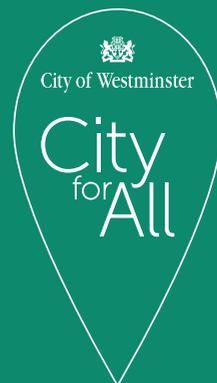




Important information for Landlords

MEES Regulations 2015



- 📍 Are you aware of the MEES Energy Efficiency Regulations?
- 📍 Does your property have an Energy Performance Certificate (EPC)?
- 📍 Does your EPC rating meet the minimum E rating MEES requires?

From 1 April 2020, landlords must not let out or continue to let out any property that has an EPC rating of band F or G.

westminster.gov.uk/private-sector-housing

Energy Efficiency (Domestic Property) (England and Wales) Regulations 2015

These Regulations apply to private rented properties. Landlords must ensure that they comply with the regulations before a new lease or tenancy is granted, or an existing tenancy is renewed.

From the 1 April 2020, it is unlawful to let a residential property with an Energy Performance Rating of F or G. For properties let in breach of this prohibition, a financial penalty may be imposed.

Property Standards

All properties are assessed for health and safety hazards, using a rating system called the Housing Health and Safety Rating System. This is to ensure that the accommodation is free from housing hazards which may harm an occupant. There are 29 hazards, one of which is Excess Cold. It is very likely that a property which fails the MEES standard, will also have a severe hazard in relation to Excess Cold. Deficiencies may include inadequate heating, the presence of damp and mould, lack of thermal insulation, and large single glazed and draughty windows.

Advice and Information

To assist in compliance with MEES regulations, we are available to provide advice and information.

westminster.gov.uk/landlords

Exemptions

It is the responsibility of the landlord to register any exemption with the Government's Private Rented Sector Exemptions Register.

For more information, search 'Guidance on PRS exemptions and Exemptions Register evidence requirements' on [gov.uk](https://www.gov.uk).

In order to register an exemption, they are required to provide the following:

- Address of the property
- Type of exemption you are registering.
- Copy of a valid EPC for the property.

The landlord can appoint an agent to register an exemption on their behalf, but ultimately the responsibility lies with the landlord to ensure that the registration is properly registered.

A financial penalty can be imposed if an exemption is incorrectly claimed.

Failure to register an exemption, may result in a penalty being issued.

The maximum penalty for non-compliance with MEES requirements per property is £5,000 in total.

