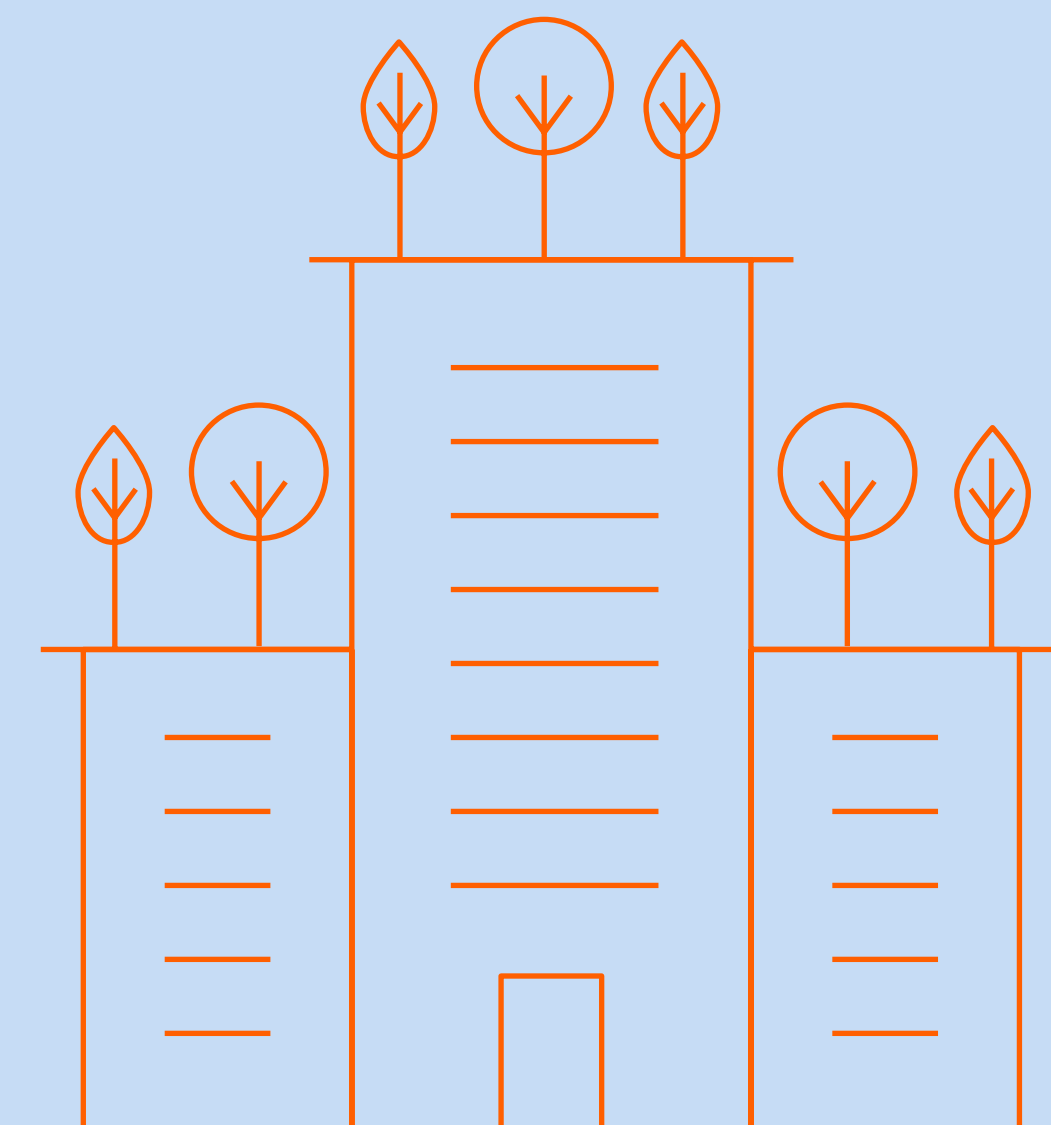
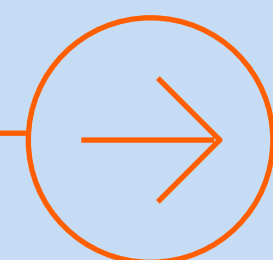


Minimum Energy Efficiency Standards (MEES)

**Maximise building energy
efficiency: Know your EPC.
Improve it. Protect asset value.**





Failing to maintain an energy-efficient building isn't just bad management, it's a compliance and business risk.

If your property falls below the required Minimum Energy Efficiency Standards (MEES) rating, you can't legally let it. And that could mean lost income, reduced value, and costly fines. We make MEES straightforward, guiding you from assessment through to upgrade, so you achieve an Asset Rating of B for all your non-domestic properties by 2031.

Start your compliance journey.

Improving building energy efficiency

The Minimum Energy Efficiency Standards (MEES) aims to improve the energy efficiency of the UK's building stock.

From April 2018, it became unlawful to grant new leases for non-domestic properties in England and Wales which do not meet the standard. The minimum standard is currently an Energy Performance Certificate (EPC) rating of E, this will move to a B rating by 2031 for buildings over 1,000m². Buildings below 1,000m² will continue to be subject to the current minimum standard of EPC E.

These regulations extended to all privately rented properties from April 2023. All domestic private rented properties legally requiring an EPC must achieve a minimum rating of E.

The bottom line: You can't lease properties that don't meet the required minimum EPC rating. If you don't have a plan, you risk your income and your asset value.

Plan your route to compliance

1. Know your rating

We carry out a draft EPC assessment on your building to identify the energy efficiency rating on a scale of A (most efficient) to G (least efficient).

2. Develop your plan

Gain a clear, costed roadmap to MEES compliance with upgrades that offer payback.

3. Make improvements

Our in-house M&E team work with you to deliver the improvement works to achieve the minimum standard.

4. Compliance

We deliver your EPC and lodge it on the central register, making sure you meet current (and future) MEES standards.

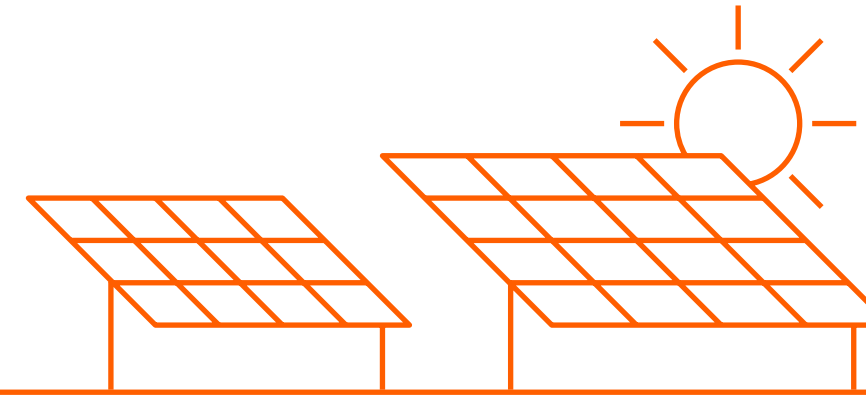
With the right data and planning, EPC improvements can be timed to align with existing investment plans, minimising disruption and maximising return.





Minimum Energy Efficiency Standards (MEES)

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What are the rules for EPCs and MEES?

The Energy Performance Certificates (EPC) regulations require that an EPC is provided:

- Where an existing building is to be sold or rented out (which includes the assignment of an existing lease)
- Following the construction of new buildings
- When certain refurbishment works are undertaken

Properties that do not require an EPC under current regulations will not be required to meet MEES.

Penalties for non-compliance

Financial penalties for non-compliance are linked to the rateable value of the property but could be as much as £150,000.

Property value

When valuing properties, valuers assess MEES risks and how market rent, yield, and rental growth might be affected. Poorly specified, low-efficiency properties, even if compliant, may lose value. Valuers often collaborate with energy experts or surveyors to estimate upgrade costs for accurate valuations.



What are the exemptions to MEES?

Consent exemption

Within the preceding five years, a consent required to carry out the relevant energy efficiency improvement works has been refused (despite reasonable efforts by the landlord to obtain such consent). For example, if planning permission or listed building consent was refused for the alterations, or if superior landlord would not approve the works.

Devaluation exemption

The landlord has obtained a report from an independent surveyor that confirms making the relevant energy efficiency improvements would result in a reduction of more than 5% of the market value of the property (or the building of which it forms part).

Temporary exemptions

Where someone has become a landlord unexpectedly, it is deemed unreasonable and inappropriate to expect them to comply immediately with the standard. A temporary six-month exemption may be used in this case.



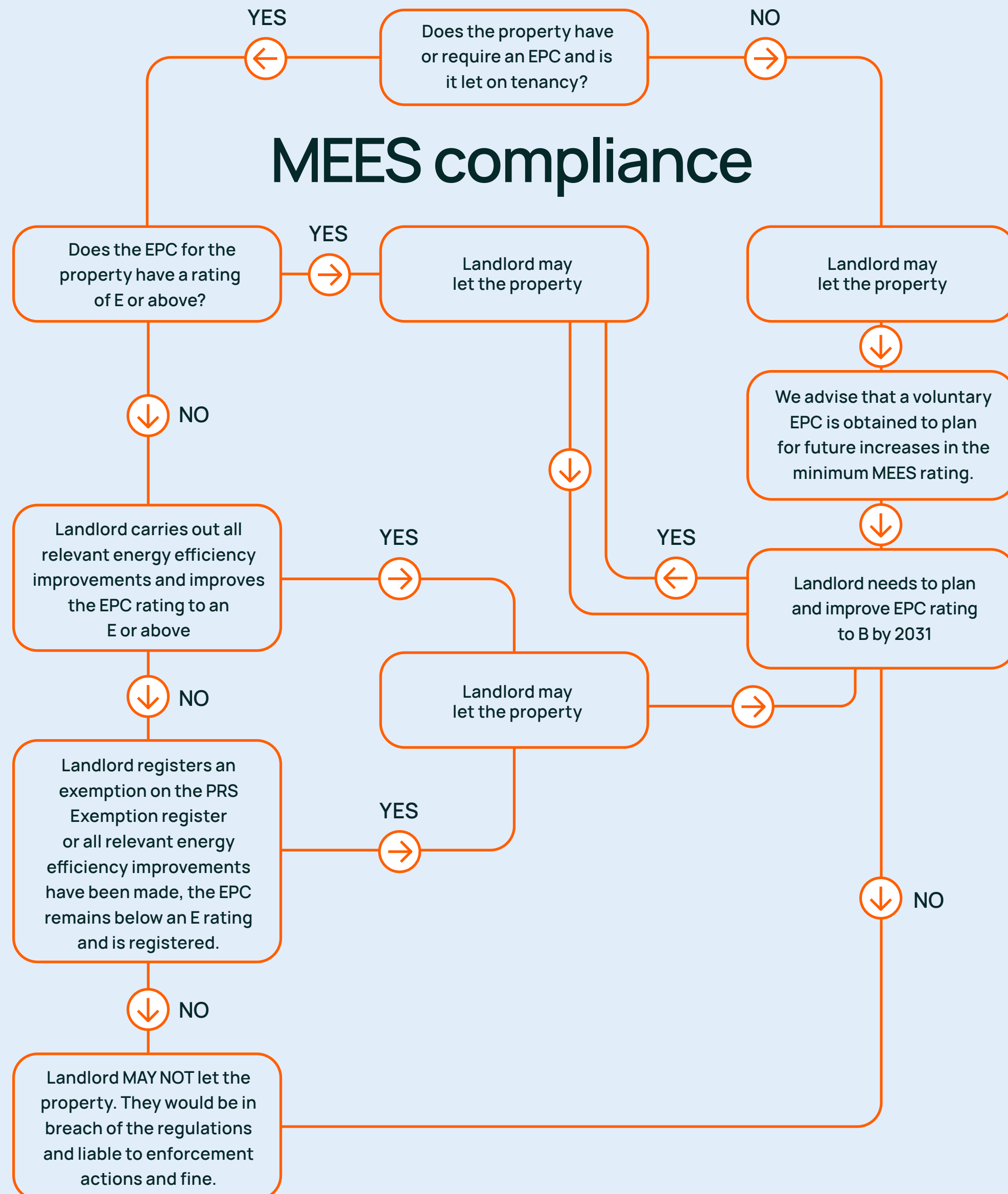
The cost of the energy improvements isn't effective

If the payback period on energy efficiency improvements is over seven years, then the property can be exempt from MEES. An exemption to MEES must be entered on the PRS Exemption Register which will then last for five years. Exemptions are personal, which means if a property is sold the new owner must apply for a fresh exemption.



Minimum Energy Efficiency Standards (MEES)

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Why choose Zenergi to manage your MEES compliance?

We can provide your EPC like many other qualified EPC assessors. However, with MEES you need more than simply the EPC. You need to know how to improve the EPC rating, then you need a managed service to actually tender, design and install the improvement recommendations.

We will work with you to identify the cost-effective improvements required, and even source the finance required for the installations and manage the process for you. The EPC can then be produced again to demonstrate an improved rating that meets the minimum standard of MEES.

The end result is that you have a more energy-efficient building that has increased in value, the occupants will save money on energy and, importantly, you will legally be able to sell/lease the property.

Note on TM44 - If your property has an Air Conditioning system over 12kW then you are also legally required to have a TM44 certificate and report. We can produce this at the same time as the EPC survey, helping you to save money by only paying for the time of one survey instead of two.





Minimum Energy Efficiency Standards (MEES)



Key features

- Gain roadmap to MEES compliance with costed upgrade modelling
- In-house M&E team delivering improvement works
- End-to-end managed service
- Full EPC certification
- Combined EPC and TM44 air conditioning inspections to reduce survey costs



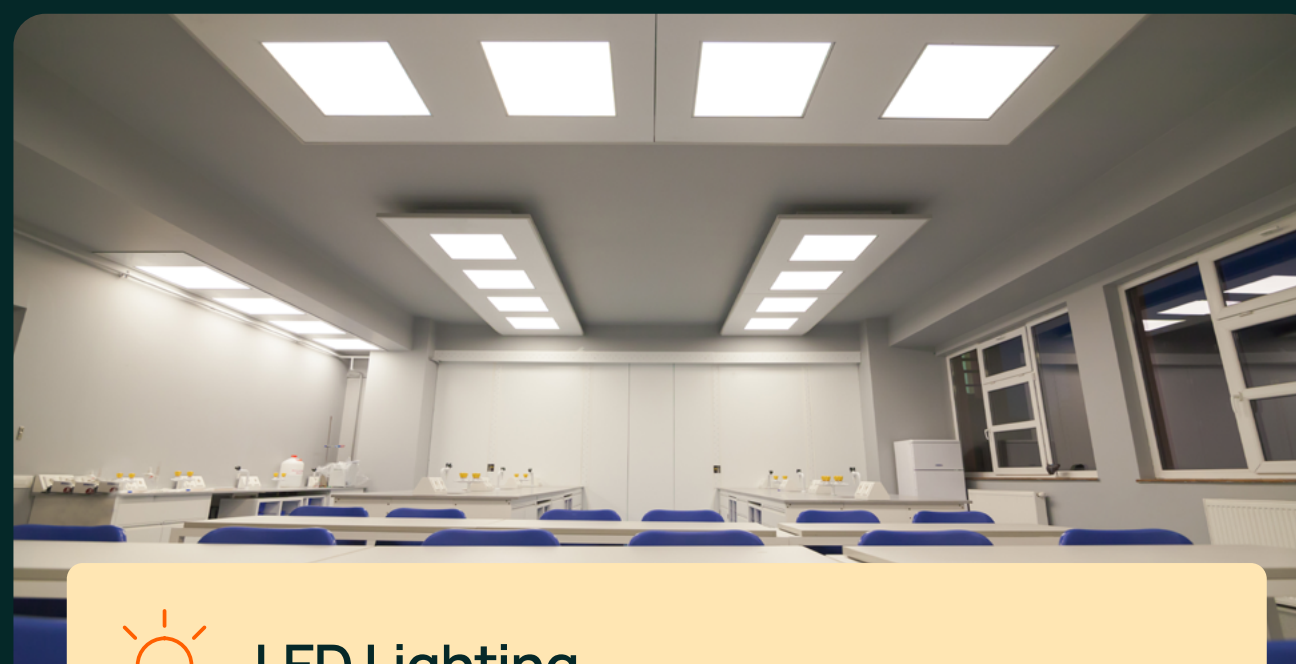
Key benefits

- Ensure a compliant, lettable building
- Avoid risk of financial penalties
- Protect and enhance asset value
- Lower energy costs for occupants
- Increase energy efficiency and sustainability performance
- Future-proofed for stricter regulations

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Interested in exploring other efficiency gains?

Our services are designed to help you.



LED Lighting

Enjoy brighter, more consistent light and improve your working environment, while cutting costs by up to 50%, with a lighting upgrade. We can also optimise your lighting controls with technologies such as occupancy sensors and daylight detection, so lights automatically adjust to how your spaces are used and are only on when needed.



TM44 Air Conditioning Inspections

Our accredited assessors will review the efficiency of your system, check for faults and provide advice on how to make it more cost effective to run. We'll ensure you're compliant with regulations and provide a full report, detailing findings and next stage recommendations.



Let's future-proof your portfolio

Get in touch with one of our experts today.

hello@zenergi.co.uk