

EPC C Compliance Roadmap

Decision-tree guide to the 2028 and 2030 EPC C deadlines for UK landlords

Key Deadlines

Deadline	Applies to	Requirement
1 April 2028	New tenancies and renewals	EPC rating C or above required before granting a new tenancy or renewal
1 April 2030	All existing tenancies	EPC rating C or above required for all rented domestic properties

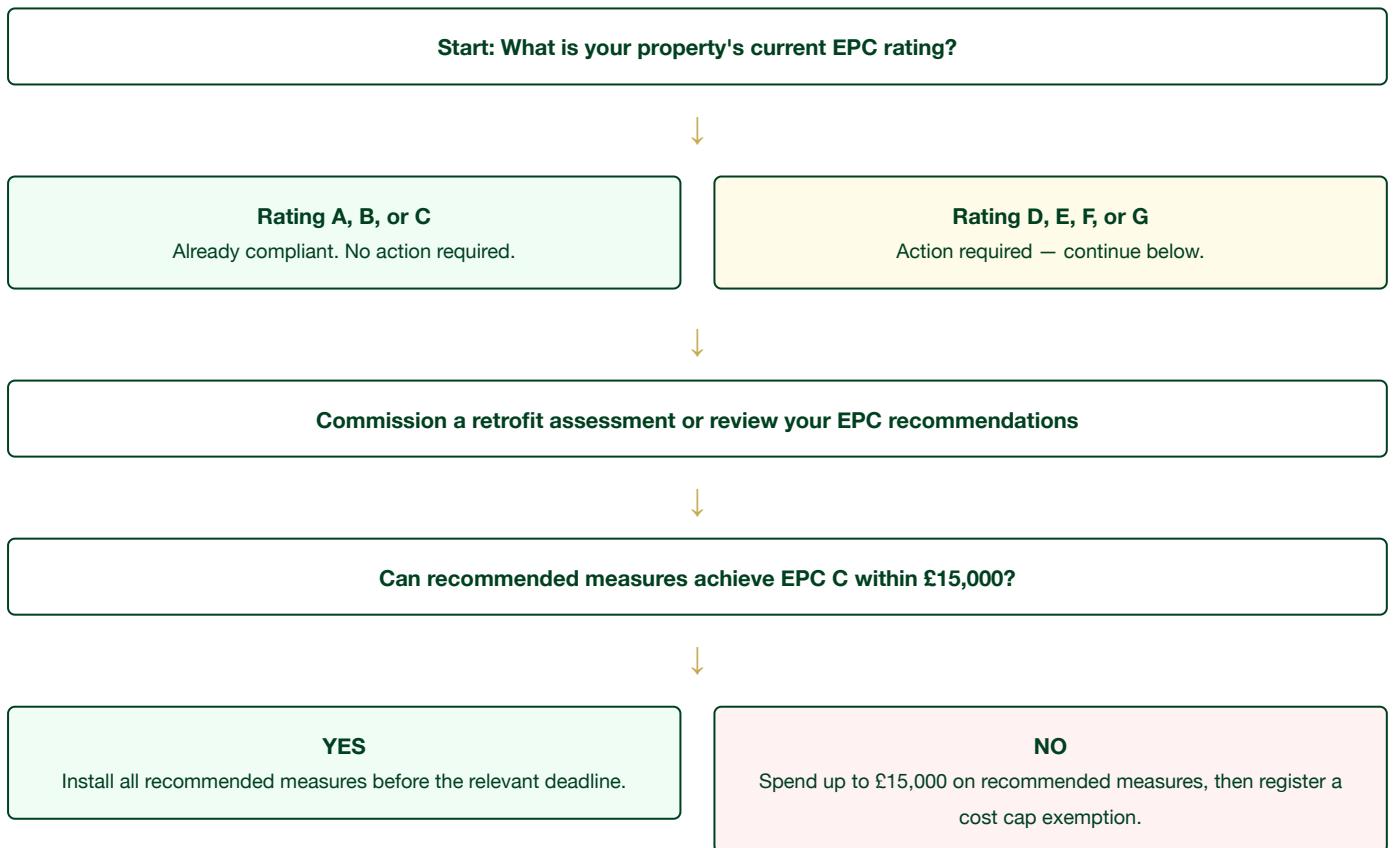
Scope: England and Wales only. Scotland and Northern Ireland have separate energy efficiency regimes.

The £15,000 Cost Cap

Under the proposed MEES regulations, landlords are required to spend up to **£15,000 (inc. VAT)** on energy efficiency improvements per property. This is a significant increase from the previous £3,500 cap.

- The cap is cumulative — it includes all energy efficiency spending since 1 April 2023
- If spending £15,000 does not achieve EPC C, you may register an exemption
- The cost cap applies per property, not per landlord
- Improvements must be recommended on the EPC certificate or a retrofit assessment

Decision Tree: Can Your Property Reach EPC C?



Common Upgrade Costs (England, 2026 Estimates)

Improvement	Typical cost	Typical EPC points gained
Loft insulation (270mm)	£500–£1,500	5–15
Cavity wall insulation	£1,000–£2,500	10–20
Internal wall insulation	£5,000–£12,000	10–20
External wall insulation	£8,000–£15,000	10–25
Condensing gas boiler	£2,500–£4,000	5–15
Air source heat pump	£8,000–£14,000	10–30
Double/triple glazing	£3,000–£8,000	3–10
LED lighting throughout	£100–£300	1–5
Hot water cylinder insulation	£100–£300	1–3
Draught-proofing	£200–£500	1–5

Exemption Categories

Exemption	Duration	Evidence required
Cost cap — £15,000 spent without reaching C	5 years	Invoices, EPC before and after, installer receipts
Wall insulation — insulation would damage the property	5 years	Written expert report
Consent — third-party consent refused (e.g. freeholder)	5 years	Written refusal from the relevant party
Devaluation — improvements would reduce property value by >5%	5 years	Independent surveyor's report
New landlord — recently acquired property	6 months	Completion date evidence

Penalties for non-compliance: Up to £30,000 per property. Enforcement is by the local authority trading standards team. Penalty notices are published on a public register.

Action Plan Timeline

- Now (2026):** Check your current EPC rating for every rented property
- 2026–2027:** Commission retrofit assessments for any property rated D or below
- 2027:** Get quotes and schedule improvement works
- Before April 2028:** Complete upgrades for any property where you plan to grant a new tenancy
- Before April 2030:** Complete upgrades for all remaining rented properties
- Ongoing:** Register any exemptions on the PRS Exemptions Register before the relevant deadline