



## MINIMUM ENERGY EFFICIENCY STANDARDS

L·A·S·E·R®

Minimum Energy Efficiency Standards (MEES) stemmed from the Energy Act 2011. This placed an obligation on the Secretary of State to introduce regulations to improve the energy efficiency of buildings in the private rented sector. Although the legislation is primarily aimed at the private sector, public sector landlords will also have to adhere to the regulations.

MEES will come into effect from 1st April 2018 for both domestic and non-domestic properties. At this point, landlords will not be permitted to either grant a new tenancy or renew a tenancy with existing occupiers at a property which has an Energy Performance Certificate (EPC) rating of F or G (subject to certain requirements and exemptions). On 1st April 2023 the regulations will extend to include existing non-domestic tenancies. From this date landlords must not continue to let a non-domestic property with an EPC rating of F or G (termed “sub-standard”).

### Why you should act now

To improve the EPC rating of a property, physical upgrades are usually required to relevant elements of the building fabric or systems. These upgrades will take a significant amount of time to plan, implement and assess. Consideration of this should be made especially in the following situations:

- 1 Where properties have an existing ‘sub-standard’ EPC.
- 2 Where properties do not have an existing EPC.
- 3 Where properties have an existing EPC rated at D or E.

In the final case, it cannot be assumed that a property with an EPC that is expiring will necessarily achieve the same rating upon reassessment. Changes in regulations or the level of data available could lead to a property achieving a lower rating upon renewal.

Our Service →



## Our Service

We understand that service requirements may vary and we are pleased to offer tailored services to suit the individual needs and preferences of our customers. The below depicts a typical approach to the LASER MEES service:

### 1 PORTFOLIO GAP ANALYSIS

LASER will work with you to identify which properties the regulations will affect, where existing EPCs are in place and ensure the most recent certificates are considered. Properties that may require improvements or EPCs will then be highlighted.

### 2 CLOSING THE GAP

Once the properties have been highlighted, LASER can provide EPCs and produce a summary report with an overview of the current position of the property in relation to the legislation. This provides a notice period for the works that are required.

### 3 ENSURE COMPLIANCE

LASER has developed a unique understanding of the issues that public sector organisations face in the current climate and can continue to offer support and advice. We will be able to provide a tailored proposal to deliver the support necessary to ensure that our clients are best positioned to meet their obligations and are compliant with the legislation. This will minimise any potential loss of revenue and eliminate any risk of incurring fines.

## Penalties

Any property which is rented out for a period less than three months but is in breach of the MEES Regulations will incur a penalty equivalent to 10% of the properties rateable value. This is subject to a minimum of £5,000 and a maximum of £50,000. After three months of non-compliance, the penalty increase to 20%, subject to a minimum of £10,000 and a maximum of £150,000.

In addition to the penalties above, as part of EPC regulations, a property owner can be fined between £500 and £5,000 based on the rateable value of the building if they do not make an EPC available to any prospective buyer or tenant.

## About LASER

LASER is a leading energy procurement and energy management solutions provider for the public sector. We serve Councils, NHS Trusts and Universities as well as Schools and Blue Light services. LASER is wholly owned by Kent County Council and has unrivalled expertise and insight into public sector processes and requirements.

As well as Energy Surveying, LASER provides Bureau Services enabling us to monitor and report on around £140 million worth of energy spend each year. We also have an LED Lighting service which can reduce lighting electricity use by around 70%.

## Additional Services

- Energy Performance Certificates (EPCs)
- Display Energy Certificates (DECs)
- International Performance Measurement & Verification Protocol (IPMVP)
- Energy Saving Opportunity Scheme (ESOS)
- Energy Surveys

For more information about MEES or Energy Surveying services please contact us on the details below:



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