

Your property and the 2030 EPC rule

My EPC Partner — a trading style of Always There Ltd

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Prepared by your letting agent

This is the short version of what the EPC rules require, what the dates are, and what happens next. Your agent has arranged for the work to be assessed and, if you instruct it, carried out — timed to a rental void so nobody has to move out and no tenant is worked around.

Nothing in this document commits you to anything.

Your property

Your agent completes this section from the portfolio assessment.

Address

Current EPC band

Certificate expiry

Tenancy ends / rental void opens

Position today

Compliant · Fails 2030 · Below today's legal floor

The dates that matter

Band E is the legal floor today. F and G rated properties already cannot be let. That is current law, not a future proposal — if your property is F or G, the problem is now rather than in 2030.

From 1 October 2030, a rented home is expected to need EPC C before it can be let. More than half of England's private rented homes are rated D or below today, which is why the sensible time to act is the rental void you already have coming, not the one nearest the deadline.

2029 is the crunch. Every landlord in England shares one deadline, and there is a finite number of contractors. The properties that get done calmly are the ones scheduled years ahead.

The numbers that matter

Maximum proposed penalty	£30,000 per non-compliant property
Proposed cost cap	£10,000 per property
A property that cannot be let	No rent at all, for as long as it stays non-compliant

What the cost cap means. If a property cannot reach C within the proposed £10,000 cap, an exemption can apply — you are not required to spend without limit. This matters because it changes the question from “how do I reach C?” to “what does this property need, and does it get there within the cap?” That is a question only an assessment can answer.

What it costs to find out

Step	Price	Carried out by
Desktop assessment of the property	Free	Your agent's compliance partner, from the public EPC register
On-site assessment	£395	A PAS 2035 / TrustMark registered assessor
New EPC certificate	around £120	An independent assessor, appointed separately
The works themselves	Quoted per property	The Always There Ltd team and supervised specialists

The **£395 on-site assessment is deducted in full from the works invoice** if you instruct the works. You pay it only on a property where you stop after the assessment — and you still keep the answer.

The assessor is paid **a fixed fee per assessment, never a percentage of the works**. Nobody who inspects your property earns more by recommending more work.

The **new EPC certificate is always a separate line and always independent**. We never certify our own work.

What the works usually involve

Which of these your property needs, and what each costs, comes from the assessment — not from a brochure. Costs and the rating they achieve are specific to the building.

Measure	What it typically involves	Who carries it out
Loft and roof insulation	Topping up or replacing insulation at ceiling or rafter level	In-house
Cavity wall insulation	Injected fill, subject to a suitability check	CIGA-registered installer, guarantee in your name
Solid wall insulation	Internal or external lining, with making good	In-house
Floor insulation	Under suspended floors where access allows	In-house
Heating and controls	Boiler replacement, upgraded controls, zoning	In-house
Glazing and doors	Replacing single glazing or failed units	In-house
Ventilation	Extract and background ventilation to suit the new fabric	In-house
Heat pumps and solar	Grant-eligible low-carbon heat and generation	Referred to MCS-certified specialists, who contract with you directly

What we will not tell you

We will not promise a band. The rating is set by an independent assessor, not by us. Where the assessment shows a property cannot reach C, we say so in writing before anyone spends money on works, and an exemption against the cost cap may be the right answer instead.

We will not promise a saving. Energy savings depend on how a home is used.

We will not promise you lose no rent. The works are timed to a void that is happening anyway, so no tenant is displaced and no tenancy is ended early — but a void costs rent whether or not work happens in it, and works can extend one. The number of working days is quoted before anything starts, so you can see which it is.

What happens next

1. Your agent releases the property to us. Nothing happens until they do.
2. We book the on-site assessment at a time your agent arranges.
3. You get the property-specific route: measures, order, cost, and the constraints the register cannot see.
4. You approve the works, or you don't. Either is fine.
5. Works are carried out in the void, an independent assessor issues the new EPC, and you receive the evidence pack: before and after certificates, the works record, and the new certificate.

Every question, quote and report goes through your agent.

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