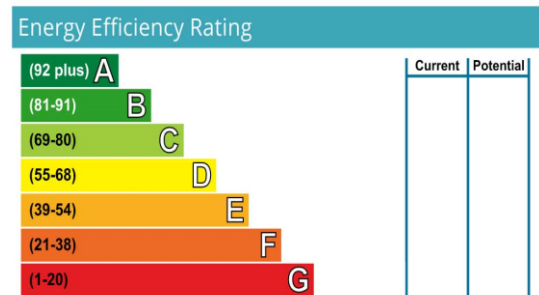


➤ **The Minimum Energy Efficiency Standard (MEES) Regulations**

The Minimum Energy Efficiency Standard (MEES), which came into force in England and Wales on 1 April 2018, sets a minimum energy efficiency level for domestic private rented properties. All privately rented homes must have an Energy Performance Certificate (EPC) with EPC rating between A and E. It is illegal to let properties that have EPC rating below E, unless there is a valid exemption in place. Landlords must provide copy of valid EPC to their tenants.

An EPC provides information about a property's energy use, typical energy costs and recommendations on how to reduce energy use and save money. It rates a property's energy efficiency from A to G - A being the most energy efficient & G being the least efficient.



➤ **What should I do if my rental property has an EPC rating lower than E?**

The first thing you need to do is to check the EPC record of your property to determine when it was completed. You can use this link (<https://www.gov.uk/find-energy-certificate>) to check the EPC record of your property. EPCs are valid for 10 years. If you have recently carried out improvement work on the property, the EPC completed in the past may not reflect the current standard. You should consider getting a new one done immediately. If you have not made any improvements (or registered an exemption), refer to your EPC for recommended energy efficiency measures. The EPC report will have a list of recommended measures for improving your property's energy efficiency performance. You will need to carry out enough of these measures to improve your score to above an E rating. For example, improvements can range from upgrading a heating system to fitting energy efficient lightbulbs.

➤ **What happens, if I can't afford to carry out improvement work to bring my rental property to EPC rating E?**

The government has introduced a cost cap, which means that property owners/landlords are required to spend no more than £3,500 (including VAT) on energy efficiency upgrades to bring their properties to EPC rating of E. If the property cannot be improved to an EPC rating of E for £3,500 or less, the owner/landlord is allowed to register for an exemption. For further details on exemptions, please visit this link: <https://www.gov.uk/government/publications/private-rented-sector-minimum-energy-efficiency-standard-exemptions/guidance-on-prs-exemptions-and-exemptions-register-evidence-requirements>

➤ **Can landlords be fined for not having EPC?**



Yes, local authorities have the power to issue fines of £500 if you don't make a copy of the EPC available to your tenant, and up to £5,000 for not having a valid EPC. There are proposals to raise this fine to £30,000 by 2025.

➤ **Does EPC rating really matter?**

Yes, it saves money on energy cost. It is estimated that a home with an EPC rating of C pays around £750 a year less on energy bill than one with an E rating. Energy efficiency is also crucial to help tackle the climate crisis. It is estimated that 26% of the UK's greenhouse gas emissions come from homes. A good EPC rating may increase the market value of the property, also making it more desirable and easier to let.

➤ **What financial help is available?**

The cost of improvement work imposes financial burden on a landlord, however, the long-term benefits outweighs the initial burden. The funding options currently available for landlords are:

- Third Party Funding, such as energy company obligations (ECO)
- Combination of Third Part & Self- Funding
- Self-Funding, landlords are expected to spend up to £3500

Additional resources and information can be found on our website:

<https://www.doncaster.gov.uk/services/housing/energy-performance-certificates-epcs-in-the-private-rented-sector>