counts towards the cap from 1 October 2025, five years before the 2030 compliance deadline itself. Work done now is not too early — it is already on the clock, and a landlord who defers spending is not preserving cap headroom. The enabling instrument is still not made, so the operative detail can change.

Spend already counts towards the £10,000 cap — the clock started in 2025

This reflects confirmed policy that is not yet law and may change before it takes effect.

Source: GOV.UK — Improving the energy performance of privately rented homes: government response · as of 21 January 2026

10%

Property Value Adjustment

A Property Value Adjustment exemption applies to properties valued below £100,000: the maximum spend requirement is 10% of the property's value rather than the flat £10,000. The government response puts it as the cap being '£10,000 or 10% of the value of the house, whichever is lower'. It lowers the spend ceiling, it does not remove the standard.

Properties under £100,000 are capped at 10% of value, not the flat £10,000

This reflects confirmed policy that is not yet law and may change before it takes effect.

Source: GOV.UK — Improving the energy performance of privately rented homes: government response · as of 21 January 2026

HEM

Replacement EPC methodology

The 2030 standard is measured by a replacement calculation methodology, not today's. Government is replacing SAP (and RdSAP for existing homes) with the Home Energy Model (HEM); the new certificates are consulted on as 'Home Energy Model: Energy Performance Certificates'. This is still subject to consultation and no launch date has been fixed. It is a separate question from the 1 October 2029 grandparenting cutoff, which is a date for the CURRENT rating and not a HEM go-live date.

Home Energy Model replaces SAP/RdSAP — still consulted on, no launch date fixed

This reflects confirmed policy that is not yet law and may change before it takes effect.

Source: GOV.UK — Reforms to the Energy Performance of Buildings regime: partial government response · as of 9 March 2026