

## Advice for Landlords

### The MEES Regulations – Minimum Energy Efficiency Standards

#### Will your property be lettable in 2018?

As from April 2018 The MEES Regulations will make it **unlawful to let domestic and non-domestic properties** in England and Wales which do not achieve a Minimum Energy Performance Standard (MEPS) rating of “E”. As poor energy performance is not limited to old or obsolete buildings, these regulations will have significant impacts for a number of landlords, tenants and property advisors. **Landlords need to take action now\*** to avoid higher compliance costs and protect revenues from their properties.

#### What are the aims of the MEES Regulations?

- To improve energy efficiency of the most energy inefficient properties.
- Work towards achieving the UK’s legislative targets – CO<sub>2</sub> emissions from all buildings must be “close to zero” by 2050.
- Help to tackle the traditional barrier to the implementation of energy efficiency works where the landlord foots the bill for improvements that benefit the tenant.

#### The Implications of MEES – These will include:-

- Making it impossible to market some properties unless they are upgraded.
- The valuation of such properties will be affected – with associated implications for secured lending
- Rent reviews on F & G rated properties will be affected.
- There may also be implications for dilapidations assessments.

#### The Key Points of the MEES Regulations and how they affect landlords are as below:-

- MEES will require a property in England & Wales to be brought up to a minimum EPC rating of “E”. Properties below this, with an EPC rating of F or G, will be termed “sub-standard” and will not be lettable.
- MEES will apply to new lettings and lease renewals from 1<sup>st</sup> April 2018. The landlord will need to ensure a property complies with MEES before the lease is granted. However, in certain circumstances, the landlord will have six months after the lease is granted to comply – this generally being where the landlord has no choice whether to grant the lease or not (very rare in domestic properties).
- Domestic properties which are re-let after 1<sup>st</sup> April 2018, which do not meet the minimum EPC rating of E, will incur a fine of up to £5000.00 on the landlord.
- Tenants will be able to request consent from their landlords to make energy efficiency improvements as long as there is no up-front cost to the landlord. Landlords should not refuse these requests without good reason.

#### \*What should you do now?

**Check the EPC ratings for your existing properties. Any property with an EPC rating of F or G needs action now.**

**You have time to ensure that you are MEES compliant before 1<sup>st</sup> April 2018.**

**If you have any questions please talk to us for advice. Tel 01302 759085 or email  
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