

Minimum Energy Efficiency Standard (MEES)

From 1st April 2018 you cannot grant new leases for any properties in England and Wales which do not meet MEES regulations.

The domestic Minimum Energy Efficiency Standard (MEES) Regulations set a minimum energy efficiency level for privately rented domestic properties.

Eligibility

The regulations apply to all privately rented domestic properties that are legally required to have an Energy Performance Certificate (EPC) and are let on one of the following domestic tenancy agreements:



Assured tenancy



Regulated tenancy



Domestic agricultural tenancy

If you comply and your property has an EPC rating of F or G, you must take appropriate steps to comply with the requirements of the MEES regulations.

If you do not have the following tenancy agreements your property is not covered by regulations and you may let it with an EPC rating of F or G.



Key dates

As of 1 April 2023 all privately rented property will be required to meet MEES standards:

1st April
2018

The regulations will be enforced upon the granting of a new lease or lease renewals.

1st April
2023

The regulations will apply to ALL privately rented property in scope of the regulations, including where a lease is already in place and a property is occupied.

Exemptions:

- Properties that do not require an EPC under current regulations will not be required to meet MEES (for example stand alone buildings less than 50m²).
- Does not apply to short lettings (6 months or less) and lettings over 99 years or more.

Landlords can be made exempt if they are able to demonstrate one of the following:

- They have carried out all cost-effective energy efficiency measures (exempt for 5 years).
- If third-party consents are not available despite reasonable effort (e.g. denied by a tenant then you can be exempt for up to 5 years).
- Measures identified by Green Deal/ other GOV schemes are not cost effective (e.g. devalue the property by 5% or more).

Penalties:

The maximum penalty amounts that apply per property and breach are:

- up to £2,000 and/or publication for failure to comply with a compliance notice.
- up to £2,000 and/or publication penalty for renting out a non-compliant property for less than 3 months.
- up to £4,000 and/or publication penalty for renting out a non-compliant property for 3 months or more.
- up to £1,000 and/or publication for providing false or misleading information on the PRS Exemptions Register.

The maximum amount you can be fined per property is £5,000.

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