

## Energy Performance Certificate (EPC) reforms survey

### Introduction

The government has issued a [consultation](#) on reforms to the Energy Performance Certificate (EPC) regime. The consultation proposes changing the headline metrics that are used in EPC certificates from the latter half of 2026. CIH members can read more about the consultation proposals in our guide [here](#).

CIH welcomes the government's commitment to reforming EPCs, which require updating to support the UK's net zero targets. We know that EPCs are used in a range of ways by housing providers, especially to support the retrofitting of homes to EPC Band C. The government's fuel poverty and energy efficiency programmes, such as the Warm Homes: Social Housing Fund, use EPC status as a core eligibility criteria. We are also aware that many providers are currently increasing their EPC coverage when carrying out stock condition surveys.

The proposed reforms will therefore have an impact on the sector, and we are keen to understand the views of CIH members and non-members to help inform our response to the consultation.

### This survey

We would be most grateful for responses to a short online survey by 5pm on Monday, 17 February 2025 (the consultation closes on 26 February).

The survey is accessible [here](#).

All of the questions in the survey are included in this document, which may help you prepare your response before submitting to the survey platform.

Please read the [consultation](#) and/or [CIH's member briefing](#) before responding to the survey.

Please answer any questions relevant to you or your organisation. If you do not wish to answer a question, please leave it blank and move on to the next question. We will publish our consultation response on our website once submitted.

If you would like to submit a response to the survey in a word document or other format, instead of completing the online survey, please email your response to [policyandpractice@cih.org](mailto:policyandpractice@cih.org) with 'EPC survey' stated clearly in the subject heading.

Your response to the survey will be used solely to inform our consultation response. Any information used will be done so anonymously. Data collected will be stored securely and only for as long as necessary for analysis and reporting purposes. By participating, you agree to these terms.

Please contact Matthew Scott, senior policy officer at CIH, for any further information or questions: [matthew.scott@cih.org](mailto:matthew.scott@cih.org).

### Survey questions

#### Page one: Introduction

Q1. What is your role?

- Social housing tenant
- Employee of a social housing provider
- Private landlord
- Other (please specify):

Q2. If you are responding as a representative of a social housing provider, do you work for:

- Housing association
- Local authority
- Arms Length Management Organisation (ALMO)
- Other (please specify)

Q3. If you are happy to, please provide the name of the organisation that you work for, or are a tenant of

Q4. For purposes of the consultation feedback, do you live or work in

- England
- Wales
- Other [please specify]

## **Page two: The government's proposed EPC reforms**

Q5: Do you agree or disagree that a headline energy cost metric should be displayed on EPCs for domestic homes?

- Agree
- Disagree
- Not sure / no view

Q6. Do you agree or disagree that a headline fabric performance metric should be displayed on EPCs for domestic homes?

- Agree
- Disagree
- Not sure / no view

Q7. Do you agree or disagree that a headline heating system metric should be displayed on EPCs for domestic homes?

- Agree
- Disagree
- Not sure / no view

Q8. Do you agree or disagree that a headline smart readiness metric should be displayed on EPCs?

- Agree
- Disagree
- Not sure / no view

Q9. If you would like to explain your responses to Q9-Q12, or have any views on how the government should design any of its four headline metrics above, please provide them here.

Q10. Do you agree or disagree that information from an energy use metric should be displayed on EPCs?

- Agree
- Disagree
- Not sure / no view

Q11. Do you agree or disagree that information from a carbon emissions based metric should be displayed on EPCs?

- Agree
- Disagree
- Not sure / no view

Q12. Do you agree or disagree with incorporating smart metering technologies, like SMETERS, into the energy performance assessment framework for buildings?

- Agree
- Disagree
- Not sure / no view

Q13. If you would like to explain your responses to Q14-Q16, or have any views on how the government should design any of its 'secondary metrics', please provide them here.

Q14. Do you have any views on the transition period that will be required to the new EPC regime? If so, please enter them here. We have provided an overview of some of the issues with the transition in our CIH member briefing.

### **Page three: Final questions**

Q15. Do you have any views on the government's proposed changes to the validity period of EPCs? If so, please enter them here. We have provided an overview of some of the issues with the validity period proposals in our CIH member briefing.

Q16. Do you have any views on the government's proposal that the Energy Performance of Buildings regulations should be amended so that a property must have a valid EPC before it is marketed for sale or rent?

Q17. Do you have any views on the government's proposal to extend the scope of EPCs to Houses in Multiple Occupation (HMOs), short-term lets, and/or heritage/protected buildings?

Q18. Do you have any views on the government's assessment of the costs of complying with its proposals in its impact assessment? We have provided an overview of some of the issues with the impact assessment in our CIH member briefing.

Q19. Do you have any other views or feedback on the government's EPC reform proposals?

**Page four: Your information**

Q20. Please enter your name

Q21. Please enter your email address

Q22. Do you consent to being contacted about your survey response by a member of CIH's policy team? Please note that this only gives us permission to contact you, it does not mean that we will necessarily do so.

- Yes, I consent
- No, I do not consent

Q23. Are you a CIH member?

- Yes
- No
- No, but I am interested in finding out more. Please contact me using the email address I have provided above.

Ends.