

Energy Performance Certificates



MEES (The Minimum Energy Efficiency Standards)

MEES are now in place, the changes to the law have affected domestic private landlords! As from April 2018 a landlord cannot grant a new tenancy of the property with an Energy Performance Certificate with a rating below an E.

From April 2020 a landlord cannot rent any property with an Energy Performance Certificate with a rating below an E. The government has declared their wish to raise those standards further such that the minimum standard is likely to rise to a D by 2025 and a C Rating in 2030.

So what is an EPC

The EPC measures the energy efficiency of the property on a scale of A – E. The most efficient homes, which should have the lowest fuel bills, are in band A. The certificate also tells you, on a scale of A – E, how much carbon dioxide is emitted by the property and the subsequent effects on the environment.

The EPC will not only give you the scale for energy efficiency and carbon dioxide emissions, it will also provide advice on how to improve these ratings. Landlords are under no obligation to carry out any recommendation detailed in the report, although The Energy Savers Trust have estimated that homeowners and tenants could also save around £300 a year on fuel bills from implementing the changes noted in the certificate.

Landlords should be aware that if two properties of similar standard and rent level are compared, it is likely the applicant would choose the property that is more energy efficient as it will have lower energy bills.

The EPC must be conducted by a fully accredited Domestic Energy Assessor (DEA) who will supply a certificate and a valid report about the property. The survey will take between and 1- 2 hours to complete depending on property size.

Exemptions

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 (consent from tenants, planning authority etc).

Who does this apply to? This new regulation applies to domestic properties let under a longer term assured and regulated tenancies.

If the building is exempt from an EPC then you are not required to provide consent. Landlords are also exempt if required third-party consent, such as planning, for work cannot be obtained.

Are there any penalties for non compliance?

If a tenant considers that a landlord hasn't complied with the regulations, they can take the case to a First-Tier Tribunal General Regulatory Chamber.

If you would like for Aspire Lettings to arrange for the EPC certificate to be completed, please contact us on 01832 272225 or email: info@aspirealesandlettings.com

