

THE ENERGY EFFICIENCY TARGET

A B C D E

'C' where you need to take action

View and model all EPC ratings for each dwelling across your entire property portfolio, at a glance, and take action in order to achieve new Government objectives.



***We know climate impacts
pose a systemic risk to
the global economy.***

***We can't leave our response
up until the deadline.***

Emma Howard Boyd

Chair of the Environment Agency
and interim Chair of the Green Finance Institute



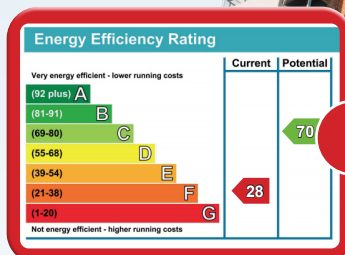
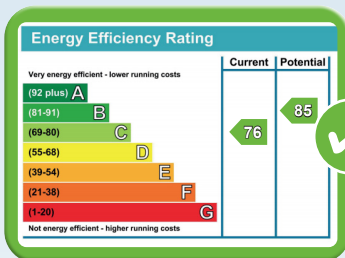
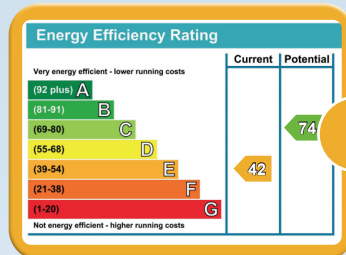
Exacting standards, met

Minimum Energy Efficiency Standards (MEES) regulations currently read that a property is sub-standard if does not meet an EPC of at least 'E' rating. The most recent proposal is that all new private rental agreements will need the property to be at an EPC rating of at least 'C' by 2025, existing tenancies by 2028, and social housing by 2035.

Non-domestic or 'commercial' rented property must be at EPC band B by 2030.

This leaves Portfolio Managers, like you, with a considerable undertaking of identifying what property needs what action taken, in order to be compliant with the proposed parliamentary bill.

¹ <https://bills.parliament.uk/bills/3036>



Taking stock

Knowing how this proposed bill will affect you can only be achieved from understanding how the land lies across your entire property portfolio. Appending EPC data to each dwelling isn't as simple or straightforward as it sounds, especially since the sharing of EPC data in bulk has since been limited due to a clause in the Energy Performance of Building Regulations 2012 that states that it is an offence for EPC data to be shared.²

LANDCLAN, expert enrichers of property and land data, have built a solution which matches each property within your portfolio directly with the Government's open data portal to the most recently recorded EPC - all within a single click.

Within an instant, you can identify, each premises that currently scores E, F or G and why, and then use these data based insights to subsequently inform your strategy for each property, be that retro-fitting products to conform with new standards, look to sell a property on, or apply for exemption due to prohibitive costs.

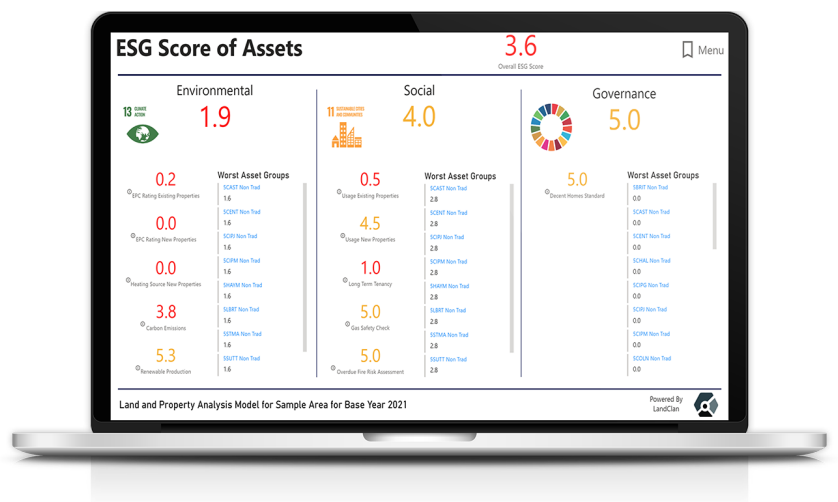
² <https://www.insidehousing.co.uk/news/decarbonisation-plans-face-setback-as-government-blocks-sharing-of-epc-data-76210>

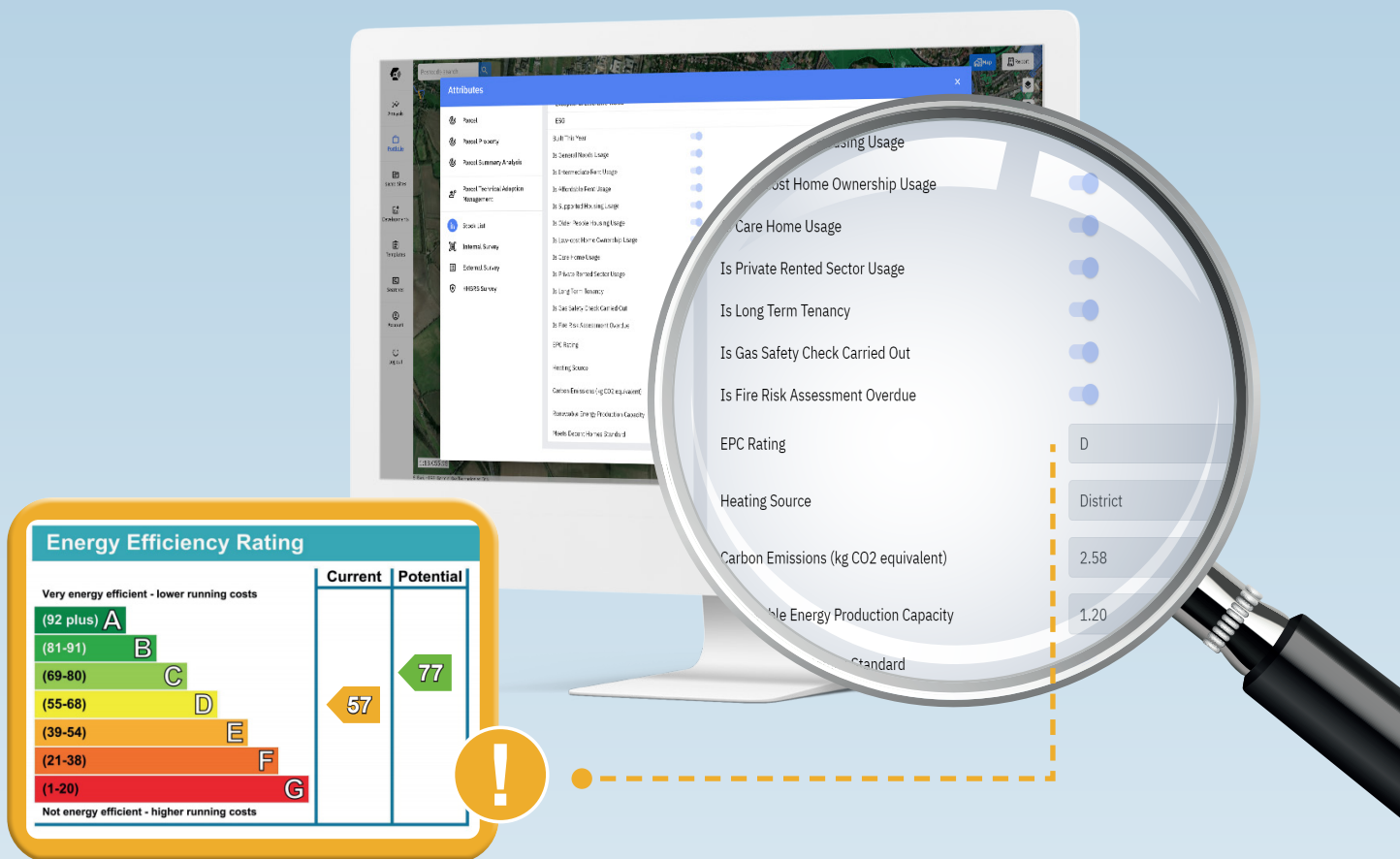




Advanced modelling from within **LANDCLAN** further empowers its users to project income, borrowing and capital values over time, including looking at stock levels by asset class in the local property market. It also has the power to analyse non-market socio-economic factors affecting rents and capital prices such as demographics, new infrastructure and employment opportunities.

Powerful insights such as this quickly, and reliably, provide a holistic view of not only the value add, but also the potential risk arising from the impending EPC legislation, and moreover, how this will impact revenue generation from capital invested improving the EPC rating across your portfolio.





Going deeper than the data

Fines for not having a valid EPC will rise to £30,000 from 2025, leading some property owners to consider that their only option is to offload the asset, in what has been euphemistically called 'Brown-Spinning' or passing the problem on to someone else.

But, not every decision will be as straightforward as retrofit vs sell.

There are exemptions where the works necessary to achieve the right EPC band are not feasible or practical. The work required to be undertaken is not cost-effective or affordable.

The challenge to property owners seeking exemptions is one of providing evidence combined from disparate sources from organisational finance to engineering/architectural assessments.

LANDCLAN allows users to incrementally address underperforming factors in the built fabric of their properties and identify the most economic point at which they become rentable.

Even the most socially responsible landlord has to face the economics when ageing stock meets sustainability ambitions, but the right decision can only be made on the basis of credible information.