

### Inaccurate EPCs and the concern for A and B rated properties

It is proposed under the 'MEES Regulations' that, for a Landlord to lawfully let a commercial property, they will need to **ensure the property has a minimum C-rated EPC by 2027 and B-rated EPC by 2030.**

In June 2022, a significant change in EPC assessment occurred and – through the impact of this 'carbon factor' change – commercial properties which are heated by gas or oil-fuelled means (e.g. gas central heating, 4-pipe fan coil systems) are generally now getting worse EPC ratings (between 1 and 3 EPC banding changes typically).

Taking an example, and based on our research of registered commercial EPCs as at the end of 2023 identifying that there are approximately 203,000 registered 'A' and 'B' ratings, we have also undertaken research based on sample data to identify that 42% of A-rated and 45% of B-rated EPCs on the register describe the subject property as being fuelled principally by gas or oil.

As a result, we surmise that 42% of A-rated and 45% of those B-rated EPCs carried out prior to the June 2022 change will now have rating 1-3 ratings worse – with many likely to drop to a soon to be non-compliant D or E rating.

We are urging our clients to ensure they take consultancy advice to establish their accurate, current EPC rating and plan for required action accordingly.

Contact our team to arrange a call or seek a quote for a draft EPC.

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