

MEES & YOU

Presentation for Wirral Landlord Forum

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**DON'T
PANIC**

Itinerary:

- 1) Introduction to MEES
- 2) How to achieve an E
- 3) What it may cost
- 4) Exemptions from MEES
- 5) How Energy Projects Plus can help

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What is MEES?

MEES stands for “Minimum Energy Efficiency Standard” and refers to a new requirement for properties to be energy efficient before being tenanted.

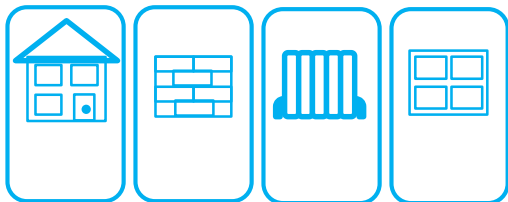
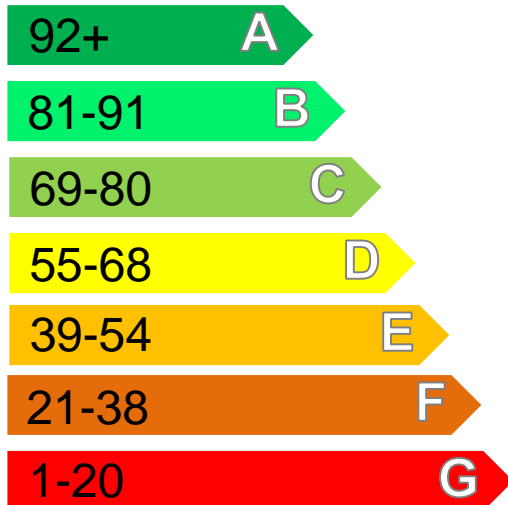
The minimum energy efficiency standard is rating of E or higher on an EPC.

What is an EPC?

An Energy Performance Certificate (EPC) rates the fabric condition of a property, and scores it from A-G, where A is incredibly good and G is very poor.

The rating is based on Reduced Standard Assessment Protocol (RdSAP), which awards points for energy efficiency.

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RdSAP points determine the EPC banding.

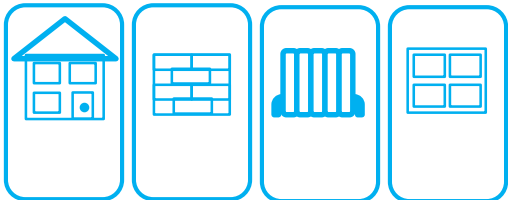
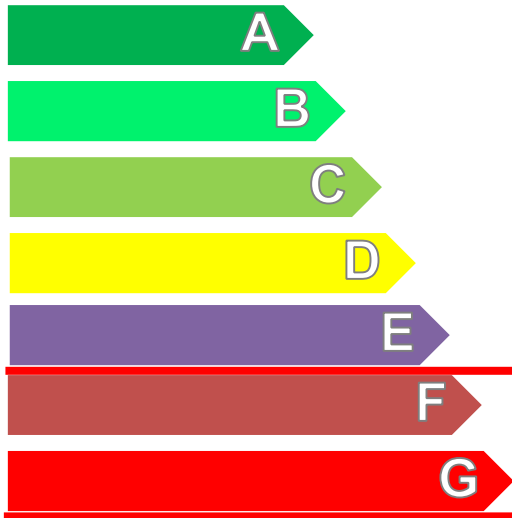
Any property awarded 39 RdSAP points or higher will be compliant with MEES.

What is the timeframe for MEEES?

From 01 April 2018, no **new** or **extended** tenancies can begin on any property that is rated F or G.

From 01 April 2020, no property that is rated F or G can be let.

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Properties rated F or G must be improved, or proven exempt.

What happens if I don't act?

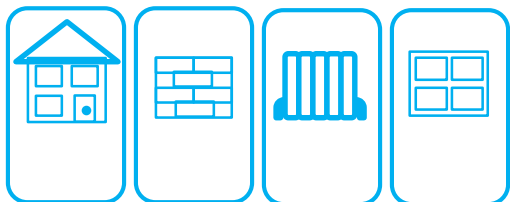
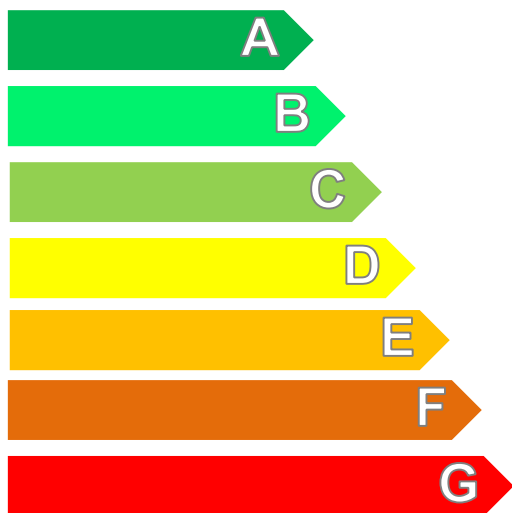
Infringement	Less than 3 months non-compliance	3 months or more non-compliance
Providing false or misleading information to the exemption register	£1,000	£1,000
Failure to comply with a compliance notice from a local authority	£2,000	£2,000
Renting out a non-compliant property	£2,000	£4,000

Maximum penalty for infringing in all areas is
£5,000

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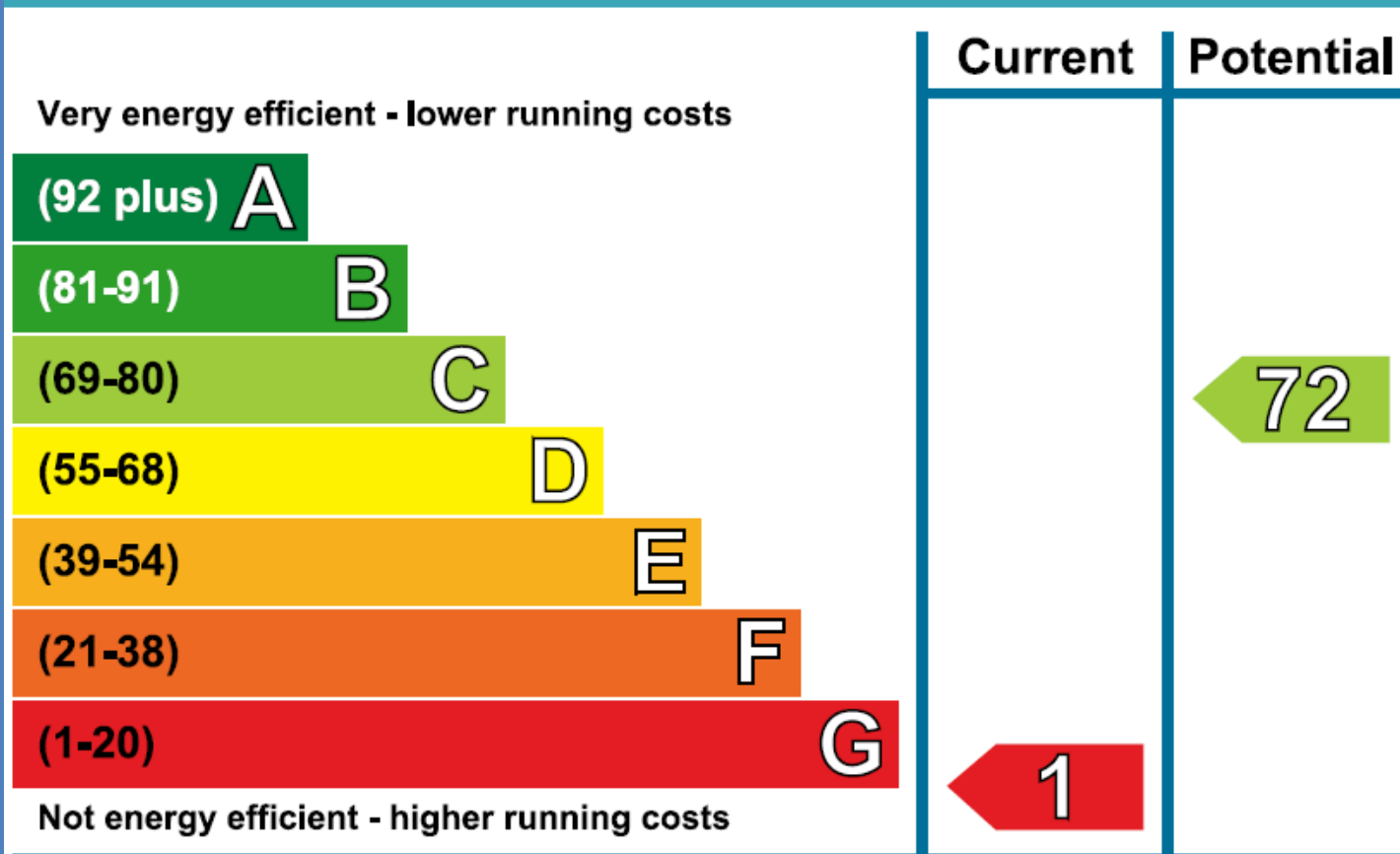
EPCs look at the fabric of the property:

- Walls
- Floors
- Roofs
- Windows
- Lighting
- Heating
- Renewable technology

Case Study

Before

Energy Efficiency Rating



Case Study

Before

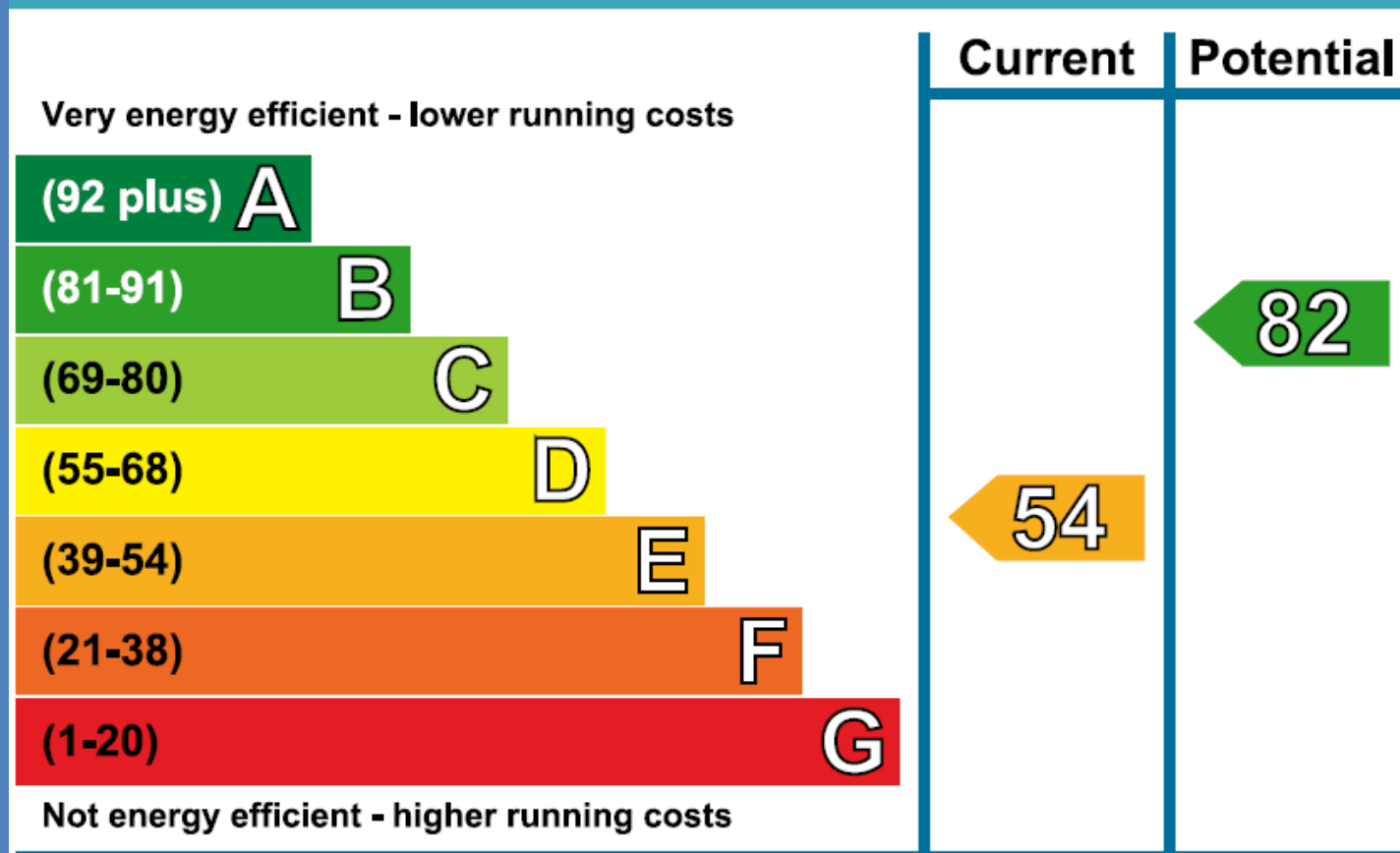
Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Solid brick, as built, no insulation (assumed)	★ ☆ ☆ ☆ ☆
Roof	Pitched, no insulation	★ ☆ ☆ ☆ ☆
Floor	Suspended, no insulation (assumed)	—
	Solid, no insulation (assumed)	—
Windows	Fully double glazed	★ ★ ★ ☆ ☆
Main heating	Room heaters, smokeless fuel	★ ☆ ☆ ☆ ☆
Main heating controls	No thermostatic control of room temperature	★ ★ ☆ ☆ ☆
Secondary heating	Portable electric heaters (assumed)	—
Hot water	From main system	★ ☆ ☆ ☆ ☆
Lighting	Low energy lighting in 40% of fixed outlets	★ ★ ★ ☆ ☆

Case Study

After

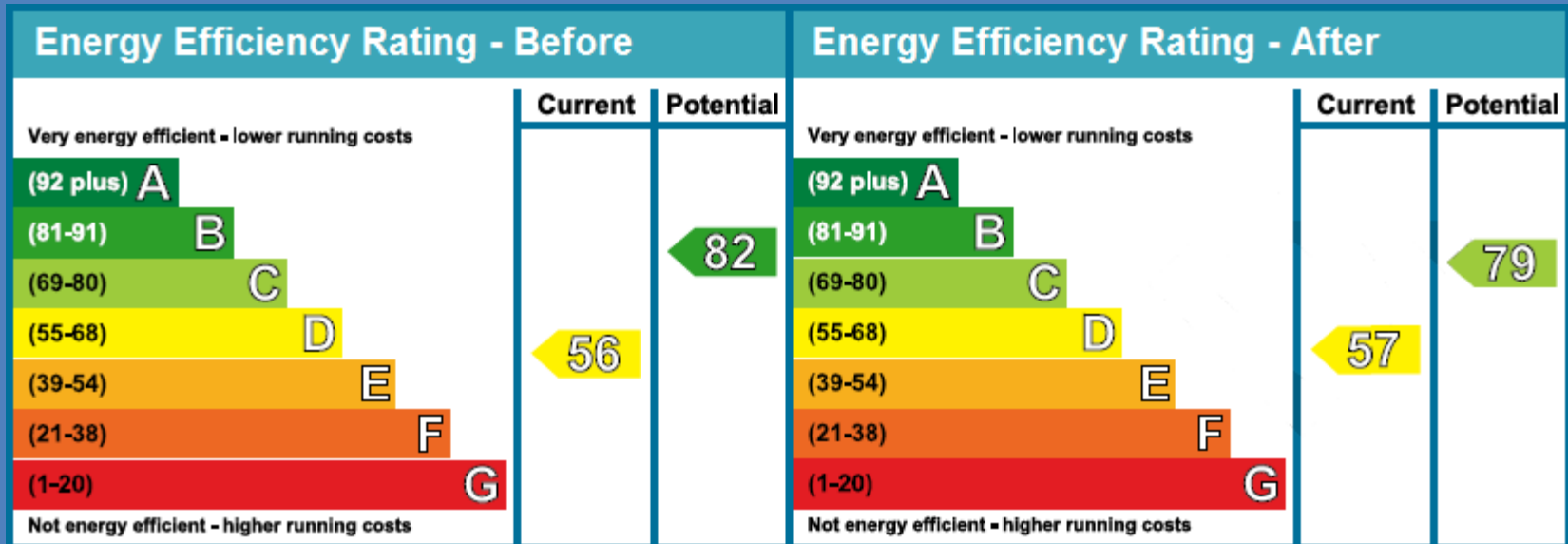
Energy Efficiency Rating



Changes to EPC software in November 2017

- EPC Software updated (version 9.92 to 9.93).
- Solid walls not as bad as once thought.
- Savings from solid wall insulation not as good as once thought.
- Some properties narrowly missing out on an E rating by 1-3 SAP points may now be E rated without further improvement works.

Changes to EPC software in November 2017



(D-rated, 5 bed, semi-detached house from 1905)

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What it may cost to improve the property

Landlords are required to make payments of up to £3,500 towards the works necessary for their property to achieve an E rating.

Where such works would be over £3,500 (e.g. solid wall insulation typically begins at £8,000) the landlord would be eligible to lodge an exemption from MEES.

Is there help with funding?

Yes

Wirral Council Heating and Renovation Loan

Wirral Council Heating and Renovation Loan

- Financial assistance is available to landlords of eligible tenants to enable essential repairs and improvements to their heating installations.
- Eligibility for financial assistance is via the receipt of Council Tax Support.
- This assistance is in the form of a loan, secured upon the property, that is paid back to the council when the house is eventually sold or changes ownership.

Wirral Council Heating and Renovation Loan

- There are no monthly repayments.
- Loans for heating repair/improvements only are up to a maximum of £4,000.

Will it add value to my property?

Yes

Increase in property value by EPC rating	
Location	Improvement from G to E
England (average)	£16,701
Northwest	£23,155

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What exemptions are allowed?

1. The recommendations are too costly.
2. All relevant improvements have been made.
3. The landlord cannot obtain relevant consent.
4. The measures would reduce the property value by 5% or more, or cause damage.

Exemptions last for 5 years and are non-transferrable between landlords.

The National Private Rented Sector Exemptions Register is open at:
<https://prsregister.beis.gov.uk>

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How Energy Projects Plus Can Help

- Save Energy Advice Line: 0800 043 0151

Freephone advice line available 9am-5pm Monday-Friday

Alternatively email advisor@epplus.org

- Local Energy Advice Programme (LEAP)

Home visits and support for people most likely to feel the effects of fuel poverty, e.g. low income, claiming benefits, suffering from a chronic health condition made worse through cold and damp homes, or other vulnerability. During the visit we may install some LED bulbs, which will increase the energy efficiency of the property.

Our Projects

- MEES & You

Energy Projects Plus will carry out an EPC assessment for your property. If the property does not achieve an E rating or higher, and it therefore can't be let out, we will issue you with a draft EPC, and provide advice in regard to the improvements required.

Once the improvements have been made, we will visit the property to carry out a new EPC assessment, noting the improvements that have been made. We will then lodge the assessment and provide you with your EPC, showing the property is rated E or higher.