Ministry of Housing,
Communities &
Local Government

Rt Hon Angela Rayner MP
Secretary of State for Housing, Communities & Local Government
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Our reference: MC2026/26019

Rt Hon Caroline Flint
Chair of the Committee on Fuel Poverty
cfp@Energysecurity.gov.uk

20 October 2026

Dear Caroline,

Thank you for your letter of 2 September and for sending me a copy of the Committee on Fuel Poverty's 2026 Annual Report. I am grateful for the Committee's continued work in providing independent scrutiny of policies to reduce fuel poverty, and I welcome the opportunity to respond to the points raised.

The Committee raises important points about the private rented sector, and I am pleased to set out the Government's confirmed position on the new Minimum Energy Efficiency Standards (MEES) for private rented homes.

The Government will increase the minimum energy efficiency standard for private rented homes to EPC C or equivalent by 2030, using metrics on reformed EPCs, subject to parliamentary approval. From 1 October 2030, private rented homes in England and Wales must meet the required standard, or have a valid exemption registered, in order to be let.

The Government has confirmed that landlords will need to ensure their rental property meets a primary fabric performance standard set against the fabric performance metric on new EPCs, by installing measures such as insulation in the first instance. Landlords will then have discretion on how to meet a secondary standard, either by installing smart measures to meet the smart readiness metric, or a heating system standard by installing a low-carbon heating system, such as a heat pump. These metrics are complementary and will work together to highlight the main aspects of a building's energy performance.

On the question of cost, landlords will be required to spend up to £10,000 per property to meet the standard, with an estimated average cost of £5,400 per property by October 2030. Relevant energy efficiency expenditure incurred from 1 October 2025 will count towards the £10,000 cost cap, which lasts for ten years.

The existing regulations include exemptions intended to minimise disruption to tenants and the supply of privately rented properties. Government consulted on the suitability of those exemptions and will make amendments and additions to improve the exemptions regime and manage the burden on landlords and local authorities.

Implementing higher standards will help provide warmer homes for private renters, reduce energy bills and lift households out of fuel poverty. Minimum energy efficiency standards in the private and social rented sectors are expected to lift around 650,000 households out of fuel poverty by 2030.

In due course, the Government will publish guidance on the new minimum energy efficiency standards in the private rented sector to raise awareness among landlords, tenants and letting agents and to support compliance.

Thank you for taking the time to write.

Yours sincerely,



RT HON ANGELA RAYNER MP
Secretary of State for Housing, Communities & Local Government