Gryd

EPC

How Solar Helps Housebuilders Meet EPC Targets

Where the ratings actually move.

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The UK housing market has never been more focused on energy efficiency. Buyers increasingly want homes with lower running costs and greater energy independence. Lenders offer better mortgage rates for energy-efficient properties.

At the same time, planning authorities across the UK are embedding higher EPC targets for new build homes into local policy. A minimum EPC C rating is widely expected to become mandatory across the housing stock, and for new builds, EPC B is already considered the practical baseline.

For housebuilders, this means paying closer attention to SAP scores, which determine a home's Energy Performance Certificate (EPC) rating. Achieving an EPC B rating for new builds (SAP score of 81 or higher) has become essential not just for compliance with evolving regulations, but for staying competitive in a market increasingly driven by sustainability.

In this guide, we explain how solar panels improve EPC ratings in the UK, and why solar PV and battery storage are becoming one of the most effective and scalable solutions for developers looking to meet EPC targets.

What Are EPC Ratings and SAP Scores?

An Energy Performance Certificate (EPC) measures how energy efficient a home is. Every property sold or rented in the UK must have an EPC, which rates the building on a scale from A (most efficient) to G (least efficient).

EPC ratings are calculated using the Standard Assessment Procedure (SAP) – the UK government's methodology for estimating the energy cost and carbon emissions of a home. The SAP score is a numerical value (typically between 1 and 100+) that determines the EPC band. SAP assessments consider a range of factors: insulation, heating systems, ventilation, lighting, and on-site renewable energy sources. Together, these ratings help homebuyers understand the efficiency of a home.

For new builds, improving the SAP score is the clearest route to achieving the EPC B rating increasingly demanded by lenders, planners and buyers alike.

How Solar Panels Improve EPC Ratings in the UK

One of the most effective ways to boost EPC ratings in new builds is through rooftop solar PV systems.

Rooftop solar and battery storage systems generate clean electricity directly on site, significantly reducing the amount of energy a home needs to draw from the grid. Electricity drawn from the grid has an associated carbon intensity – currently around 0.16 kg of CO_2 per kWh in SAP calculations. By contrast, solar electricity generates zero direct carbon emissions.

Therefore, the more energy provided by solar, the lower the home's carbon footprint and the better its overall SAP score and EPC rating.

For many developments, even a modest solar array can lift a home's SAP score by several points. For many developments, this can be the difference between EPC C and EPC B.

Solar and Battery Storage for EPC Rating Upgrades

While solar panels alone improve energy performance, solar plus battery storage can enhance those benefits further.

Battery storage now contributes directly to SAP ratings. By storing surplus energy, batteries help homes rely more on renewable energy, which boosts their overall energy efficiency and reduces their carbon footprint.

Batteries store excess solar energy generated during the day for use in the evening, when demand and electricity costs peak. This increases the share of renewable energy used within the home, which improves energy efficiency modelling and reduces reliance on grid electricity. As a result, solar and battery storage systems can help developers meet EPC targets more effectively.

As energy modelling evolves and grid flexibility becomes more valuable, battery storage plays an increasingly important role in how energy performance is assessed, providing homeowners with lower bills, better resilience, and higher appeal for energy-conscious buyers.

For developers looking for EPC compliance strategies, integrating solar PV and battery storage is becoming an increasingly attractive approach.

Delivering EPC Targets at Scale

Gryd's fully funded solar and battery systems for developers make it easier to integrate renewable energy across entire housing developments.

Because Gryd funds the hardware and manages the systems long-term, developers can deploy smart solar systems for EPC compliance without adding upfront costs to their projects. By contrast, deep fabric improvements or advanced HVAC systems can be costly and complex.

Gryd's fully-funded solar model enables housebuilders to:

- Improve SAP scores and EPC outcomes
- Deliver energy-efficient new builds with solar compliance
- Differentiate homes in a competitive market

For many developments, solar integration can provide a clear pathway toward EPC A ratings, helping developers future-proof homes against tightening energy regulations.

Ready to Build Smarter?

Energy performance is rapidly becoming a central factor in housing design, regulation, and buyer demand.

As EPC requirements tighten, solar PV will play an increasingly important role in delivering sustainable housing developments in the UK.

If you're looking to meet EPC targets, reduce carbon emissions, and deliver future-ready housing developments, Gryd's solar and battery systems offer a simple and cost-effective approach.

Get in touch with Gryd to learn how our fully funded smart solar solutions can help your developments achieve stronger EPC outcomes — without upfront capital or long-term maintenance obligations.

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