The rules for rented homes in England and Wales are changing, and the way EPCs are calculated is changing at the same time. Here's the short version.



On-site with a local landlord — ABC EPC covers Shrewsbury, Telford and the wider Shropshire area.

THE DEADLINE

From **1 October 2030**, rented homes need an EPC rating of **C** (currently E), unless an exemption applies.

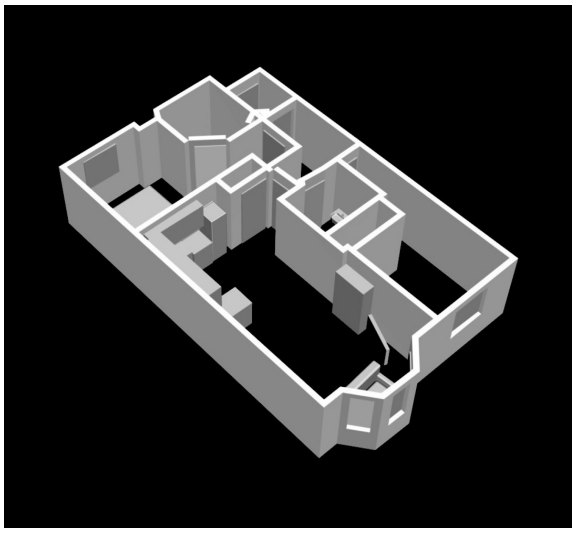
WHAT'S NEW

EPCs are moving to the Government's new **Home Energy Model**. Under it, a C will mean a C on fabric (insulation and heat retention), plus a C on either the heating system or "smart readiness" (for example solar panels with a smart meter or battery storage). It's the landlord's choice which of the two to meet.

Under the Government's proposals, gas, LPG and oil heating is unlikely to reach C on the heating route, so those properties may need the smart readiness route instead. Final band boundaries are still to be confirmed.

TIMING

Elmhurst Energy, the scheme I'm accredited with, suggests landlords try to secure a C **before** EPC reform arrives, which they hope will be by the end of 2027. A Band C certificate issued under the current method is expected to stay valid until it expires, ten years after it's issued, so each month you wait before the change adds a month of cover. Don't leave it to the last minute, as dates have moved before.



Accurate floor plans form part of a thorough EPC assessment.

WHAT TO DO NOW

1. Check each property's current rating and expiry date.
2. Gather insulation, glazing, heating and solar paperwork.
3. Do the low-cost upgrades first: loft insulation, draught-proofing and heating controls.
4. Keep receipts from 1 October 2025. Qualifying spend counts toward the £10,000 landlord cost cap (including VAT).

WANT THE FULL RUNDOWN?

I've put together a landlord guide on the ABC EPC site:

https://abcepc.co.uk/insights/home-energy-model-landlords-epc-2030

NEED AN EPC?

I cover Shrewsbury, Telford and the wider Shropshire area. Get in touch via **abcepc.co.uk**.

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