

## **Minimum Energy Efficiency Standards**

Minimum Energy Efficiency Standards (MEES) Regulations were introduced by the government in 2018.

Privately rented properties must achieve an Energy Performance Certificate (EPC) rating of A-E. The legislation prevents landlords from renting out a property with a rating of F or G.

The Government intends to raise the minimum EPC rating to C for new tenancies from 2025 and all tenancies from 2028 and is currently consulting on how this will be implemented.

## **What is an Energy Performance Certificate?**

An Energy Performance Certificate (EPC) measures the energy efficiency of a property on a scale of A-G with A being the most energy efficient and G being the worst.

The document includes estimated energy costs, as well as a summary of a home's energy performance-related features. EPCs also include recommendations on how to make a home more energy-efficient, along with estimated costs for implementing the changes and the potential savings this would make.

EPC certificates are valid for a period of 10 years.

## **How can I check if my home has a valid EPC?**

You can search by postcode on the following website:

[Find an energy certificate – Find an energy certificate – GOV.UK \(communities.gov.uk\)](https://www.communities.gov.uk/energy-certificates)

## **Landlord Responsibilities**

With effect from 1 April 2020, landlords can no longer let or continue to let properties covered by the MEES Regulations if the property has an EPC rating below E, unless they have a valid exemption in place.

If you do not have a valid EPC certificate then you must arrange for a property assessment. Qualified assessors can be found via the following website:

[Get a new energy certificate - GOV.UK \(www.gov.uk\)](https://www.gov.uk/get-a-new-energy-certificate)

If the EPC rating of your property is 'F' or 'G' then immediate action must be taken to improve the energy efficiency rating. If energy improvement works have been carried out in the years since your certificate was issued then you may be asked to obtain an updated certificate to evidence this.

If works have not previously been undertaken then the EPC certificate will list ways to improve your rating, together with indicative costs.

## **Penalty for non- compliance**

Non-compliance with the Regulations can result in a financial penalty of up to £5,000 per property.

In addition, enforcement action may be taken by the Council under The Housing Act 2004 if the property does not provide adequate warmth for tenants.

## **Exemptions**

Information on applicable exemptions can be found on the following website:

[Guidance on PRS exemptions and Exemptions Register evidence requirements - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/guidance-on-prs-exemptions-and-exemptions-register-evidence-requirements)

Exemptions must be registered at:

[Have you used this service before - PRS exemptions register \(beis.gov.uk\)](https://www.beis.gov.uk/energy-prs-exemptions-register)

## **What financial help is available for landlords?**

The Local Energy Advice Partnership (LEAP) can assist in providing up to date information on current energy improvement schemes available:

[LEAP | The Energy and Money Saving Service | Free Advice \(applyforleap.org.uk\)](https://www.applyforleap.org.uk/)

## **Further information:**

[Domestic private rented property: minimum energy efficiency standard - landlord guidance - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)

[Simple Energy Advice](https://www.simpleenergyadvice.org/)