

EPC Changes in Scotland

What are the Changes?

The Scottish Government has introduced the Energy Performance of Buildings (Scotland) Regulations 2025, which will come into force on 31 October 2026, marking a significant overhaul of the EPC framework.

EPCs conducted in Scotland will now be a comparison to a Reference Building, the system that has been in place in England since the inception of EPCs there. The Government has confirmed that EPCs will be comparable across the UK with the exactly the same metrics.

This change could mean that Scotland drops the Section 63 Action Plan legislation and adopt a minimum standard of EPC (as is the case in England).

The affect of these changes is that all buildings will need to be reassessed under the new regulations.



Important Information

1

Validity of EPCs will be reduced from 10 years to 5 years.

2

The regulations will be in force from 31 October 2026.

3

Transitional arrangements allow for properties already advertised for sale or rent on 31st October 2026 to will have a one year grace period. After this time, only new style EPCs will be valid.