landlords

Letting industry news and updates

ocean lettings & management

oceanhome.co.uk

New government regulation

Minimum Energy Efficiency Standards (MEES) for private domestic rentals.

If your property has an EPC (Energy Performance Certificate) rating of either 'F' or 'G', new Government regulations mean that from April 1st 2018 you will not be able to grant a new tenancy agreement or allow a periodic tenancy to be created.

What you need to do

Unless your property is exempt, energy efficiency improvement works need to be carried out to improve the EPC rating to an E or higher.

Funding for these works may be available to Landlords via central funding or the Green Deal from the utility supplier or other funding options.

Exemption

You may be exempt from MEES if -

- The improvement works will require an initial outgoing payment from you.
- Third party consent is not given e.g. from tenant, a superior landlord or if planning authority has been refused or has been given with conditions that you cannot reasonably comply with.
- Improvements would be detrimental to the property.
- Improvement works would devalue the property by 5% or more (this will need to be confirmed by a RICS qualified surveyor).
- Grants are not available.
- An independent assessor determines that all relevant energy efficiency improvements have been made to the property, or that improvements that could be made would not be cost effective via energy savings within seven years.

If your property is exempt then it needs to be registered on The National PRS Exemption Register

https://prsregister.beis.gov.uk/NdsBeisUi/used-service-before

Penalties

If the EPC shows that the property is rated as a F or G and no exemption has been registered, then landlords are liable for a fine up to £5,000.

Help & Support

There are organisations that can assist you with these regulations, help source funding and advise you on the exemption.

Vibrant Energy Matters
The UK's leading independent residential property service experts, offer help with MEES compliance.
Call: 0845 0945 192 **Email:** contact@vem.co.uk
www.meesreport.co.uk/ocean

Centre for Sustainable Energy
Bristol based charity providing advice for landlords on new minimum energy efficiency standards.
Call: 0800 082 2234 **Email:** home.energy@cse.org.uk
www.cse.org.uk/projects/view/1344

gov.uk
Guidance to landlords of privately rented domestic and non-domestic property on complying
www.gov.uk/government/publications/the-private-rented-property-minimum-standard-landlord-guidance-documents