



BRINGING OUR NEW EBOOK ON

# RESIDENTIAL PROPERTY ENERGY CHANGES

We will help landlords and agents  
keep compliant

# Why would I want to make my property more energy efficient?

A more energy efficient property means cheaper bills and a reduction in carbon footprint. More and more tenants are concerned with the energy bills they are likely to face when they lease a property. The more energy efficient your property is, the more attractive it will become to prospective tenants.

## The Current Legislation

### **MEES Explained**

Any residential property that has an EPC rating lower than an 'E' cannot be rented out to new tenants or renew any existing tenancy contracts until at least an 'E' rating is obtained.

### **Fines and Penalties**

If a local authority confirms that a property is (or has been) let in breach of the Regulations, they may serve a financial penalty up to 18 months after the breach and/or publish details of the breach for at least 12 months.

The maximum amount you can be fined per property is £5,000 in total.

### **What are the MEES exemptions?**

There are some exemptions that which will enable a landlord to let, or continue to let, a substandard property:

1. High-Cost Exemption - register this exemption if no improvement can be made because the cost of installing even the cheapest recommended measure would exceed £3,500 (including VAT).
2. Where all the "relevant energy efficiency improvements" for the property have been made (or there are none that can be made) and the property remains sub-standard
3. Certain type of wall Insulation exemption
4. Third Party Consent exemption
5. A temporary exemption of six months can be granted to new landlords
6. A property can be exempted if it is found that efficiency measures would decrease the property's value by 5% or more

Landlords who currently think their properties are compliant may find that upon renewal of the Energy Performance Certificate for their buildings that they are no longer compliant and therefore unable to rent out their properties.

# The Proposed Changes

Currently, the proposal is in open consultation, so everyone can have a chance to have a say. But it may be best to start planning as if this is going to happen as energy efficiency continues to be a hot topic.

At the moment, landlords must have an EPC in place. Many prospective tenants will be looking for an energy-efficient property for a lower carbon footprint and reduced utility bills. As a result, sharing an EPC is vital for tenants when they're looking for a property. At present, landlords must ensure their property has a minimum rating of E.

From 1st April 2025, all new tenancies in England and Wales will need to have an EPC rating of C or higher. For existing tenancies, landlords must ensure their property is a C or above by 1st April 2028.

The High Cost Exemption will increase from £3,500 including VAT to £10,000 including VAT and this would apply to every recommendation.

## How can Assessment Hive help?

Assessment Hive can help you become more energy efficient and MEES compliant in several ways depending on your needs. We can have as little or as much involvement as you wish. Whatever the circumstance, it is best to start preparing now to avoid any nasty surprises that may occur later.

We can assess your current energy efficiency and energy performance risk across your portfolio and for individual assets.

When the assessment(s) have been done, we will work with you to find the most practical and cost-effective method to improve the rating. We can create a bespoke risk management plan ("Energy Efficiency Plan") for your buildings, a fully costed investment grade proposal and where applicable apply for an exemption.

On completion of any works, we will update the energy performance certificate and provide you all the completion certificates for your EPC File. We have several packages to suit your needs and budget, please feel free to enquire with one of our assessors.

# Call Us On 020 3745 1093

# Energy Consultancy Packages

## Standard

**£25** per property

Produce EPC (current)

Produce EPC (potential)

Advice & Recommendations

Standard Report

**BOOK NOW**

## Premium

**£50** per property

All points in standard

Produce Energy Efficiency Plan

Create your Energy Efficiency File

In Depth Report

**BOOK NOW**

## Full Monty

**£100** per property

All points in Premium

Fully Costed Energy Efficiency Plan

Provide U Value Certificates

Comprehensive Guidance

**BOOK NOW**

The above plans are subject to VAT at the prevailing rate and do not include any site visits or filing for an exemptions certificate.



ASSESSMENT HIVE

# NEED A QUALITY SUPPLIER?

Let us help with your  
assessments

- Energy Performance Certificates
- Energy Consultancy
- SAP Calculations
- SBEM Calculations
- U Value Calculations
- Water Efficiency Calculations
- Floor Plans
- Lease Plans
- Property Photography
- Virtual Tours
- Legionella Risk Assessments

Visit our website at [www.assessmenthive.co.uk](http://www.assessmenthive.co.uk) for more information about our company's services. Email us at [info@assessmenthive.co.uk](mailto:info@assessmenthive.co.uk) for more information.