

Landlords –F or G EPC rated properties CAN NOT be let after 1st April 2018!

The Minimum Energy Efficiency Standards (MEES) regulations will make it unlawful for Landlords in England and Wales to let commercial or domestic buildings that do not achieve a minimum Energy Performance Certificate (EPC) rating of 'E'.

An EPC is a certificate, issued by an assessor, which shows information about the energy efficiency of the property to which it relates.

If a Landlord fails to renovate the property prior to the 1st April 2018 to ensure it achieves the minimum rating, the Landlord will not be able to let it out, market the property or renew any contracts (leases). Furthermore, there may be lending issues!

In the absence of any renovation works to improve the EPC rating, the Landlord could potentially face a civil penalty for failing to comply with MEES.

It is important to note that existing tenancies will remain unaffected until the 1st April 2020 after which the minimum rating needs to be achieved.

Residential Landlords are required to provide a tenant with a valid EPC. In the event the Landlord fails to do so then a S.21 notice can not be served.

For further advice about Landlord's legal obligations in respect of Residential and Commercial properties please contact Vic Younis on 01384 371622 or v.younis@wjclaw.co.uk

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