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Raising standards, not rents:

Making energy efficiency work for private renters.

Foreword: Ben Twomey

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Foreword

Energy efficiency sits at the intersection of social justice and climate change

Foreword by Ben Twomey, Chief Executive of Generation Rent

Private renters in England and Wales are living in cold, damp, mouldy homes and forking out vast sums every month for the privilege. It is unfair, harmful to health and terrible value for money. We cannot go on like this.

Both rents and energy bills have soared in recent years, creating a vicious cycle that means, when temperatures drop, we're forced to make impossible decisions about whether to turn the heating on or put food on the table. Sometimes we have to default on other bills or go into debt just so we don't freeze in our homes. Hard to heat homes also mean millions of us are living with mould and damp, placing an entirely preventable strain on our health and NHS services.

Landlords have consistently shown that they will not make energy efficiency improvements unless forced to do so. Therefore, the government's ambition that all private rented homes meet Energy Performance Certificate (EPC) C by 2030 is extremely welcome, as a means of addressing both fuel poverty and the climate emergency.

But getting this policy right will be crucial. Many powerful forces have criticised the push towards net zero in recent years, claiming it will cost those who can least afford to pay, while landlord lobbyists have long claimed that they will have no choice but to hike rents after retrofit work.

Improving the energy efficiency of private rented homes therefore sits at the intersection of social justice and climate change. If the government chooses to leave renters vulnerable to sudden, unaffordable rent increases, it will only add weight to these criticisms.

But we can imagine another reality, one where the government chooses to put common sense protections in place to allow renters to enjoy the benefits of their new warmer homes and cheaper bills. This will show unequivocally that social justice and climate change policies can work side by side, directly benefitting the day to day lives of working people, while helping to lower emissions and protect our planet.

Introduction

In September 2024, Generation Rent began a project, funded by the European Climate Foundation, with the aim of strengthening policy and legislation to improve the energy efficiency of privately rented homes in the UK, reducing fuel poverty and addressing climate change.

This report draws on a range of sources to outline the impact of fuel poverty on private renters, alongside the government's approach in responding to the issue. Sources include:

- A representative poll, conducted with Opinium, of 2000 private renters in the UK.
- Two focus groups with renters experiencing fuel poverty.
- In-depth interviews with renters experiencing fuel poverty.
- Findings from Generation Rent surveys of our supporters and previous research projects.
- Generation Rent's submission to the government's 2025 minimum energy efficiency standards consultation.



Chapter 1 - Cold, damp, mouldy homes

Private renters in England and Wales live in the worst quality and least energy efficient homes, often paying a huge percentage of their income to do so.

When talking to private renters, a clear theme emerges of people being forced to live in cold, damp, mouldy homes that impact both their physical and mental health, while plunging many into fuel poverty.

On average, [private renters in England spend over 36%](#) of their gross income on rent, with this figure jumping dramatically in many major cities. A July 2025 report from the property website [Rightmove](#) found the average monthly rent a new tenant faces paying is £417 more than in 2020.

The huge demand for rented homes and years of government inaction on the issue mean landlords have had very little incentive to retrofit homes, knowing that if a tenant complains about issues such as mould, damp or high energy bills, they will easily be able to find a new tenant for a home.

A recent report by the [Committee on Fuel Poverty](#), a group of experts sponsored by the Department for Energy Security and Net Zero, stated:

“The private rented sector has been allowed to sidestep the necessary upgrading of homes for too long, resulting in an over-concentration of low-income households in cold rented homes. Urgent action is required.”

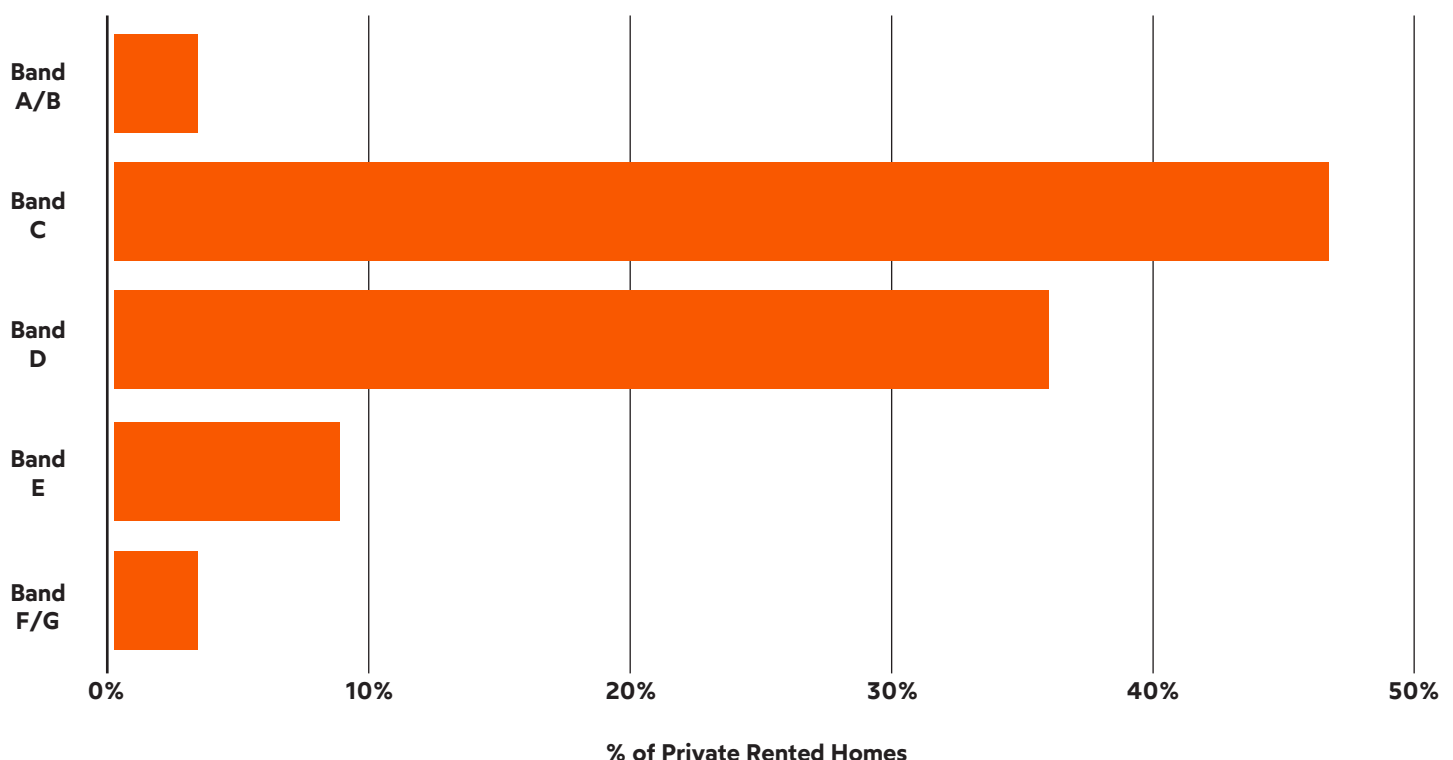
Heating or eating: The devastating impact of fuel poverty

The Government’s ambition is for every private rented home in England and Wales to meet at least Energy Performance Certificate (EPC) C by 2030. According to the [2024/25 English Housing Survey](#), 51% of private rented homes currently meet EPC C or above, while 37% fall in Band D and 9% in Band E.

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“I get a blanket, I put my fleece and walking jacket on and a woolly hat. When I go to bed I warm it up beforehand with an electric mattress topper. I don’t use the oven anymore. I cannot pare it back any further but there’s still a never decreasing circle of bills I can’t afford to pay.”

Dan, renter from Devon



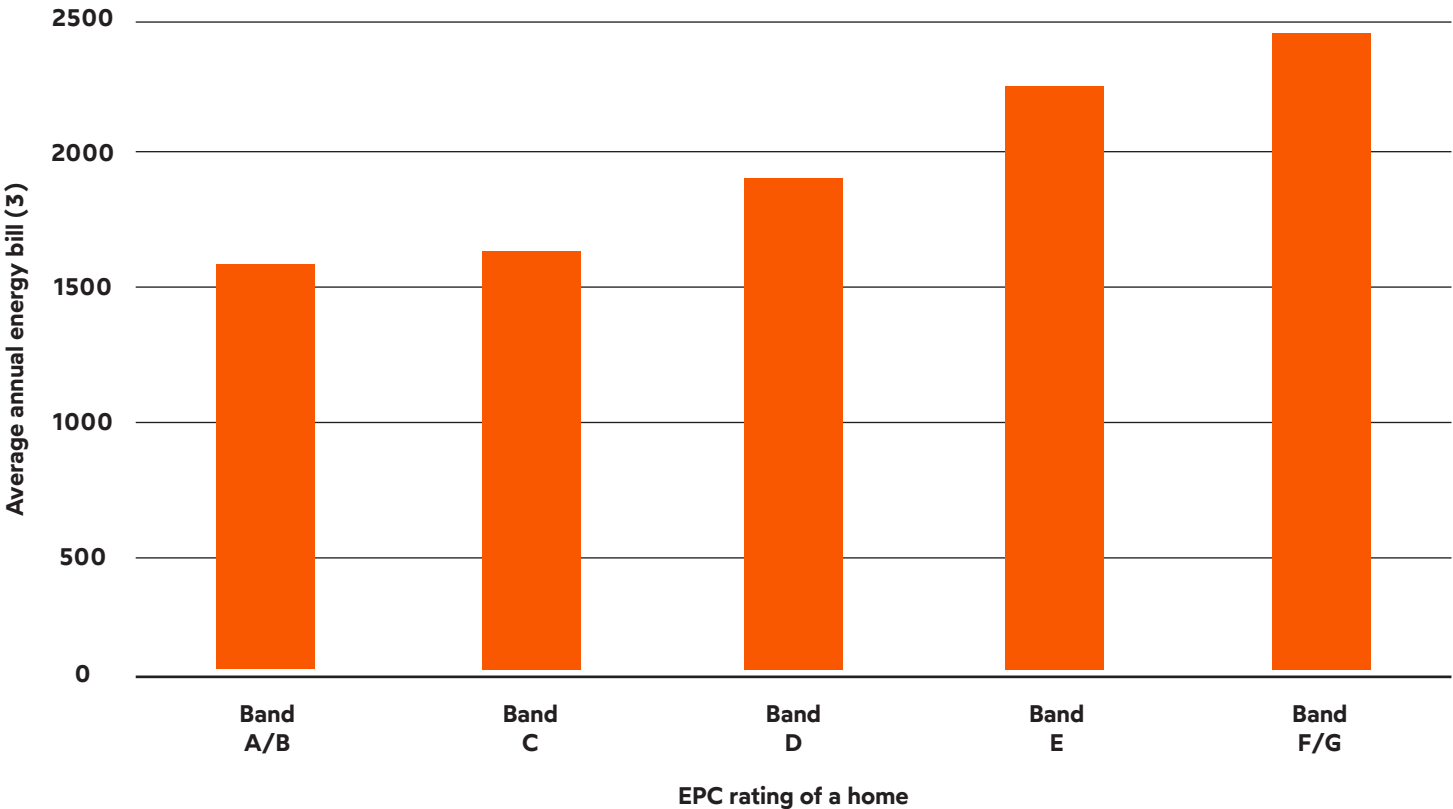
In the last two years private rented dwellings with an EPC D significantly decreased from 43% in 2022 to 37% in 2024 with a subsequent increase in EPC C dwellings, 42% to 48%.

Meanwhile, in Wales the issue is more stark, with a report from [Citizens Advice](#) finding 60% of rented homes are EPC D or below.

There are also major regional disparities in the energy efficiency of private rented homes. For example, just 29% of private rented homes in the Bradford West

constituency area in Yorkshire are rated at EPC C or above, compared to 88% in Poplar and Limehouse in East London.

Poor energy efficiency ratings have a major impact on households' energy bills. Using the government's NEED statistics and the current Ofgem tariff, Generation Rent's analysis shows on average a household in EPC Band D will spend more than £200 more per year on energy than a household in EPC C. For households living in a Band E home, this jumps to close to £500 per year more.



The combination of energy inefficient homes and high rents mean private renters are by far the most likely tenure type to experience fuel poverty. Official figures from the [Department of Energy Security and Net Zero](#) show 21.5% of private renters in England are currently experiencing fuel poverty, compared to 10% of social housing tenants.

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“I’m in an upstairs flat, but my bedroom is in the loft area so, not only is it very, very cold in the winter, it’s extremely hot in the summer... If I’m too hot or I’m too cold, I have to move to my living room to sleep.”

Maria*

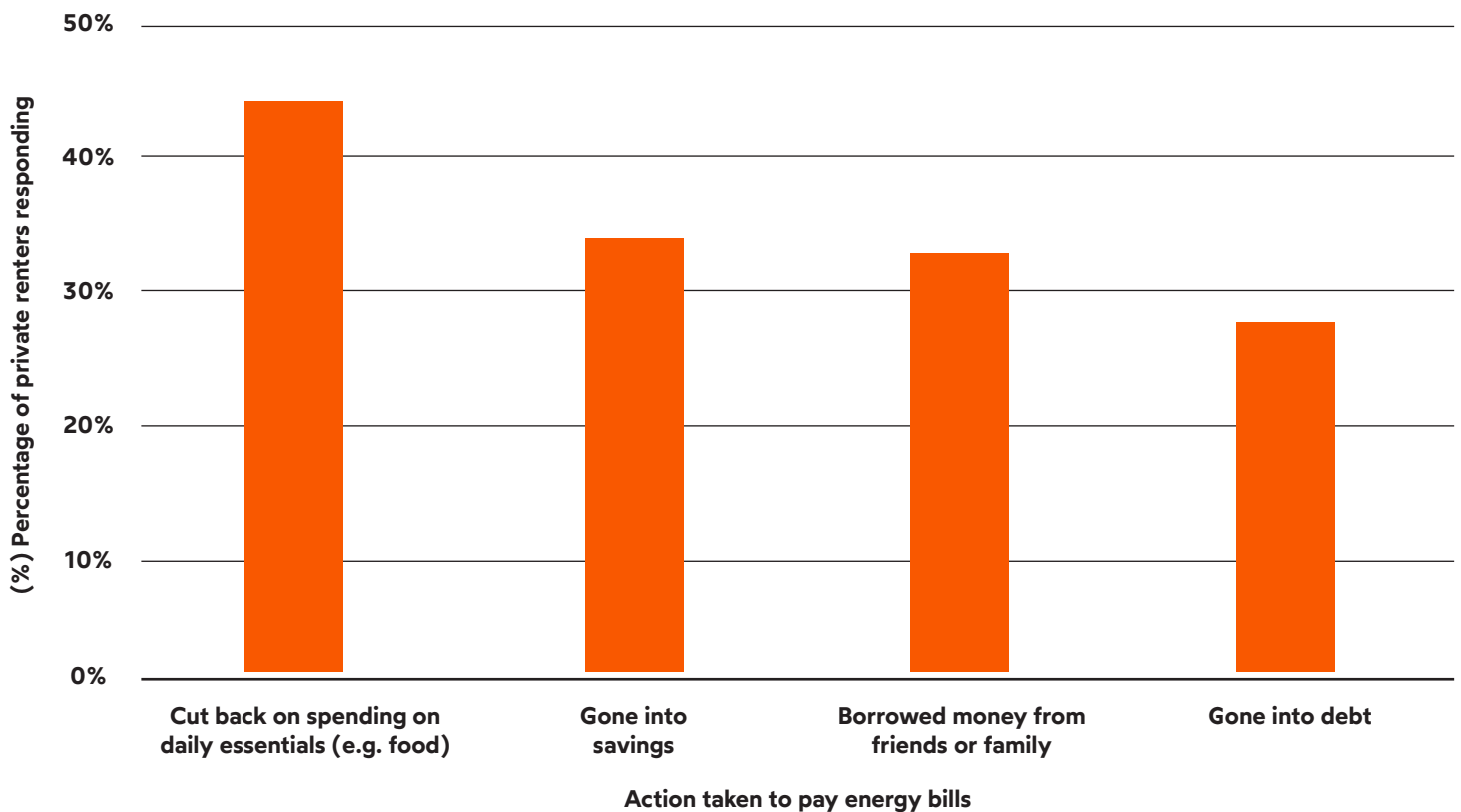
private renter, Sheffield

However, [polling Generation Rent conducted](#) with Opinium in April 2025, found the pressure on renters from high energy bills is even wider than official metrics indicate.

Our research found more than four in ten (42%) private renters in England and Wales regularly struggle to pay their energy bills. This leads to renters having to make hugely difficult decisions in order to heat their homes.

Nearly half (44%) of those who regularly struggle with energy costs said they've had to cut back on spending on daily essentials like food to cope with the costs of their bills. More than a third (34%) have gone into their savings, a third (33%) had to borrow money from friends or family and more than a quarter (27%) have gone into debt as a result of their energy bills.

This issue is more likely to adversely impact those on lower incomes, with over half of renters (54%) in receipt of benefits regularly struggling to pay their energy bills, and 53% of people living with a disability. It is also more likely to impact households with young children, with 46% of renters with children aged 10 or under regularly struggling to pay their energy bills.



The government has taken some short term measures to reduce energy bill pressures. In the 2025 Autumn Statement, the [Chancellor announced plans](#) to slash green levies placed on people's bills which will save households £150 a year on average from April 2026. However, this will lead to a significant loss in targeted funding aimed at improving the energy efficiency of renters living in fuel poverty. Meanwhile, it has also [extended the Warm Homes Discount](#), which provides a £150 discount on bills to households in receipt of benefits, to 2030/31.

Unhealthy homes

Alongside pulling people into fuel poverty, private rented homes also have a major impact on renters' health. Generation Rent's April 2025 polling found 40% of renters in England and Wales are living with damp or mould.

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Natasha is a support worker in a youth service. She moved into a 1 bed flat in South London, paying £1,250 pcm. After a few weeks living there, she noticed the carpeted floor felt wet. Then she noticed severe damp on the walls and all along the ceiling of her bedroom. She raised it with the landlord who advised her to open the windows and buy a dehumidifier. This didn't help. She started getting eczema around her eyes and had difficulty breathing and ended up sleeping in the living room to avoid the damp. She asked the landlord to come and inspect the property but they refused and advised to use the dehumidifier. Natasha tried to give it sometime, but the issue got worse. She raised it with the landlord again and they issued her a section 21 after just four months of living in the home.

Meanwhile, Generation Rent's 2025 private renter survey found nearly half of respondents (47%) reported their housing situation made it harder to manage an existing physical or mental health condition.

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Sean was renting while battling cancer. All three of the homes he lived in were rated EPC D or below, all were cold and damp, leading to him developing bronchitis, adding further complications to his cancer treatment.

A survey of frontline health workers by the [health charity Medact](#) found 61% of health workers hear of damp and/or mould in patient's homes, while 67% see children experiencing respiratory problems caused or worsened by mould or damp at least once a month.

Meanwhile, 69% of the health workers who responded agreed with the statement that “government spending to prevent illnesses created by cold homes is better for the NHS than having to spend money to nurse patients back to health.”

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“In the winters we're still cold with the heating on. I've never been as ill as I have... I'm going to the doctors more”

Colette* private renter, Hove.

To make matters worse, poorly insulated homes that leak energy are a major driver of the climate crisis. According to the [National Audit Office](#), homes accounted for 18% of all UK greenhouse gas emissions in 2021, the most recent year for which data is available.

Chapter 2 - Improving minimum energy efficiency standards

The previous UK Government originally set a target for all new private tenancies in England and Wales to meet EPC C by 2025, and all private rented homes in 2028. However, in September 2023, the then Prime Minister Rishi Sunak scrapped the targets as “some property owners would have been forced to make expensive upgrades in just two years’ time.”

This U-Turn is symptomatic of continued government inaction on the issue of poorly insulated homes, leaving private renters living in cold, damp, mouldy homes while being crushed by soaring energy bills.

It’s clear that, in the majority of cases, landlords will not retrofit homes unless forced to do so. The [2024 English Private Landlord Survey](#) found 47% of landlords had at least one property with an EPC rating of D or below, but only 35% of these landlords said they were planning to improve the energy efficiency of some or all of their properties.

Generation Rent’s analysis in 2023 found that fuel poverty has fallen by only 4% for private renters since 2010, compared to 35% among owner occupiers and 54% in council tenants. Meanwhile renters are fearful of asking for improvements due to the risk of a retaliatory eviction or rent increase.

Therefore, the current government’s stated ambition that all private rented homes meet EPC C by 2030 is extremely welcome, as a means of making homes safer, reducing fuel poverty and tackling the climate emergency.

This could raise the proportion of private renters living in well-insulated homes from 48% to 84%, but, despite our campaigning, the government has recently watered down the original proposals, meaning many renters will be stuck in fuel poverty.

Timeline

The government’s original proposed timeline to bring private rented homes up to EPC C was 2028 for new tenancies and 2030 for all tenancies. However, its [response to the consultation on this issue](#) outlined a new timeline: “Private landlords of all tenancies will be required to comply with the higher standard by 1 October 2030.”

Landlord exemptions

In its 2025 consultation, the government proposed that the maximum a landlord should spend (also known as a cost cap) on bringing a home up to EPC C should be £15,000. The proposal stated that if a landlord needed to spend more than £15,000 to bring the home up to standard, it would be exempt from the new regulations. Generation Rent supported this figure.

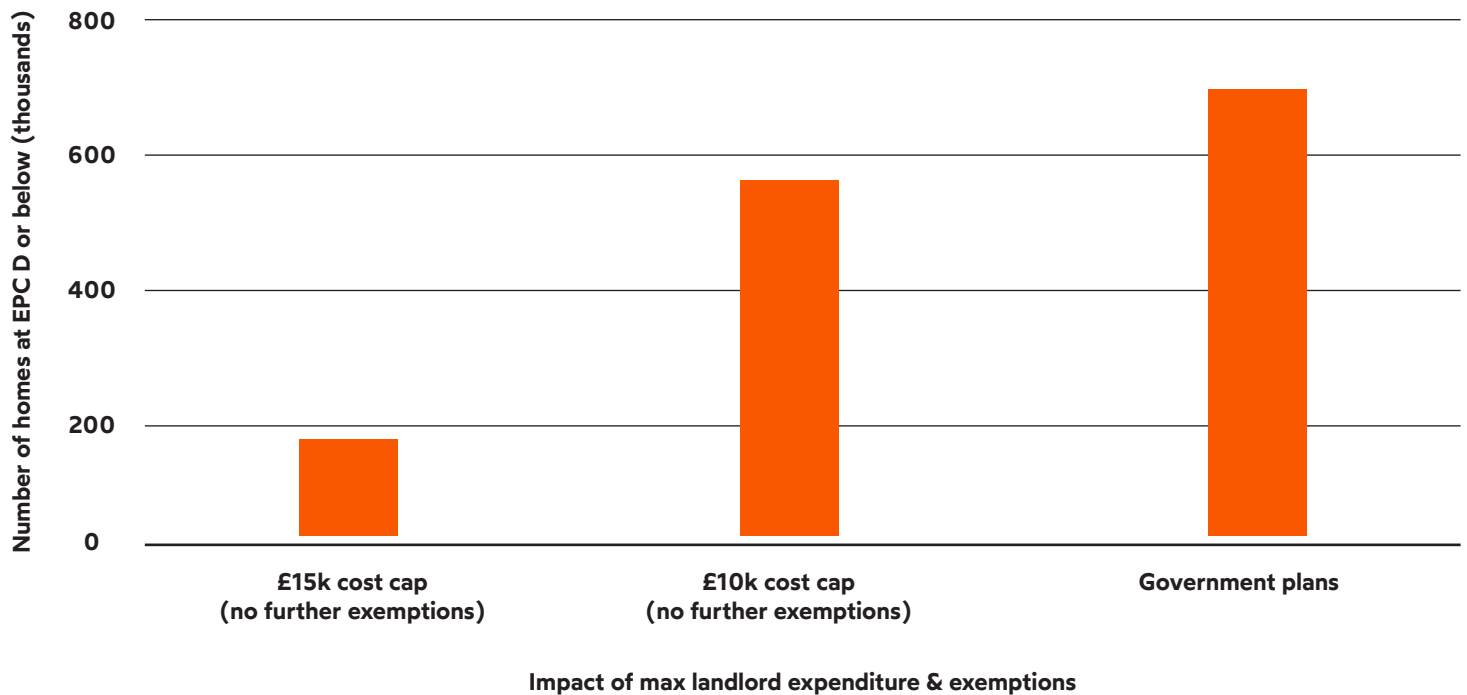
However, in its response to the consultation submissions of evidence, the government has decided to reduce the landlord cost cap by a third to £10,000. The landlord may register the property for an exemption valid for 10 years and continue to let the property during this time. Once the exemption expires, the landlord must again invest in energy efficiency improvements to bring the property up to standard with a maximum spend of £10,000.

The government’s 2025 proposals had suggested a cap of £15,000 would have, based on English Housing Survey data, meant 2.3m homes would have needed to be upgraded, leaving just 158,000 exempt. This lower cap makes a further 395,000 homes exempt.

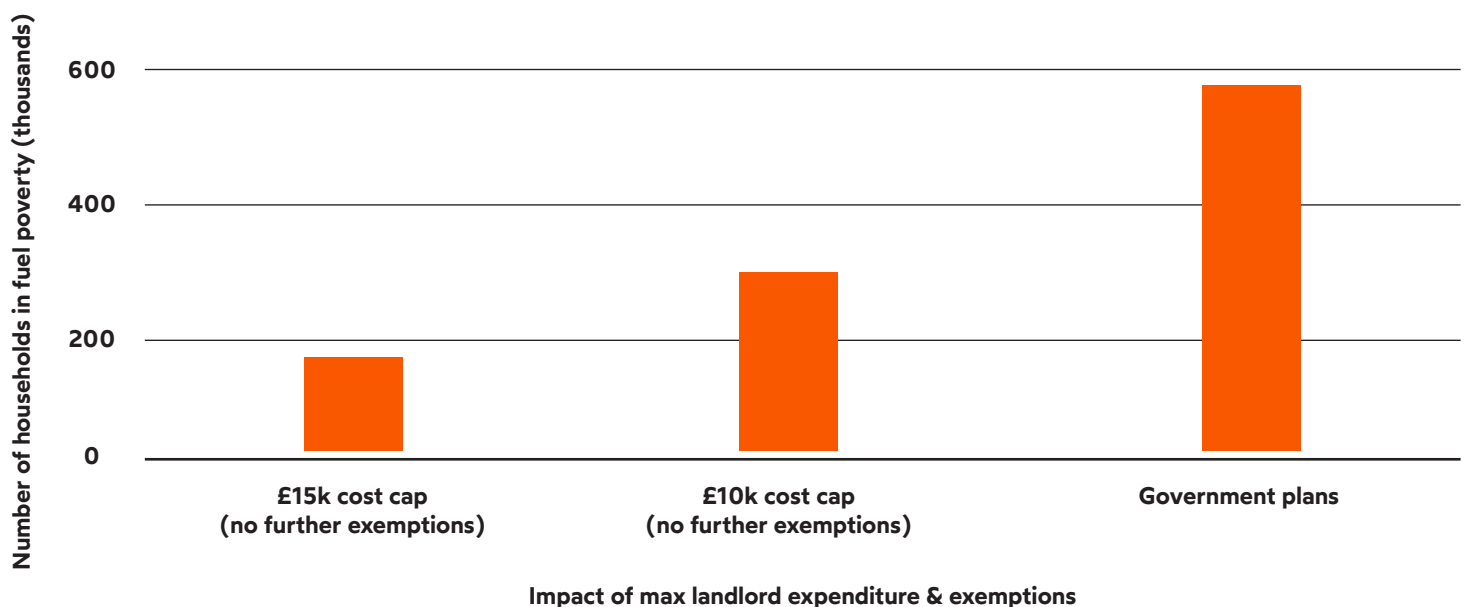
Alongside reducing the cost cap, the government has also outlined some further exemptions for landlords. For homes worth less than £100,000, the cost cap will be set at 10% of the property’s value. For example, if the home is worth £60,000 the landlord would only have to spend £6,000 on improvements. A particular problem with this is that low value homes tend to be in the north of England and parts of Wales where fuel poverty rates are higher.

Other exemptions include if a landlord has already made “reasonable improvements” and the home still falls short of EPC C, homes where the only option to reach EPC C is through solid wall insulation and if a home would lose 5% or more of its value after the necessary installations.

All these exemptions add up. The government expects the new rules to result in 1.75m homes upgraded and 415,000 private renter households lifted out of fuel poverty. But that will leave around 707,000 homes without upgrades.



Furthermore, 578,000 households will remain stuck in fuel poverty, over seven times as many as with a £15,000 cost cap without exemptions.



It is unclear how the £10,000 cost cap per property will impact landlords with multiple homes in their portfolio. According to the 2024 English Private Landlord Survey (the most recent data), 55% of landlords own more than one home, while 17% own five or more, representing nearly half of tenancies. Instructing landlords who rent out more than one home to utilise the total sum of their combined cost cap could mitigate some of the impact of lowering the cost cap. For example, if a landlord owned two properties and property A only required £5,000 investment to bring it up to EPC C, while property B required £15,000 of investment, the landlord could bring both homes up to standard through directing £5,000 worth of the funding not used on property A to property B.

Minimum standards and timescales

The system of EPCs is nearly two decades old and many stakeholders have major concerns about a certificate's accuracy, the potential for fraud, and how good they are at encouraging lower carbon emissions.

Therefore, the government will introduce a new EPC system from late 2026. It has committed that the new certificate system will provide more useful information about estimated energy use and potential energy costs, factoring in changing prices. For example, Home A listed at a higher rent than Home B might work out as a better deal if the estimated energy bills are a lot lower than for Home B – but it is hard to work this out reliably from the current EPC system.

In addition, some homes, such as historic buildings and houses in multiple occupation, aren't currently required to have an EPC, but will be under the new system. This will mean renters will be able to make more informed decisions when looking for a new home.

To avoid a panic in 2030 as the deadline looms, which installers won't be able to cope with, landlords will be able to comply under the current EPC system, i.e. meeting an Energy Efficiency Rating of C, if they do the work by October 2029. That should help to spread the workload of the improvements over the next 4-5 years after the government dropped the original plan to have new tenancies meet the new standards by 2028. This is because the future EPC standard will be more complex, giving landlords an incentive to act sooner, while the outcomes in terms of energy bills for renters will be similar.

Enforcement

Local authority private renting enforcement teams have been cut to the bone in recent years. An investigation by [The Guardian](#) found two thirds of councils have not prosecuted a single landlord in the past three years. This is despite tenants in England lodging an average of 286 complaints a day about conditions in their homes. A major reason for this is that council funding for enforcement fell by an average of 41% between 2010 and 2020.

To compound this picture, private renters are often unaware of their rights and how to enforce them. Generation Rent's polling found 55% of renters either don't know what an EPC is, or have heard of it but don't know what it means. Furthermore, 69% of renters have never heard of the First Tier Tribunal, the system through which renters can challenge rent increases and claim Rent Repayment Orders.

New regulations are only as impactful as their enforcement. Therefore, the government must provide local authorities with the long-term, ring-fenced funding they need to enforce the new standards, alongside raising awareness of the new regulations among private renters.



Chapter Three - Rent hikes and eviction post retrofit

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“I think all this stuff around energy is really well and good and it needs addressing, but the likelihood is it will ultimately punish us as renters if it goes through without rent control as sort of the foundation of the whole policy.”

Jay, private renter, Manchester

While the Government’s ambition to improve the energy efficiency of private rented homes is very welcome, if the government doesn’t take action to protect renters from rent increases as a result of MEES investment, it will not achieve its goal of significantly reducing fuel poverty.

[The National Residential Landlords Association](#), which lobbies government on behalf of private landlords, has repeatedly claimed that landlords will have no choice but to make back investment in retrofitting through raising rents, significantly reducing the policies’ impact on tackling fuel poverty.

However, an analysis of the average costs of bringing homes up to EPC C, alongside landlord finances, brings into question the idea that landlords will have no choice but to raise rents.

The previous government first consulted on uprating private rented homes to EPC C in 2021. Since then, average rents have increased substantially across England and Wales. Roughly speaking, the average additional income per property landlords have received over the past four years ranges from £3,612 in the North East to £11,568 in London. Meanwhile, just 41% of landlords [declare mortgage interest payments on their tax returns](#), indicating around 58% have no borrowing on the homes they own.

In response to a recent parliamentary question on the threat of landlords raising rents after retrofit work, Minister for Energy Security Martin McCluskey said the measures the government had taken around exemptions and timeline to improve standards “reduces the risk of cost pass through to tenants whilst still delivering substantial improvements to homes”.

However, the [2024 English Private Landlord Survey](#) found the most common rationale for rent levels given by landlords who increased the rent for their most recent new letting was they set rent in line with the market rate in their area (79%). The majority of landlords that kept the rent the same also said it was because of the market rate (59%). Therefore, it’s clear that the primary reason most landlords claim to need to raise the rent is because they are able to charge more on the local market and not because they have a financial need to do so.

The Renters’ Rights Act will provide renters with more incentive to challenge rent increases through the First Tier Tribunal system. The end of Section 21 evictions will greatly reduce renters’ fear of a retaliatory eviction, while key changes to the tribunal process, notably the fact that any new rent will not be backdated and the tribunal cannot award a higher rent than the landlord has asked for, will likely see a significant increase in the number of renters challenging Section 13 rent increases.

However, Generation Rent analysis of the First Tier Tribunal decisions show that renters will have little protection from a rent increase after a home has been retrofitted. There is a clear relationship between a property’s numerical energy efficiency rating (SAP) score and the discount the tribunal will apply to the market rent that the property would fetch if it were in a good condition.

On average, for every point lower than 77 (a high EPC C), the tribunal will apply a 1% discount. The average discount in terms of rent on EPC D homes is worth £211 per month. For EPC E homes, this rises to £673 per month, with analysis showing these savings are similar to the annual saving in energy bills estimated for bringing these properties up to Band C.

This means renters living in EPC D or E homes would be well-advised to challenge rent increases given the likely discounts that could be secured - but could face sudden, unaffordable rent increases after their landlord invests to improve the EPC rating of their home.

Furthermore, this issue will impact renters who are least able to afford a sudden rent increase. Government data shows around two thirds (65%) of private renters in receipt of housing benefit or Universal Credit live in homes rated EPC D or below, compared to around half (49%) of those not in receipt of housing related support.

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Maya lives with her husband and children in a home they rent from a private landlord. They had substantial energy efficiency upgrades installed through a Government grant, which they were eligible for because they receive benefits. But Maya came to Citizens Advice for help when the landlord asked for a £500 rent increase after her home was upgraded. This would have left Maya's family facing a £900 shortfall between their local housing allowance (LHA) and their rent, making it unaffordable to stay in their home. Maya tried to negotiate the rent with the landlord, but has now been issued with a Section 21 eviction notice. Maya and her husband believe that now the property is in an improved condition thanks to the grant funding they secured, the landlord wants to find more affluent tenants who will pay higher rent.

The government's decision to scrap the Energy Company Obligation (ECO) levy on energy bills will also significantly reduce the scope of targeted grant funding to help fund retrofit in cases where landlords rent to tenants on low incomes.

About three quarters of ECO funding, around £1bn a year, goes to private tenures, with households qualifying by having a total income of below £31,000 per year. However, the scrapping of the ECO levy from April 2026 means the Warm Homes Local Grant will be the sole source of publicly funded retrofit support targeted towards fuel poor renters, but the government has so far only released £500m in Warm Homes Local Grant funding through to 2028/29, this only slightly more than a tenth of the level of funding released per year through the ECO grants.

Instead, landlords will be able to apply for low interest loans to help fund retrofit work to bring homes up to EPC C from 2027, with details yet to be set out on how this will work in practice.

Additionally, while the Renters' Rights Act will scrap Section 21 evictions, landlords will still be able to evict tenants through no fault of the tenant if they want to sell the home.

Retrofitting a home can significantly increase its market value. Mortgage Works, the specialist lender arm of Nationwide Building Society, estimates a home with an EPC rating of A or B would be valued nearly 11% higher than a similar home with a rating of EPC D.

In many cases, for renters in existing tenancies, it will be the tenant who pushes the landlord to bring a home up to the new guidelines. However, the major risk of a rent hike or eviction post-retrofit is a major barrier to tenants asking for improvements to their homes.

Generation Rent's polling with Opinium found that net support amongst private renters for the government's MEEs policies rose by 41 percentage points, from +14% to +55%, if measures were put in place to stop rents rising as a result of retrofit.

These findings are corroborated by the renters' [union ACORN's research](#). Its survey of 252 renters found that, while 90% of respondents said there was at least one issue with their home causing them to spend more on energy than they would otherwise, 70% of respondents fear that they would face either an eviction or rent rise should they either ask for a retrofit, or should the landlord be forced to retrofit their home.

Looking internationally shows it's very rare for mandating energy efficiency improvements not to be accompanied by limits to rent increases. In the United States, New York (with Local Law 97 in 2019) and California (Title 24) require energy efficiency upgrades in buildings, alongside rent restrictions aimed at stopping landlords passing costs on to tenants in full.

Meanwhile in Germany landlords have been permitted to pass between 8% and 11% of the retrofit costs of a property onto the tenant in the annual rent bill. This means the cost is spread over nine to twelve years, protecting tenants from sudden unaffordable rent increases, with lower caps on rent rises in some circumstances.

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Linda* privately rented a flat in London that had energy efficiency upgrades in 2024. She asked her landlord to improve the energy efficiency of her rented home because her bills were extremely high, even though she rarely put the heating on as she was often travelling for work. She rented the home because the rent was relatively cheap for the area, but she wasn't aware of the high energy bills until she moved in and felt how cold and inefficient it was in the winter. Once upgrades were complete, her landlord increased the rent by £800 pcm on the advice of their new letting agents. Linda couldn't afford the new rent so gave her notice to leave. The landlord then listed the home for nearly double what she had been paying.

Chapter Four - Policy recommendations

Empower renters and local authorities to hold landlords to account on energy efficiency standards

1**Allow renters to claim rent back if a landlord doesn't meet new energy efficiency standards.**

Rent Repayment Orders allow private renters to reclaim a proportion of their rent from their landlord when they commit a specific offence. The Renters' Rights Act adds six new landlord offences allow a tenant to apply for a Rent Repayment Order. However renters can't claim rent back if a landlord doesn't meet the new minimum energy efficiency standards. Allowing renters to claim a Rent Repayment Order if their home doesn't meet EPC C from 2030 (unless the home is exempt) would encourage renters to hold landlords who don't meet the new regulations to account, reducing pressure on council enforcement teams.

2**Raise awareness among renters of the new minimum energy efficiency standards.**

Renters' understanding of the new energy efficiency standards and pushing landlords to act to meet them will be very important. Therefore, the government should run a rights awareness campaign targeted at private renters so they understand the new system of Energy Performance Certificates, new minimum energy efficiency standards and how to enforce their new rights. This should cover awareness of circumstances where a tenant would benefit from challenging a rent increase due to the potential discount that the Tribunal would apply if the home is lower quality. It will be important that new EPCs provide tenants with enough information about potential energy bills that it is easy to compare properties and their full costs - this could in turn help drive landlord improvements.

3**Prevent landlords from pressuring renters into applying for exemptions.**

Tenant exemptions will be necessary in a small minority of cases, but there is a risk that landlords could pressure tenants into applying for exemptions. Therefore, to ensure processes are fair and transparent, the government should publish comprehensive guidance for both tenants and landlords, explaining their respective rights, obligations and responsibilities, and available recourse if issues arise.

4**Provide long-term, ringfenced funding for local authority enforcement of new energy efficiency standards.**

Local authorities do not have the resources to proactively enforce the new minimum energy efficiency standards. The government must provide a long-term funding package, that is ringfenced, to make sure councils can effectively enforce the new regulations.

Protect renters from unintended consequences of retrofit and improve targeted support for renters on low incomes

5

Limit rent increases to the lower of Consumer Price Inflation or wage growth.

Limiting rent increases on a national scale will mean renters across England and Wales would be able to enjoy their warmer home and lower bills, without a sudden rent increase cancelling out their bill saving or forcing them out of the home. This is Generation Rent's preferred method of regulating rents, and would apply to properties regardless of their energy efficiency status, and how improvements have been paid for.

6

Classify means-tested grants and loans as value added by the tenant, not the landlord, at the First-Tier Tribunal process.

There is a direct correlation between the energy efficiency rating of a home and tribunal determinations on a 'market rent'. Therefore, the tribunal decision process should be amended so that, where retrofit work is funded via a government grant or loan, that value is seen as added by the tenant, not the landlord. This would prevent government-funded retrofit work enriching landlords through higher rents, helping to lift people on lower incomes out of fuel poverty.

7

Introduce a protected period from eviction after a government grant or loan is used to fund retrofit work.

Where landlords receive a government grant or loan to fund retrofit work, renters should be protected from 'landlord need' evictions for two years after the work is complete. This will prevent landlords from instantly cashing in on a home's increased value post retrofit, making sure the policy works to reduce fuel poverty.

8

Bring in a new targeted social energy tariff.

Renters are extremely vulnerable to surging oil and gas prices, with more support needed for renters who don't claim benefits but are on lower incomes. Introducing a new targeted social tariff towards people earning below a certain income would complement energy efficiency improvements, increasing the number of renters lifted out of fuel poverty.

Review the impact of landlord exemptions

9

Require landlords with multiple properties to utilise their combined cost cap.

Instructing the 55% of landlords who own more than one home to utilise the total sum of their combined cost caps would help mitigate the impact of reducing the single property cost cap, increasing the number of homes brought up to EPC C and the number of renters lifted out of fuel poverty.

10

Monitor the impact of the lower landlord cost cap and value-based exemptions on fuel poverty.

Actively review the impact of the £10,000 cost cap and exemptions based on a home's value on fuel poverty amongst private renters, making sure that upgrades are delivering material differences in fuel poverty for renters on low incomes.

11

Review the impact of conservation area restrictions on energy saving measures.

Throughout England and Wales there are neighbourhoods with designations that place restrictions on energy saving measures like solar panels or double glazing typically on aesthetic grounds. This can mean that complying with the rules costs much more than standard installations, or even that the owner must apply for planning permission. In most cases we expect landlords to be able to get an exemption from MEES on cost or consent grounds, but this will leave their tenants paying excessive energy bills. The government should consider what the impact of these designations will have on fuel poverty and carbon emissions.



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