

LANDLORDS BE AWARE!



Minimum Energy Efficiency Standard (MEES)

NEW REGULATIONS – APRIL 2018

As from the 1st April 2018 there will be a requirement for any domestic or non-domestic properties rented out in the private rented sector (including public sector landlords) to normally have a minimum energy performance rating of E on an Energy Performance Certificate (EPC).

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 requirement for a minimum E rating, unless there is an applicable exemption. A civil penalty of up to £4,000 will be imposed for breaches.

There are separate regulations effective from 1st April 2016 under which a tenant can apply for consent to carry out energy efficiency improvements in privately rented properties.

For most landlords this will mean that they will **no longer be able to rent out a property with a rating of F or G after April 1st 2018**. As such landlords with properties in this EPC bracket should begin preparing now for April 1st.

Contact us to find out how you can improve your properties Energy Performance Rating and to ensure you meet the deadline.

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