



<p style="text-align: center;">London Borough of Croydon</p>	
<p style="text-align: center;">Private Sector Housing Landlords Forum</p> <p style="text-align: center;">Information Sheet 4.</p>	

Minimum Energy Efficiency Standards (MEES).

Formally MEPS – Minimum Energy Performance Standard. The Government wants the energy efficiency of properties improved.

Legislation

Part Three of The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 covers the minimum energy efficiency standard (MEES) provisions for domestic private rented properties. This comes into force on the 1st April 2018.

The Energy Act 2011 enabled the Secretary of State to introduce these regulations.

Introduction

From April 2016, the regulations brought into force MEES in the residential and commercial private rented sector.

With effect from the 1st April 2018 there will be a requirement for any domestic properties rented out in the private rented sector (required to have an EPC) to have a MEES; an Energy Performance Certificate rating of E.

The regulations will come into force for new lets and renewals of tenancies with effect from 1st April 2018 and for all existing tenancies on 1st April 2020.

It will be unlawful to rent a property which breaches the MEES unless there is an applicable exemption. A civil penalty of up to £5,000 could be imposed for breaches. It will be enforced by Croydon Council. The level of penalties are set in the regulations.

From the April 2016 all domestic tenants have the right to request energy efficiency improvements to their properties.

Are there any exemptions?

Yes landlords are exempt if:

- They have carried out all cost-effective energy efficiency improvements.
- Measures Identified by Green Deal or an alternative government scheme are not cost effective.
- If third-party consents are not available (from tenants, planning authority etc).
- The property does not require an EPC (listed building)

MEES Definitions:

Domestic private rented sector property (DPRP). This means properties let: -
•under an assured tenancy or a shorthold tenancy or tenancy which is a regulated tenancy for the purposes of the Rent Act 1977.

ECO – The Energy Company Obligation (ECO) is a government energy efficiency scheme in Great Britain to help reduce carbon emissions and tackle fuel poverty.

Energy Performance Certificate (EPC) – a report that assesses a property energy efficiency rating and then recommends specific ways to improve the energy efficiency. It is a legal requirement for an EPC to be available during sale or rent.

First Tier Tribunal (FTT) - part of the tribunals system administered by Her Majesty's Courts and Tribunals Service and which hears tenants' appeals.

Green Deal - is a Govt backed initiative designed to provide advice on home energy saving improvements, and identify the best way to pay for them.

Housing Health and Safety Rating System. - is a risk-based housing evaluation and enforcement tool to enable local authorities to identify and protect against hazards

Minimum energy efficiency standard (MEES) - An EPC rating of at least E. The Govt has declared its wish for MEES to be a D rating by 2025 and a C rating by 2030.

Private Rented Sector Exemptions Register - the central register of properties that have an exemption from not meeting MEES. It is currently being piloted and *will* be available on gov.uk by 1 October 2017. However landlords who wish to register an exemption for a non-domestic property as part of the pilot should e-mail the BEIS minimum standards team PRSregisteraccess@beis.gov.uk (25th Sept 17)

Suitably Qualified Person - e.g. appropriately qualified surveyor (RCIS) or Architect or an independent installer.

Useful Links:

Guidance to landlords of privately rented non-domestic property on complying with the 2018 'minimum level of energy efficiency' standard (EPC band E)
<https://www.gov.uk/government/publications/the-non-domestic-private-rented-property-minimum-standard-landlord-guidance>

Green Deal information - Energy Saving Advice Service on 0300 123 1234.

Contact information.

For more information on private sector housing matters please contact:

Email – hsg-privatehousing@croydon.gov.uk

Telephone: 0208 760 5476 or Minicom: 0208 760 5797

Or on licencing your property

Email - propertylicensing@croydon.gov.uk

Telephone: 0208 726 6103 (Monday to Friday 9am-4pm)