



Agricultural & Development Consultants, Chartered Surveyors, Auctioneers & Estate Agents

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Professional Ponderings – March 2026

Residential Lettings

In January of this year, the UK Government set out its final policy position on updates to the Minimum Energy Efficiency Standards (MEES) for the private rented sector (PRS). Following consultations in 2024 and 2025, the final position now gives Landlords and Agents alike the opportunity to plan and meet the new standards by 1 October 2030.

The main changes will be to raise the minimum energy efficiency standard required for the private rented sector, from an EPC Band E to an EPC Band C and to change the way in which property energy performance is assessed by using multiple metrics rather than the current single metric. It is anticipated that EPCs featuring the new headline metrics will be introduced in the second half of 2026.

The final policy position contains the following main changes:

- to introduce a single compliance date of the 1st October 2030 for the new standards
- to use a Dual Metric standard when assessing a property, with a Fabric Performance standard (i.e. windows & insulation) and either a Heating System standard or a Smart Readiness standard (i.e. solar panels).
- raising the cost-cap to £10,000 with a 10-year validity period for exemptions, if more than £10,000 would need to be spent on upgrades.
- allow for properties with a current EPC C to be recognised as compliant under the future standard until the current EPC expires. This includes private rented homes graded C or above against the Energy Efficiency Rating (EER) on EPCs produced before 1 October 2029
- increasing the number of exemptions available and amending current exemptions
- Short-term lets will not be included within the scope of PRS MEES regulations, with more engagement required before any further consideration

Further information can be found via the following web address [Improving the energy performance of privately rented homes: 2025 update - GOV.UK](#)

It is also worth noting that Landlords can still apply to the Boiler Upgrade Scheme, with grants available of up to £7,500, dependent on heating equipment used.

As an active member of Propertymark Bletsoes are kept abreast with full details of any changes in legislation put forward by the UK Government, and this information will be made readily available to our landlords. Just another reason to use Bletsoes Lettings Team for all your rental property needs, providing accurate and up to date information helping landlords always stay compliant.

If you would like some more information on the types of service the Bletsoes Lettings Team offer, then please do get in touch and a member of the Team will be more than happy to help.



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