

Domestic Private Rented Property
Minimum Energy Efficiency Standard

LANDLORD GUIDE

Important Information for Landlords

MEES Regulations 2015

STROUD DISTRICT COUNCIL



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.

To assist in compliance with MEES regulations, we are available to provide advice and information. Contact stroud.gov.uk/housing-renewal

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 1st 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.

All properties may also be assessed for health and safety hazards, using a rating system called the Housing Health and Safety Rating System (HHSRS) to ensure properties are free from hazards.

There are 29 hazards under the HHSRS, one of which is Excess Cold. It is highly likely that a property which fails the MEES standard may also have a severe hazard in relation to the Excess Cold and Damp and Mould.

Deficiencies may include inadequate heating, the presence of damp and mould, lack of thermal insulation, and large single glazed and draughty windows.

Exemptions

It is the responsibility of the landlord to register any exemption with the Government's Private Rented Sector Exemptions Register. Landlord or an agent acting on their behalf can register an exemption at:- <https://prsregister.beis.gov.uk/NdsBeisUi/used-servicebefore>

To register an exemption, landlords are required to provide the following:

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

The landlord can appoint an agent to register an exemption but ultimately the responsibility lies with the landlord to ensure that the property is properly registered. The council periodically reviews the PRS Exemption Register to monitor landlords' compliance with the MEES regulations.

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 noncompliance with MEES requirements per property is £5,000 in total.

Advice and Information

To assist in compliance with MEES regulations, Please contact us at stroud.gov.uk

