

MAYOR OF LONDON

Andrew Boff AM

Chair of the London Assembly
AssemblyChair@london.gov.uk

Our ref: MGLA171123-0501

Date: 19 September 2024

Dear Andrew,

London Assembly (Plenary) Meeting 2 November 2023 – Motions

Thank you for your letter about the motions agreed at the London Assembly (Plenary) meeting on 2 November 2023. My reply to motion 3.3 is below, and I am sorry for the delay in responding.

Motion 3.3 – EPC Energy Efficiency Ratings

I welcome and agree with the Assembly's motion that every Londoner deserves a safe and warm home and the call that all properties should be upgraded to at least an EPC of C or higher by 2028. I also agree that it was deeply frustrating that the previous Government continually retreated in this area, requiring landlords to ensure their properties are of a decent energy-efficient standard.

The private rented sector contains the least energy-efficient homes in London, and the policy reversal by the previous Prime Minister on the requirement for landlords to ensure their properties are of a decent energy-efficient standard meant that Minimum Energy Efficiency Standards will no longer apply to around 320,000 homes rated either EPC D or E. Londoners living in these homes will continue to face high bills and cold conditions.

The previous Prime Minister's assertion that energy efficiency improvements were unaffordable for private landlords does not stand up to scrutiny. Around 80% of these homes could be improved to at least EPC C for a cost below £10,000, with much of the remainder seeing significant improvements for such an investment¹. Recent research suggests that a large majority of private landlords support an increase in standards².

¹ *English Housing Survey*, Department for Levelling Up, Housing and Communities, 2022

² *Insulating Britain: Examining the barriers and motivations to decarbonising our homes*, Social Market Foundation, November 2023

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I have made clear my support for the Minimum Energy Efficiency Standards in the private rental sector and will continue to do so. I am very pleased to note that ministers recently announced in Parliament³ that the energy efficiency target would be reinstated, to be met by 2030.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Sadiq Khan', with a small '2' written below the 'h'.

Sadiq Khan
Mayor of London

³ [Inside Housing - News - Labour government confirms 2030 target for EPC C](#)