



Department for Levelling Up,
Housing & Communities

Energy Performance of Buildings: Regulations Reform

Erin Collins – Energy Performance of Buildings Regulations Policy Team Lead
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EPB Regulations: Background



Originally intended as tools to provide comparative information on properties, EPCs now have the potential to fulfil a variety of functions such as supporting housing decency, reducing fuel poverty and contributing to Net Zero targets.



The regulations need to be reformed to make them more suitable for the future. EPCs should continue to provide homeowners, tenants and landlords with good quality information on how to improve the energy efficiency of their property, whilst better supporting households towards Net Zero.



The Energy Performance of Buildings (EPB) regulations, which cover Energy Performance Certificates (EPCs), are EU legacy legislation. To enact reforms, new powers will need to be sought within British government.



EPB Regulations: Energy Bill



The Energy Bill will shortly receive Royal Assent and become an Act of Parliament. Once enacted, this will give government the powers to amend the EPB regulations. These include:



Power to make energy performance regulations. This includes powers to create new EPC regulations and to amend the current regulations.



We are also considering stronger penalties for non-compliance with the regulations. However, despite some misinformation in the press, the Energy Bill does not provide powers to fine or imprison anyone for not installing energy efficiency measures.



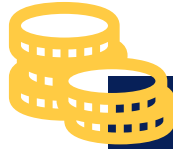
Energy Performance Certificates

Areas where EPCs could go further:



Decency

- Reducing the likelihood of damp and mould is strongly correlated with thermal comfort. More energy efficient homes – homes that are warmer and better insulated – have less problems with condensation, damp and mould.
- Increasingly, EPC scores could be looked at as indicators of the 'thermal comfort' of UK building stock



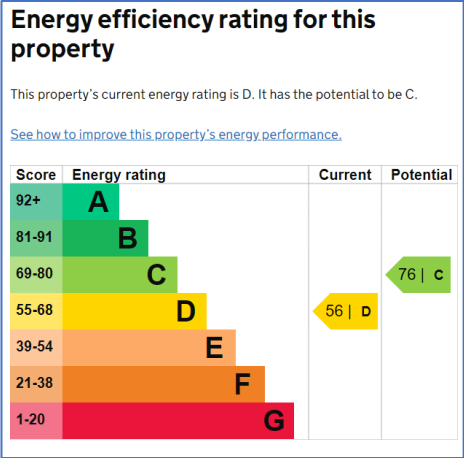
Fuel Poverty

- There is significant correlation between EPC outcomes and recommendations, and the reduction of bills. Measures that improve EPC scores will reduce bills.
- With rising energy and fuel bills, EPCs are increasingly being looked at to improve the efficiency of buildings and drive down living costs.



Net Zero

- Building users will increasingly look to EPCs to provide good quality recommendations to improve the environmental impact of their buildings.
- To meet our commitments to carbon budgets, government will be looking for new opportunities to incentivise the improvement of homes. Improved EPCs could be a key driver to Net Zero buildings.



The EPC Eco-System

Policy Areas



Supporting funding





What EPCs measure: A wider set of metrics would better meet user needs and support policy: improving housing quality, decency, lowering fuel bills, and supporting Net Zero targets.



Improving accuracy, reliability and trustworthiness: A reliable and accurate system which delivers consistent results and is recognised as a trusted source of information by building owners and users.



Compliance and enforcement: The systems need to be resistant to fraud, with robust enforcement where necessary and high degrees of compliance.



Data: The data on buildings needs to be provided to decision makers in a useful and accessible manner to focus actions where they are needed and measure progress.



Timeline for EPB Reforms



1. Following confirmation of the policy, a consultation on EPB reforms will be published in the months ahead.



2. Government will analyse consultation responses. Legislation will be written utilising the powers granted in the Energy Bill.



3. We will publish a final consultation on the newly written legislation.



4. Government will analyse consultation responses. The legislation will be confirmed and the new EPB regulations will come into effect.