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Convener
Local Government, Housing & Planning Committee By e mail:
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Dear Convener,

ENERGY PERFORMANCE CERTIFICATE (EPC) REFORM

Thank you for the opportunity to appear before the Committee on 11 November 2025 to give evidence on EPC Reform and the statutory instrument that you are considering. As I set out during the session, the Scottish Government is placing the user at the centre of our EPC reforms. I agreed to write with further details on the actions we are taking to do this.

Redesigned certificates

I am pleased to enclose the latest versions of the redesigned domestic and non-domestic certificates. These will be subject to final iterative design testing to ensure that they meet accessibility requirements, ahead of the regulations coming into force. The current designs follow extensive user-centred research and user testing to ensure that reformed EPCs provide clearer information about the energy performance of a building. This research has reviewed international best practice, and user testing has involved over 85 individuals to date.

In response to this research and user feedback, the redesigned domestic and non-domestic EPCs aim to deliver a more intuitive and user-friendly experience. The new designs focus on improving clarity and accessibility, ensuring that key information is easy to find and understand. The new EPC designs will:

- Provide a clean and modern EPC and modular layout, better suited to online engagement (users will still be able to print an EPC).
- Introduce icons and visual elements to communicate information more easily, reducing the existing text that users found confusing.
- Display clear primary ratings and page hierarchies to ensure users can quickly find key information.
- Provide signposting towards more information. The online format of new EPCs will allow links to further information and support to be easily updated.

Interactive user interface

The Committee has shown an interest in the potential for a dynamic EPC interface. I agree that such an interactive tool, making use of the data gathered to produce over 200,000 EPCs per year, alongside personalised inputs (such as heating preferences or tariff information), could help people better understand the energy performance of their building and potential ways to improve this. Such a tool could provide further information on retrofit options and

could prompt households to undertake energy efficiency improvements and switch to clean heating systems.

Initial research has been conducted on behalf of the Scottish Government¹. Further discovery research is now commencing to understand how the interface could be designed to achieve the most benefit for users. Following that research, work will then be undertaken to design and build the interface, which I would intend can be ready for the end of the transition period within the regulations. From that point, all domestic property transactions will involve the reformed EPC, and I would want users to be able to benefit from access to the interface. In line with the work undertaken to redesign EPCs, I want to put end users at the heart of this development.

The tool will not be a replacement for bespoke expert technical advice, such as the Heat & Energy Efficiency Technical Suitability Assessment (HEETSA) I mentioned during my opening statement to the Committee. However, I think it could provide a vital link between the standardised, static, EPC and more dynamic, accessible information to help users understand how behaviour changes or retrofit measures might help them save money on energy bills and reduce emissions. I will be happy to keep the Committee informed as the interactive tool and policy for HEETSA develops.

PRS Landlords and number of properties

During the Committee appearance I also indicated that I would provide numbers of landlords broken down by the volume of properties. Based on information held by the Scottish Government as at 28 August 2025, there were approximately:

- 158,376 registered landlords with 1 Property (71% of all registrations)
- 30,452 registered landlords with 2 Properties (14% of all registrations)
- 31,223 registered landlords with 3 or more Properties (14% of all registrations)

This is out of a total number of 224,354 registered landlords as at 28 August.

I hope that the Committee finds this information helpful. I look forward to continuing engagement on EPC Reform as we move forward to implementation, subject to the SSI being approved by Parliament.

Yours sincerely,

MÀIRI MCALLAN

¹ [Potential for interactive EPCs for Scotland | ClimateXChange](#)