

National Landlords Association

Minimum Energy Efficiency Standards (MEES)

Richard Price – Director of Operations

www.landlords.org.uk



KNOW
your rights



MEET
fellow landlords



GAIN
a competitive edge



SAVE
on services



STRENGTHEN
our voice

■ Energy Performance Certificates



■ 10 years up?

- If you got an EPC when they first started, it may have expired, or may do so soon.



■ Minimum Energy Efficiency Standards

Timetable

- 2007 - EPCs introduced in home information packs for sales
- 2008 - Required for new tenancies
- 2013 - Advertisements to show the energy rating of the building
- 2016 – reasonable tenant request for energy efficiency improvements

- 1st April 2018 – ***new tenancies and renewals*** to meet or exceed ‘E’ rating
- 1st April 2020 – Meet or exceed ‘E’ to all ***new and existing*** tenancies

- *2025 – calls to see requirement for a band ‘D’?*
- *2030 – calls to see requirement for a band ‘C’?*
- No current plans beyond that!

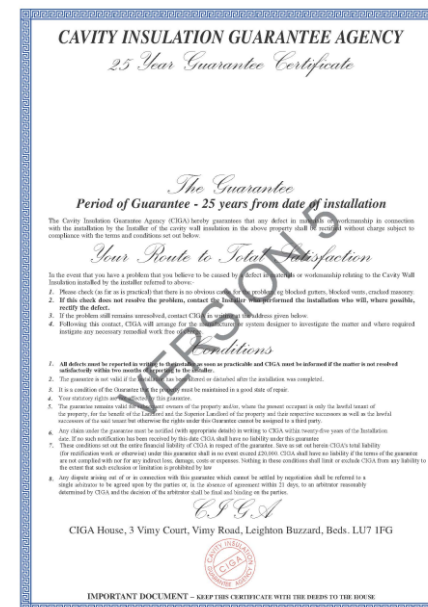
■ Easy Wins

- LED lightbulbs
- Heating controls
 - Programmer/timer
 - Room thermostat
 - Thermostatic Radiator Valves
- Hot water tank jacket or insulated cylinder



■ Practical advice prior to assessment

- Access to roof / key areas to avoid assumptions
- Measures must be visible – non invasive survey
- Prepare EVIDENCE for hidden measures
- Age of building is used if no other evidence to allow a change



■ Next steps

- Renew pre-2013 EPC's & follow recommendations

Examples;

- Cavity wall insulation
- Loft insulation
- “A” rated boiler
- High heat retention E7 Storage Heater
(Don't replace old storage heaters with modern on peak electric heating)
- Double/triple glazing (where a high % glass area)

ECO – Energy Company Obligation ■ (Utility funding).

- Cavity wall insulation 60% – 100% funded
- Loft insulation – 40% - 100% funded (100mm)
- Solid wall insulation – 10% - 40% funded
- Room in roof insulation – 0% to 100%
- Flat roof insulation – up to 80% funding
- Single to double/triple glazing – 20% - 30% funded
- High performance external doors – 15% – 35% funding

This funding is available to all private tenants! (and owner occupiers)

Home Heat Cost Reduction Obligation ■ (HHCRO) (*Utility funding*).

- Pension Credit
- Income-Related Employment and Support Allowance
- Income Based - Jobseekers Allowance
- Income Support
- Universal Credit (certain levels)
- Tax Credits (Income thresholds)

■ Green Deal

- Green Deal Finance Company now privately owned and financing new loans as of May 2017
- Green Deal loans can be used to meet the “no upfront cost” rule of the regulations
- The “Golden Rule”, that repayments cannot exceed estimated savings in same period, still applies to new Green Deal loans.

■ Is your property in scope?

- Properties within scope will include any “domestic privately rented property” which has an EPC, and is either:
 - (i) required to have an EPC; **or**
 - (ii) is within a larger unit which itself is required to have an EPC, either at point of sale, or point of let.


■ Houses in Multiple Occupation (HMOs)

- HMO's which have not been sold or been let as a single rental in past 10 years may not need an EPC and will not be in scope of the regulations
- If a property does not require an EPC but has one voluntarily, the regulations DO NOT apply
- Unsure if your property requires an EPC?
CHECK.

■ Exemptions

- Improvements can't be made at “no upfront cost”
- If devalues property value by more than 5% (RICS)
- Occupying tenant refuses consent
- Some 3rd party consent is refused e.g. freeholder.
- Wall insulation may be refused if written professional opinion shows potential damage to fabric — (more likely for external), high exposure, porous stone properties. (Installer)
- Conservation areas and listed building status*
- Landlord has only recently become the landlord

■ Exemptions

- If the EPC has a  against a recommendation, there will be no exemption for that measure
- Transfer of a lease with a tenant to a new landlord – 6 months given for compliance.
- To be considered for exemption – need to register on the ‘PRS Exemptions Register’ and provide evidence.

■ Penalties

- Compliance with regulations to be enforced by Local Authorities, applying financial penalties:
 - Renting out non-compliant property for less than 3 months: Up to **£2,000**
 - Renting out non-compliant property for 3 months or more: Up to **£4,000**
 - Providing false or misleading information on Register: Up to **£1,000**
 - Failing to comply with a compliance notice: Up to **£2,000**

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020 7840 8900 info@landlords.org.uk

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Energy Efficiency, Energy Performance Certificates and The Green Deal

Energy Efficiency Legislation, the Energy Performance Certificate and other regulations relating to energy efficiency. You will also be aware of grant and other financial incentives to make energy efficiency improvements.

Energy Efficiency, Energy Performance Certificates and The Green Deal Resources

1. [Introduction](#)
2. [Energy Performance Certificates](#)
3. [Which rented buildings require an EPC?](#)
4. [Who can produce an EPC?](#)
5. [Enforcement of EPCs](#)
6. [Housing Health and Safety Rating System \(HHSRS\) and energy efficiency](#)
7. [Implications of Energy Efficiency \(Private Rented Property\) \(England and Wales\) Regulations 2015](#)
8. [Building Regulations and energy efficiency](#)
9. [Model Schemes](#)
10. [Current Assistance for Landlords](#)
11. [Benefits for landlords of making energy efficiency improvements](#)
12. [The Green Deal](#)

Continued Professional Development

If you are working through these resources as part of your CPD, then to complete the course you need to successfully complete a quiz to test your knowledge on this section.

Additional Resources

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