

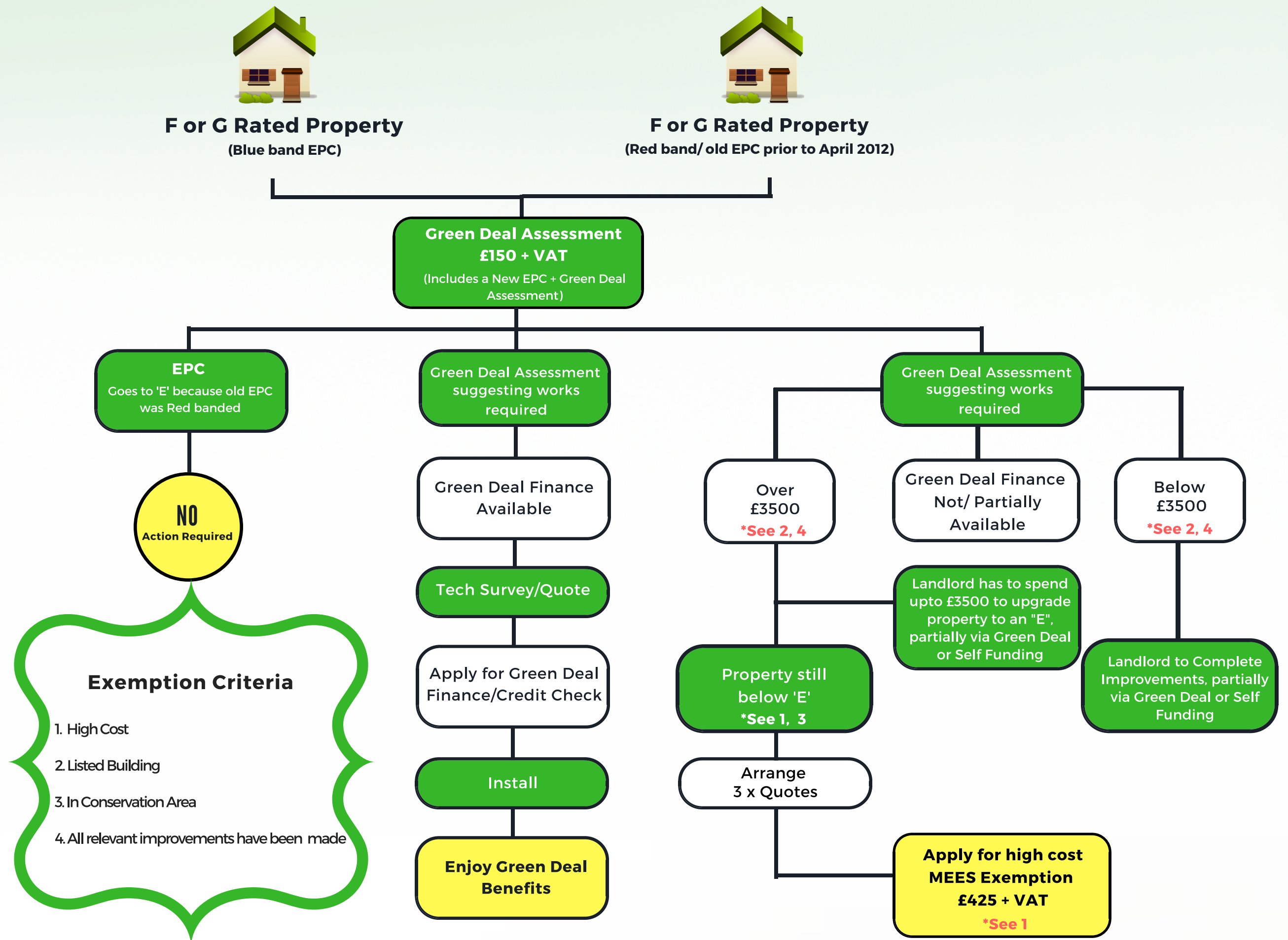


RESIDENTIAL MEES COMPLIANCE April 2019 & Beyond

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(1) Where a landlord has made energy efficiency improvements up to £3,500 (either partially paid or paid for in full using their own funds), and this has failed to improve the property to EPC E, they will remain eligible for an exemption under the existing regulation 25(1)(a) provision - where all relevant improvements have been made and the property remains below EPC E.

(2) Landlords of EPC F and G rated properties will need to take steps to improve the energy efficiency of their property by installing up to £3,500 worth of energy efficiency measures.

(3) In cases where the measure, or measures, installed fail to improve the property to EPC E, the landlord would be able to register an exemption under regulation 25 where: 'all relevant improvements have been made and the property remains below E'. In order to register such an exemption a landlord needs to provide details of the measure(s) installed, including dates of installation, but is not required to provide copies of quotes. A 'high cost' exemption will only be required in cases where all recommended measures exceed the value of the cap.

(4) £3,500 Inclusive of VAT

MEES April 2019 & beyond

Landlords will have to fund some of the changes needed to make their rental properties compliant with MEES.

The Government is to introduce the payment requirement, capped at *£3500.

This replaces the current "no cost" exemption which allowed landlords to avoid implementing energy efficiency measures if there is no funding available to recoup their costs. Instead, they will have to contribute up to the *£3500, from April 2019.

The new regulations will also remove an exemption that landlords could use where tenants withheld consent for Green Deal funding. Landlords will instead have to fund the works up to the capped level.

If a landlord is in breach of the regulations, local authorities can use enforcement measures or issue a fine, which is capped at £5,000. Local authorities also have powers to issue a publication penalty, which would see the details of a landlord breach published on the PRS Exemptions Register



So What has changed?

- 💡 Introduced a landlord financial contribution amendment with the landlord contribution capped at *£3500.
- 💡 Any investment in energy efficiency made since October 2017 to be counted within the cap.
- 💡 Any available third-party funding, including Green Deal finance and local authority grant funding, to be counted within the cap.
- 💡 Exemption ONLY to be available where a substandard property cannot be improved to E for *£3500 or less. This requires submission of three installer quotes to register an Exemption.
- 💡 All exemptions registered between 1st Jan 2018 & 31st March 2019 to automatically expire on 1st April 2020.
- 💡 Remove the consent exemption, where a tenant has withheld consent to a Green Deal finance plan.
- 💡 From 1st April 2020, the amended regulations will apply upon the granting of;
 1. a new tenancy to a new tenant, and,
 2. a renewal of a tenancy to an existing tenant.
- 💡 From 1st April 2020, the amended regulations will apply to all privately rented property in scope of the regulations, in line with the existing regulatory 'backstop' date, this being 1st April 2020.

