

Minimum Energy Efficiency Standards

What are the Minimum Energy Efficiency Standards (MEES)?

From the 1st April 2018 changes to legislation will make it unlawful to let a residential property with an EPC (Energy Performance Certificate) rating below an 'E'. *At this point these regulations will only apply to the granting of a new tenancy to a new (or existing) tenant.*

From April 2020, the regulation will be expanded and will apply to all privately rented residential property which requires an EPC whether a new tenancy is being granted or not.

Failing to comply with a compliance notice could result in a fine of up to £5000.

Why is this happening?

According to government data 25% of properties in England and Wales have an EPC rating of 'E' or below, and the aim of the new legislation is to ensure that all tenants enjoy a right to live in an 'energy efficient' home. It also contributes towards the UK legislative targets of reducing CO₂ emission for all buildings to around zero by 2050. In line with this it is likely that the minimum energy efficiency standard for a rental property will rise to a 'D' rating by 2025, and to a 'C' rating by 2030!

What does this mean for Landlords and Agents?

An EPC is already required to let a property legally, but the new regulations as detailed above mean that after 1st April 2018 if the current EPC for a property shows a rating of 'F' or 'G' improvements will need to be made to raise the rating to at least an 'E' before a new tenancy is granted. Once the improvements have been made a new EPC will need to be commissioned to prove that the property has attained at least an 'E' rating.

Assuming the property already has an EPC in place, the recommendations on improving the current ratings are shown (on page 3 for recent EPCs) together with the estimated resulting rating after the work has been carried out. However, please note that if any work has been carried out to a property since the latest EPC (such as changes in types of light bulbs, addition or removal of thermostatic radiator valves, change of boiler or hot water cylinder, change of one or more windows or doors, etc.) this will likely have an impact on the validity of the existing EPC rating and therefore the validity of the provided recommendations.

If Adept Property Services carried out the existing EPC on or after 1st January 2015, or we carry out a new EPC, we can review the data and associated calculations to try and identify the most cost-effective ways of achieving the 'E' rating (there may be ways of achieving the 'E' rating which are not detailed in the recommendations section of the EPC).

Please contact us at sales@adeptproperty.co.uk for help with these legislation changes...