

A modern office interior with a minimalist design. The ceiling is exposed, showing large white ducts, a circular fan, and a long rectangular light fixture. The floor is made of large, light-colored square tiles. In the foreground, there is a white desk with two black ergonomic office chairs. A white storage unit with three drawers is positioned under the desk. In the background, there is a glass-walled office space and a large window on the right side. The overall atmosphere is clean and professional.

THE WORKSPACE CONSULTANTS



epc compliance

With the UK's ambitious Net Zero targets driving significant regulatory changes, commercial property landlords face a rapidly evolving compliance landscape that directly impact your commercial property portfolio.

The government has sought to bring in measures to steer property owners to make greener choices, and part of this is to tighten standards. These efforts include raising energy efficiency standards and implementing Energy Performance Certificates (EPCs), alongside new energy efficiency regulations.

These regulations aren't just a box to tick— they are reshaping the commercial property landscape, balancing legal obligations with market advantages.

These proposed changes mean landlords should be proactive rather than reactive when it comes to EPC assessments. What might be compliant today could fall short tomorrow without any physical changes to the building.



What remains clear is the direction of travel the UK Government is moving towards increasingly stringent energy efficiency standards, with a growing focus on performance-based metrics including actual energy use measurements and operational carbon emissions rather than just theoretical ratings.





Here are the key reasons why property landlords are being proactive:



Legal Compliance: Since April 2018, it's unlawful to lease or renew leases for commercial properties with an EPC rating below E (unless exempt), with penalties including fines up to £150,000 for non-compliance.



Tenant Demand: Energy-efficient buildings are increasingly sought after by tenants who want lower utility bills and sustainable premises, giving compliant landlords a competitive edge.



Property Value Protection: Properties meeting MEES standards tend to hold or increase their market value, as non-compliant buildings may become harder to sell or lease.



Future-Proofing: Regulations are tightening, with proposals to raise the minimum rating to B by 2030, so upgrading now avoids bigger costs later.



Lower Operating Costs: Upgrades like better insulation or heating/cooling systems can reduce energy use, indirectly benefiting landlords if they cover service charges.



Reduced Void Periods: Energy-efficient properties attract tenants faster, reducing the time a property sits vacant and ensuring steady rental income.



Access to Funding: Compliant properties may qualify for green financing or grants, offsetting the cost of energy efficiency improvements.



Reputation Management: Demonstrating compliance enhances a landlord's reputation as a responsible, forward-thinking property owner, which can strengthen business relationships.



The Department for Energy Security and Net Zero has proposed several additional changes that, while not yet implemented, signal the direction of future requirements:



Low-carbon heating systems: Properties with heat pumps and other renewable heating solutions are expected to receive more favourable treatment in future calculations



Gas heating: Conventional gas boilers may face stricter assessment under proposed changes to align with carbon reduction goals



Advanced lighting systems: Greater differentiation between lighting technologies, with LED and smart control systems receiving preferential scoring

It's widely understood within the industry that these proposed changes are designed to shift focus from pure energy costs toward actual carbon emissions, better aligning the assessment process with the UK's Net Zero ambitions.

EXPLORING NEW OPPORTUNITIES

Rather than applying a blanket approach of solutions across your different properties, we recognise that every building has its unique potential and challenges.

Our team works with you to:

- Understand your asset position in the marketplace
- Develop a distinctive concept that makes your building memorable
- Identify creative opportunities that add significant tenant value
- Implement refurbishments that command higher rents and lettings

Our success stems from a deep understanding of what drives value in today's competitive real estate market. Tenant expectations have evolved - basic amenities like bike racks and showers were once sufficient, now tenants seek:

- Bookable and non-bookable meeting spaces
- Business lounges and collaborative areas
- On-site cafés and food service, Wellness facilities including gyms
- Unique, memorable features that differentiate your building



WHY DO LANDLORDS CHOOSE THE WORKSPACE CONSULTANTS?

The Workspace Consultants are an independent Design, Project management and Cost consultancy practise with over 15 years working in the commercial office fit out space. Our unique advantage lies in our understanding of all commercial property stakeholders - whether it be the landlord, agent, or tenant.

We offer a full turn-key solution from assessments, concept design, tender management and cost negotiation through to project managing the build processes through to completion, on schedule and on budget.

Our strategic approach to enhancing your EPC include:

- Assess your current position by reviewing your existing EPCs we will carry out an assessment to identify areas of change to achieve compliance
- Identify improvement pathways that align with upcoming regulatory stages.
- Develop a phased implementation plan prioritising high-impact, cost-effective measures.
- Consider wider landlord refurbishment opportunities that can incorporate energy improvements.

Staying ahead of EPC requirements for commercial property isn't just about compliance it's about creating resilient, future-proof assets that attract quality tenants and maintain their value. Successful landlords don't just renovate buildings - they strategically reposition assets. Whether your property sits vacant or needs revitalisation to retain existing tenants, our approach transforms ordinary spaces into memorable commercial destinations.

By creating distinctive amenities and understanding what truly attracts tenants, we deliver measurable returns: buildings that lease upon completion, command higher per-square-foot rates, and sell for more.

With proper planning and expert implementation, energy efficiency improvements can deliver substantial returns while contributing to broader sustainability goals. For expert guidance on navigating EPC requirements for your commercial property, contact us today via our website or call 01223 656111.



THE WORKSPACE CONSULTANTS LLP

Cambridge

1 Avenue Business Park
Brockely Road
Elsworth
Cambridgeshire
CB23 4EY

London

1 Giltspur Street
London
EC1A 9DD

Manchester

Bloc 17
Marble Street
Manchester, M2 3AW

Tel +44 (0)1223 656111
info@theworkspaceconsultants.com
www.theworkspaceconsultants.com

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