

# Minimum Energy Efficiency Standards for the private rented sector (Domestic)

Did you know that according to government data 25% of properties in England and Wales have an Energy rating of E or below?

## What are the regulations?

On 1 April 2016 Minimum Energy Efficiency Standards (MEES) came into force.

The new rules mean it is against the law for landlords to let private rented properties with an Energy Performance Certificate (EPC) rating of F or G.

Further updates to the regulations in 2019 and 2020 mean landlords must not grant a new tenancy or continue to let a property that does not meet the minimum EPC requirements and they cannot lodge an exemption based on the grounds of using 'no upfront costs'.

## How to comply with the regulations

Landlords must ensure they have a valid EPC for their properties before renting them to tenants.

You can obtain an EPC from an accredited Domestic Energy Assessor (DEA), who will conduct an assessment of the property. The assessor will also be able to advise you on how to comply with the regulations, including any exemptions.

Only fully trained and accredited DEAs can produce EPCs, therefore we advise checking they are part of a recognised scheme, as failure to do so may result in an EPC being declared void.

## What are the penalties?

Failure to comply with MEES regulations could result in a fine of up to £5000.

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