Regulatory roadmap to the MEES deadlines, 2024 to 2040

rayo energy

Key dates in the MEES and related energy rules.

PRS MEES · Commercial MEES · EPC and Home Energy Model · Funding and money · Standards and regulation | **Confirmed** · **Expected**

Sep 2024
Government signals EPC C by 2030 for privately rented homes.

7 Feb 2025
PRS MEES consultation opens. EPC C by 2030, cost cap and exemptions.

1 Oct 2025
Qualifying PRS spend starts counting toward the £10k cap.

21 Jan 2026
Warm Homes Plan: PRS EPC C by 2030, £10k cap, £30k penalty.

23 Jun 2026
Home Energy Model launch postponed. No release date.

31 Dec 2026
ECO4 ends, with no successor supplier obligation.

2027 (expected)
PRS MEES regulations laid. HEM-based EPCs launch.

2024 · 2025 · 2026 · 2027

4 Dec 2024
EPC reform consultation opens. Four headline metrics proposed.

15 Jun 2025
RdSAP 10 in force with evidence-based inputs. EER C harder to hold.

27 Oct 2025
Renters' Rights Act 2025 receives Royal Assent.

18 Jun 2026
Non-domestic MEES: EPC B from 2031, for buildings over 1,000 m² only.

30 Nov 2026
Awaab's Law Phase 2 (social). PRS extension date to be confirmed.

31 Mar 2027
0% VAT on insulation, PV, batteries and heat pumps ends.

2028
Renters' Rights Act: PRS database live, landlord ombudsman.

2031 · 2030 · 2029 · 2028

1 Oct 2030
PRS MEES: EPC C-equivalent, £10k cap, £30k penalties.

1 Oct 2029
PRS homes still below C need a new-format EPC before works.

1 Apr 2029
Boiler Upgrade Scheme ends.

2031
Non-domestic MEES: EPC B for buildings over 1,000 m². Smaller buildings stay at E.

End 2029
Legacy EER shown on reformed EPCs until at least now (proposed).

30 Sep 2029
Last day to lodge a legacy EER band C (grandfathered).

2028 (expected)
Non-domestic MEES full response and secondary legislation.

2032 · 2033 · 2034 · 2035 · 2036 · 2037 · 2038 · 2039 · 2040

1 Apr 2035
Decent Homes Standard 2: full compliance, social and private.

2036 (expected)
First EPC B five-year exemptions due for renewal.

30 Sep 2039
Last grandfathered PRS band C expires. Dual metric applies.

2040
First PRS ten-year cost-cap exemptions expire.

Correct as of 19 October 2026. Dates marked expected or not yet confirmed may change as government publishes its final decisions. Rayo Energy, Office 7, Bristol North Baths, Gloucester Road, Bishopston, Bristol BS7 8BN. info@rayoenergy.co.uk