



## ENERGY EFFICIENCY IN THE PRIVATE RENTAL SECTOR

New laws came into effect on 1st April 2016 which affect domestic landlords in the private rented sector

### Did you know?

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2016	<ol style="list-style-type: none"><li>1. MEES (the Minimum Energy Efficiency Standards) are now law. According to government data 25% of properties in England and Wales have an EPC rating of band E or below</li><li>2. From April 2016 tenants can request their landlord make energy efficiency improvements to a property. If this can be delivered with no upfront cost then the landlord cannot “unreasonably refuse”</li></ol>
2018	<ol style="list-style-type: none"><li>3. From April 2018 landlords cannot grant a new tenancy for any property with an Energy Performance Certificate rating below band E</li></ol>
2020	<ol style="list-style-type: none"><li>4. From April 2020 a landlord cannot rent any property with an Energy Performance Certificate rating below band E</li></ol>
2025 Onwards	<ol style="list-style-type: none"><li>5. The government has declared a wish to raise these standards. The understanding is that this is likely to rise to band D by 2025 and band C from 2030</li></ol>

## Key Facts

### Tenants Energy Efficiency Improvements

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#### *What are the Tenants Rights?*

From 1st April 2016 all domestic tenants have the right to request energy efficiency improvements to the property that they rent.

#### *Are there any exemptions?*

If the building is EPC exempt then there is no requirement to consent. Landlords are also exempt if third party consent, such as planning permission, for the improvements cannot be obtained.

#### *Who does this apply to?*

The new regulations apply to domestic properties rented under a long term assured and regulated tenancies.

#### *Can a landlord refuse a tenants request?*

Yes. If your tenant cannot demonstrate that the improvements can be installed with no upfront cost to the landlord.

#### *Are there penalties for non compliance?*

If a tenant considers that a landlord hasn't complied with the regulations they can take the case to a First - Tier Tribunal General Regulatory Chamber.

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### Minimum Energy Efficiency Standards (MEES)

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#### *What are the key dates?*

April 2018 - the regulations will only apply when new tenancy is granted to either new or existing tenants.

April 2020 - The regulation will apply to all privately rented property where an EPC is required

#### *Are there any penalties for non compliance?*

Yes - failing to comply with any compliance notice could result in a fine up to £5,000

#### *Are there any exemptions?*

Yes, landlords are exempt if;

- They have carried out all cost effective energy efficiency improvements
- Measures identified by Green Deal, or an alternative government scheme, are not cost effective
- If third party consents are not available (planning permission, tenant consent etc.)

## What can Bluewire do to help you?

1. Analyse your existing stock to determine which properties may need measures installing.
2. Advise which measures will give the greatest increase in EPC Rating and energy saving with the least disruption
3. Access funding that may be available to assist the landlord with any costs
4. Manage the installation process for any energy efficiency measures.
5. Issue a new EPC following the installation of the energy efficiency measures
6. Help you to improve your landlords properties which could lead to an increase in landlord retention.

Contact us to arrange your no obligation initial consultation.

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