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EPC Rules for Rented Property in England

In 2015, new laws set Minimum Energy Efficiency Standards (MEES), stating that private rented property in England and Wales must have an EPC rating of E or above. These came into force on 1 April 2018 for new tenancies, and on 1 April 2020 for existing tenancies.

In autumn 2020, the government began a consultation on tightening the MEES rules. It's important to note that the proposals are currently just that, and no regulations have even been drafted yet. The consultation closed in January 2021, but the results have still not been published.

However, the main proposed changes are as follows:

- Minimum EPC rating to be raised from E to C. The plan is to enforce this from 1 April 2025 for new tenancies, and from 1 April 2028 for existing tenancies.
- Cost cap to be raised from £3,500 to £1,0000 per property. The government says this would be sufficient to bring more than 90% of D-rated properties up to a C rating, as well as nearly 60% of E-rated properties. It's not clear whether existing spending would count towards the new cap.
- "Fabric First" policy to be introduced. This would control in which order work is carried out, so improvements to the fabric of the building (ie insulation, windows and doors) must be done before additional measures such as new heating systems are installed.