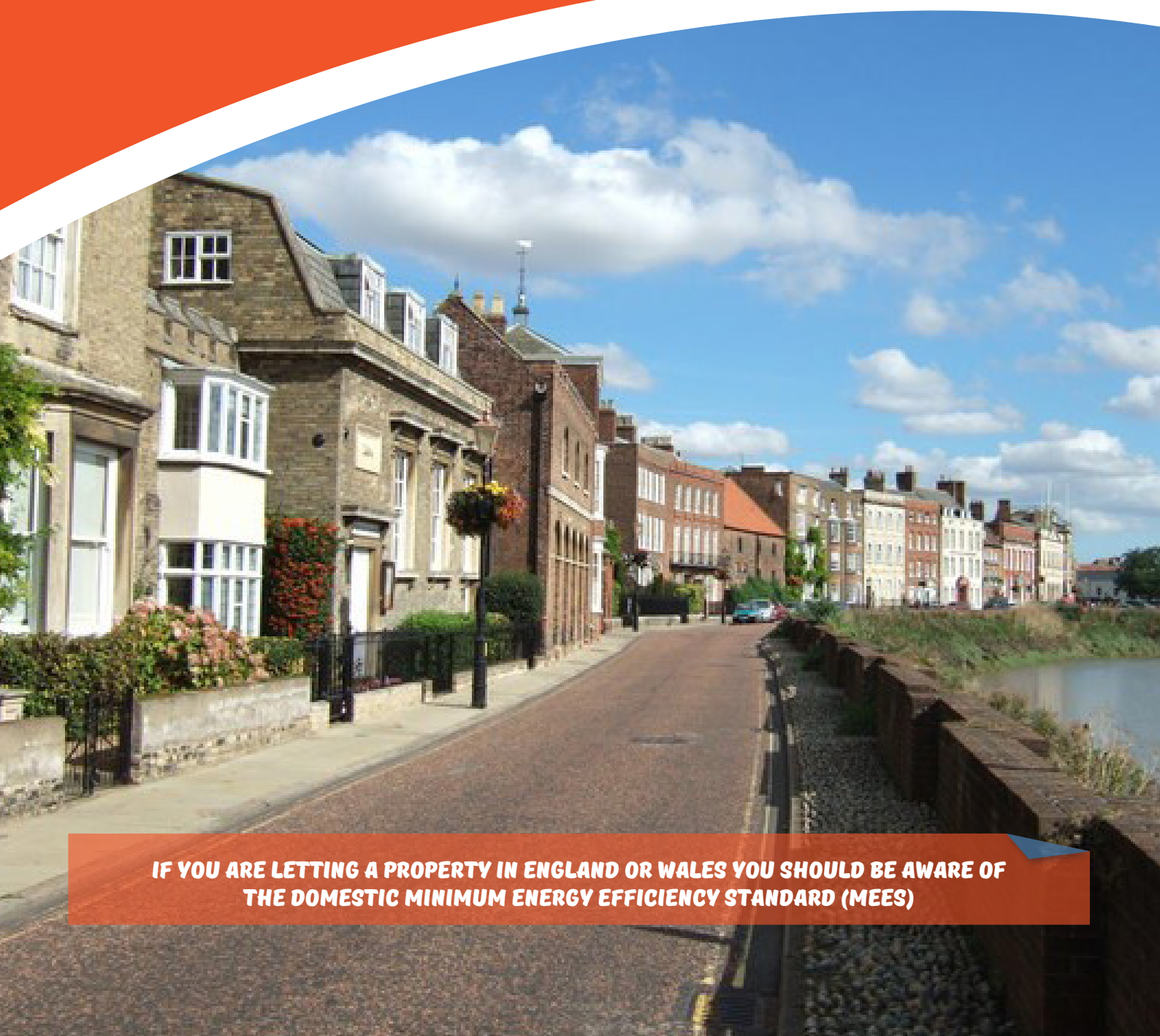
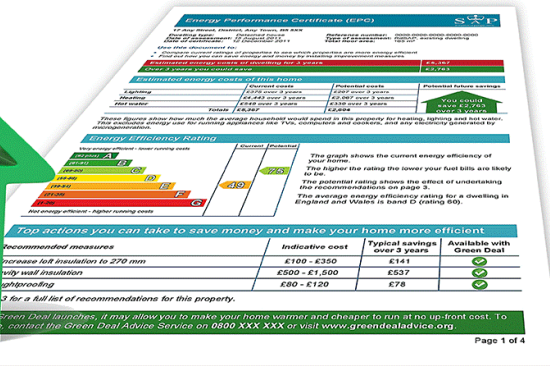


Wisbech Landlords: Are you EPC compliant?



**IF YOU ARE LETTING A PROPERTY IN ENGLAND OR WALES YOU SHOULD BE AWARE OF
THE DOMESTIC MINIMUM ENERGY EFFICIENCY STANDARD (MEES)**



About the MEES

The Domestic Minimum Energy Efficiency Standard (MEES) Regulations came into effect in April 2018. It set a minimum energy efficiency level for private rented properties in England and Wales. Properties in England and Wales must be rated “E” or higher to be privately let and those with ratings “F” and “G” must be brought up to standard before the deadline.

This rating is found on a valid Energy Performance Certificate (EPC)

What's the EPC?

An Energy Performance Certificate (EPC) can only be issued by a qualified Domestic Energy Assessor and each certificate is logged and accessible on a national register.

They last for 10 years and you can use the same certificate for multiple tenancies with different tenants.

An “A” rating indicates that a property achieved the highest level of energy efficiency, and a “G” rating signifies the lowest level of energy efficiency.

Apart from a rating, a certificate also shows a building's carbon dioxide emissions, which can be affected by a building's walls, flooring, roof insulation, boilers and more. These are all factors an assessor will look at when assessing the EPC rating of a property.





Are you compliant?

Since April 2018, Landlords have not been permitted to let private rental properties on new tenancies (to new and existing tenants) unless the property has a minimum level of energy efficiency of E (as confirmed by the Energy Performance Certificate for the property) or that property is subject to one of the following exemptions:-

- High cost exemption
- '7 year payback' exemption
- 'All improvements made' exemption
- 'Wall insulation' exemption
- 'Consent' exemption
- 'Devaluation' exemption
- 'New Landlord' exemption

So, you've checked you comply with the April 2018 standard – that's great.

However, from April 2020, it will be an offence to let any property with a rating of an F or G regardless of when a tenancy was signed.

So, even if a tenant has been in situ since before 2018 and is on a periodic tenancy, the property must be rated at E as a minimum (unless it is exempt of course).

Ignore this at your peril as the local authority can impose Compliance Notices and penalties up to £5000 per property in breach and that's a lot of lost rent.

Many may see this as just another thing that the government are throwing at the private rented sector but if you consider their purpose, EPCs and MEES are not a bad thing at all.

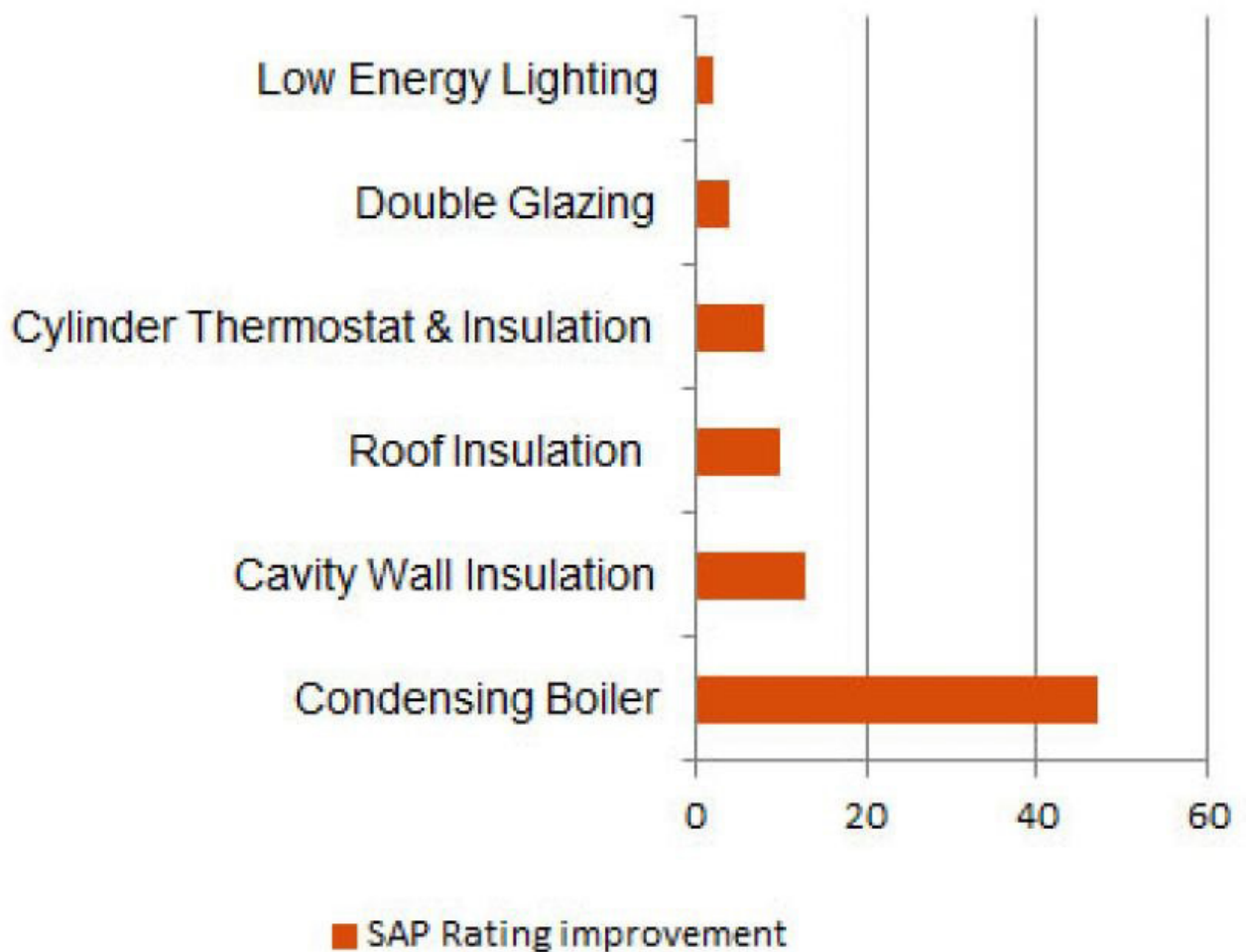
The EPC's tell us how energy efficient a property is and also what can be done to make it even more energy efficient. The MEES regulations ensure that landlord's keep their properties as energy efficient as possible.



Well, it's quite likely that there will be more pressure on government to ensure that properties are kept as energy efficient as possible so it is not inconceivable that the minimum rating could well be reduced over the coming years.

Scotland are introducing their minimum standards in 2020 and are looking for all private rented properties to be a minimum of a C rating by 2030.

Improvements and their impact on energy saving

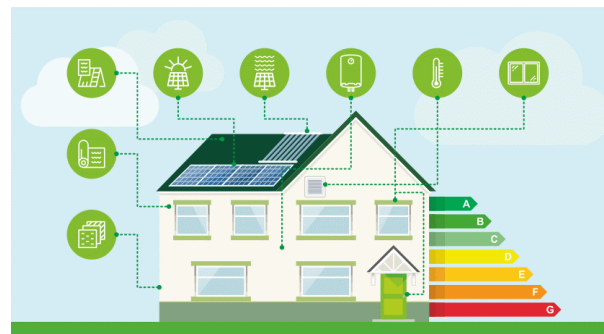




Improving Your EPC Rating

Double glazing and new boilers are both very effective ways to improve your property's energy efficiency. They can also be costly. There are cheaper ways in which you can improve your property's EPC rating.

1. **Install new radiator valves** Thermostatic valves can make a huge difference to an EPC rating, at a fraction of the cost of a brand new boiler.
2. **Wall insulation** Insulation materials can cost as cheap as £5 per square metre and is particularly effective for properties lacking in insulation.
3. **LED light bulbs** if you're just a small step away from an E rating, then replacing all standard light bulbs with LED ones is the easiest and cheapest improvement you can make to help secure the minimum rating.





Access for EPC Inspections and Works

You should get your tenant's consent before an EPC inspection, and in most cases, you must get their consent before physical works are carried out. It is likely that the tenant would welcome your improvement works, as their energy bills will go down as your EPC rating improves. If you fail to get their consent, you can apply for an exemption to the MEES rules based on the lack of consent.

The penalties for non-compliance can be severe. If you fail to supply a valid EPC at the start of a new tenancy agreement, you could lose the right to serve a Section 21 notice in the future.

I hope that you found this interesting. If you have anything lettings related that you'd like to discuss, please give us a call on 01945 461116 or email wisbech@valiantproperties.co.uk

We're here to answer any questions you may have.



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