



# Energy Efficiency in Privately Rented Properties

A Guide for Landlords

this is Redcar & Cleveland

## The Regulations

The Domestic Minimum Energy Efficiency Standard (MEES) Regulations set a minimum energy efficiency level for domestic private rented properties. The Regulations apply to all domestic private rented properties that are let on specific types of tenancy agreements and are legally required to have an Energy Performance Certificate (EPC).

## What is an EPC?

An EPC provides information about a property's energy use, typical energy costs and recommendations about how to reduce energy use and save money. It rates a property's energy efficiency from A - most efficient to G - least efficient.

Landlords should have an EPC and provide a copy of it to occupants at the start of a tenancy unless the property is exempt from the requirements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-100)		
B (81-91)			
C (69-80)		75	75
D (55-68)			
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		
EU Directive 2002/91/EC			

## Q I am a landlord; how does this affect me?

A As a landlord, since 1 April 2020, you can no longer let or continue to

let a property covered by the MEES Regulations if it has an EPC rating below E, unless a valid exemption has been registered.

If you are planning to rent out a property that has a current rating of F or G, improvements must be made to bring the rating up to a minimum of an E before the tenancy starts, or an exemption registered.

## Q I already have tenants in my property with an EPC rating of F or G – what should I do?

A If improvements have already been made, the EPC may not reflect the current standard of the property and you should renew it, immediately. If you have not made any improvements, to bring the property up to a minimum standard of an E rating, (or registered an exemption) refer to your EPC for recommendations on energy efficiency measures.

For example: Improvements can range from upgrading a heating system, to fitting energy efficient lightbulbs.

## Q What are the benefits of the MEES regulations to Landlords?

A When you improve the energy efficiency of your property there can be many benefits, including:

- Lower utility bills for example will increase tenant satisfaction
- Reduced "empty-property" periods
- Reduced long-term property maintenance costs

- Properties become more desirable and easier to let
- The market value of the property may increase.

## Q How do I know if my property is exempt?

A There are different types of exemptions and if applicable they should be registered, and evidence provided.

## Types of Exemption:

- All relevant improvements made exemption
- High-cost exemption
- Wall insulation exemption
- Third-party consent exemption
- Property devaluation exemption
- Temporary exemption due to recently becoming a landlord

Landlords will be expected to spend up to £3500 to increase the standard of the property.

Guidance on exemptions can be found at: [gov.uk/government/publications/private-rented-sector-minimum-energy-efficiency-standard-exemptions/guidance-on-prs-exemptions-and-exemptions-register-evidence-requirements](https://www.gov.uk/government/publications/private-rented-sector-minimum-energy-efficiency-standard-exemptions/guidance-on-prs-exemptions-and-exemptions-register-evidence-requirements).

DID YOU KNOW?

**25%** of heat is lost through roofs, through poor insulation.

Add an extra layer of loft insulation



## Q If I fail to make the required improvements to my property will I be fined?

A If you are a landlord with a property that is legally required to have an EPC, is let on a relevant tenancy type, which has failed to meet the minimum E Rating and no valid exemption has been registered, you may be liable for a fine up to £5000. A further penalty can be imposed if there is a change of tenant, and the property is still non-compliant.

**The council is actively investigating any potential breaches of the MEES regulations and enforcement action will be considered against any landlord that fails to bring their property up to the required standard.**

## Q How can I fund any required improvements?

A Funding Improvements can be seen as a financial burden being imposed



on a landlord. However, the long-term benefits to the landlord will outweigh the initial burden.

### **Funding options for landlords are:**

- 1** Third Party Funding, such as energy company obligations
- 2** Combination of Third Part & Self-Funding
- 3** Self-Funding, landlords are expected to spend up to £3500

### **Where can I get further information?**

For more information and advice contact Redcar & Cleveland Borough Council or go online to sites such as:

- [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk)
- [www.energysavingtrust.org.uk](http://www.energysavingtrust.org.uk)

### **Tenants**

Under this legislation, the landlord is responsible for making improvements that will bring the rating to E or above and tenants should be provided with a copy of the EPC before they start their tenancy. We are working with landlords and tenants to ensure privately rented properties in Redcar & Cleveland meet the change in standards. Our Housing Standards Team is available to offer advice to landlords.

Tenants who feel that their home would benefit from improvements should speak with their landlord or letting agent. If tenants are concerned that their landlord is unwilling to make improvements to their home to raise the EPC rating, they can contact our Housing Standards Team.

### **Questions**

If you have any questions regarding Minimum Energy Efficiency Standards in the Private Rented Sector (England) Regulations, please contact Housing Standards at Redcar & Cleveland Borough Council on the details below:

Phone: 01287 612455 Email: [MEEES@redcar-cleveland.gov.uk](mailto:MEEES@redcar-cleveland.gov.uk)

Alternatively, you may wish to look at the regulations in full to find the answer to your question. Please follow the link below to the full regulations:  
[www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance](http://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)