

THE COST OF DELAY

The Financial Risks of Delay

1. Escalating Retrofit Costs

The cost of materials, labour, and energy-efficient technologies is rising. As demand increases closer to the 2030 deadline, so too will prices. Early adopters can lock in lower costs and avoid the inflationary pressures expected in the retrofit market.

2. Lost Rental Income

From 2025, the government plans to introduce compliance windows that will require landlords to demonstrate progress toward EPC B. Properties that fail to meet interim standards may become unlettable, leading to void periods and lost revenue.

3. Reduced Asset Value

Energy-inefficient buildings are increasingly seen as stranded assets. Investors and tenants are prioritising sustainable, low-carbon properties, and buildings with poor EPC ratings may suffer from depreciation and reduced marketability.

4. Penalties for Non-Compliance

Under the Energy Performance of Buildings (England and Wales) Regulations 2012, landlords who fail to comply with EPC requirements can face fines of up to £5,000. These penalties are expected to increase as enforcement tightens.



Business Landlords

The UK Government's commitment to achieving net zero carbon emissions by 2050 is reshaping the commercial property landscape. One of the most significant regulatory shifts is the requirement for **all non-domestic privately rented buildings to achieve a minimum Energy Performance Certificate (EPC) rating of B by 2030**. While 2030 may seem distant, the cost of waiting to comply could be far greater than many landlords anticipate.



Funding and Incentives

Landlords who act early may benefit from **government grants, green finance, and tax incentives** aimed at supporting energy efficiency improvements. These opportunities may diminish as the deadline approaches and funding becomes more competitive.



Why Act Now?

Improved Tenant Retention

Tenants prefer sustainable workspaces that match their ESG goals. Upgrading to EPC B can boost tenant satisfaction, lower turnover, and allow for higher rents.

Operational Savings

Investing in mechanical and electrical engineering upgrades, like high-efficiency HVAC systems, LED lighting, and smart controls, can lower energy bills and maintenance costs, leading to long-term savings.

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