

# EPC CHALLENGES

 **APRIL 2023**


From April 2023 existing MEES regulations will be extended to cover all non-domestic tenancies (already in place for domestic tenancies since 1st April 2020).



MEES (Minimum Energy Efficiency Standard) regulations make it unlawful to agree a new lease on a property with an EPC rating below an E unless an exemption has been put in place on the PRS register.

## BEYOND APRIL 2023



The UK Governments long term aim of having net zero carbon emissions by 2050 has several key dates before to make this achievable.



Consultation process closed in January this year into the minimum energy standards for non domestic properties. The consultation process looked into the future trajectory of measures up to 2030, with one suggestion being for commercial properties to be of minimum band C or B.



The Clean Growth Strategy is already in place to help as many domestic properties achieve band C by 2035.



The definition is two-pronged. Firstly, during the construction process of an asset, the amount of carbon emissions produced should be zero, or negative through the use of offsets or the export of on-site renewable energy. Secondly, during the use of the building, the amount of carbon emissions produced from the building's operational energy should also be zero or negative.

## ONGOING

As part of companies overall commitment to EPC management, companies face the following challenges that need to be proactively managed

- ✓ **EPC expiry dates** As EPCs are only valid for 10 years, there is a requirement to ensure that EPC valid dates are managed and in date to ensure that transactions aren't delayed due to have an expired EPC. It also important to ensure these are done in advance as there is sometimes changes in the rating due to more stricter controls being applied.
- ✓ **Managing low rated properties and improvements.** Where properties fail current MEES compliance (F&G), these properties should be identified and managed to ensure that any upcoming PPM or retrofit works are taken into consideration and the impact on the EPC
- ✓ **Lease end dates**

## EPC MAPPING AND MONITORING



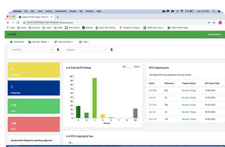
### Managing

- ✓ EPC EXPIRY DATES
- ✓ LEASE END DATES
- ✓ EPC RATINGS
- ✓ EXEMPTIONS
- ✓ EPC RATING PLANNING

### This can be done by:-

- ✓ TYPE OF SITE
- ✓ AGE OF SITE
- ✓ LOCATION
- ✓ REGION
- ✓ PORTFOLIO

Carbon Profile have developed a market leading EPC management tool to meet the current and ongoing EPC challenges faced in the property market.



CP Digital Dashboard - View

Site	Type	Region	Age	Rating	Expiry Date	Lease End Date	Rating
101	Office	London	10	F	2023-01-01	2024-01-01	4.5
102	Office	London	10	F	2023-01-01	2024-01-01	4.5
103	Office	London	10	F	2023-01-01	2024-01-01	4.5
104	Office	London	10	F	2023-01-01	2024-01-01	4.5
105	Office	London	10	F	2023-01-01	2024-01-01	4.5
106	Office	London	10	F	2023-01-01	2024-01-01	4.5

CP Digital – Search functionality view

Site	Type	Region	Age	Rating	Expiry Date	Lease End Date	Rating
101	Office	London	10	F	2023-01-01	2024-01-01	4.5
102	Office	London	10	F	2023-01-01	2024-01-01	4.5
103	Office	London	10	F	2023-01-01	2024-01-01	4.5
104	Office	London	10	F	2023-01-01	2024-01-01	4.5
105	Office	London	10	F	2023-01-01	2024-01-01	4.5
106	Office	London	10	F	2023-01-01	2024-01-01	4.5

CP Digital – View EPC screen

Site	Type	Region	Age	Rating	Expiry Date	Lease End Date	Rating
101	Office	London	10	F	2023-01-01	2024-01-01	4.5
102	Office	London	10	F	2023-01-01	2024-01-01	4.5
103	Office	London	10	F	2023-01-01	2024-01-01	4.5
104	Office	London	10	F	2023-01-01	2024-01-01	4.5
105	Office	London	10	F	2023-01-01	2024-01-01	4.5
106	Office	London	10	F	2023-01-01	2024-01-01	4.5

CP Digital – Portfolio Management view

Site	Type	Region	Age	Rating	Expiry Date	Lease End Date	Rating
101	Office	London	10	F	2023-01-01	2024-01-01	4.5
102	Office	London	10	F	2023-01-01	2024-01-01	4.5
103	Office	London	10	F	2023-01-01	2024-01-01	4.5
104	Office	London	10	F	2023-01-01	2024-01-01	4.5
105	Office	London	10	F	2023-01-01	2024-01-01	4.5
106	Office	London	10	F	2023-01-01	2024-01-01	4.5

CP Digital – Advanced search functionality – more enhanced than National Database

**We are currently offering free trials on CPDigital to demonstrate how we can assist to manage the above challenges.**