



ENERGY EFFICIENCY in the HOME

Information for Tenants and Landlords

Minimum Energy Efficiency Standard (MEES) Regulations

- Does your property have an Energy Performance Certificate (EPC)?
- Does your EPC meet the minimum E rating MEES requires?
- Is your property hard to heat?

It is unlawful for landlords to let out a property with an EPC rating of F or G (in properties where an EPC is required). For properties let in breach of this requirement, a financial penalty may be imposed.

west-norfolk.gov.uk/mees



Borough Council of
King's Lynn &
West Norfolk



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

These regulations apply to private rented properties. It is unlawful for landlords to let out a property with an EPC rating of F or G (in properties where an EPC is required).

Property Standards

In addition to the above, all properties are assessed for health and safety hazards using a 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 that 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.

Exemptions

Some properties are exempt from MEES, and 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.

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

- Address of the property
- Type of exemption you are registering, together with any supporting evidence
- 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 noncompliance with MEES requirements per property is £5,000.

Advice and Information

We are here to help tenants and landlords make sure properties meet the correct standard. Find out more:

west-norfolk.gov.uk/mees

