

A REMINDER OF THE LIKELY UPCOMING MEES CHANGES

MEES (Minimum Energy Efficiency Standards) set out the energy rules for residential and commercially-let properties. This note relates to commercially-let properties only.

As it stands, subject to limited exemptions, MEES mean that a landlord cannot grant a tenancy for over six months if the property does not have an EPC (Energy Performance Certificate) rating of 'E' or higher – with the best rating being 'A' down to the lowest rating of 'G'.

However, MEES could be due to change in the near future following the Government's 2019 and 2021 Consultations. These Consultations propose that over the next nine years a progressively tougher minimum EPC rating should be put in place as a requirement to let property. The 2021 Consultation saw the Government set out proposals to improve the implementation, enforcement and delivery of the policy.

Accordingly, the key proposals to note are as follows:

- By April 2025 all rented properties would need to be registered and have an EPC.
- From 1 April 2027, properties will need to have a minimum EPC rating of 'C' to be let or have an exemption.
- From 1 April 2030, properties will need to have a minimum EPC rating of 'B' to be let or have an exemption.

It is clear that the ultimate goal is to reach EPC B by 2030 for as many properties as possible, with EPC C by 2027 being the stepping stone for this change.

Although these suggested changes to MEES may result in landlords needing to ensure their current properties meet the higher EPC B rating (or tenants having to incur costs to reach this standard if wanting to sub-let) the update to MEES is predicted to have a significantly positive environmental impact and follows the clear trajectory of public policy.

With no update since the close of the Government Consultation on 9 June 2021, it is impossible to say for certainty when or if these recommendations will be made law. But given the large public support for the regulations and the Government's push for the economy to be net zero by 2050, it is likely that these changes, or at least something of a similar nature, will be brought in as a step in the right direction.

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