

Domestic Minimum Energy Efficiency Standard (MEES) Regulations

The Domestic Minimum Energy Efficiency Standard (MEES) Regulations are statutory requirements introduced under the *Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015*. These regulations mandate that landlords of domestic private rented properties ensure their properties meet a minimum energy efficiency threshold, currently set at an **Energy Performance Certificate (EPC) rating of E** or above. Properties failing to meet this standard cannot be legally let unless a valid exemption applies.

Key Components

1. EPC Requirements

- All domestic private rented properties must have a valid EPC, which rates energy efficiency from A (most efficient) to G (least efficient).
- Since 1 April 2020, it has been unlawful to grant new tenancies or continue existing tenancies for properties with an EPC rating below E.

2. Exemptions

- Landlords may register exemptions if compliance costs exceed £3,500 (e.g., for insulation or boiler upgrades) or if improvements are technically impossible (e.g., in listed buildings).
- Temporary exemptions also apply during tenancy changes or property acquisitions.

3. Enforcement

- Local authorities can impose fines of up to £5,000 for non-compliance.
- Tenants can report non-compliant properties to local enforcement agencies.

Relevance to UK Retrofit Sector

MEES drives demand for retrofit measures such as:

- Insulation (cavity wall, loft).
- High-efficiency heating systems (heat pumps, modern boilers).
- Renewable energy installations (solar panels).

These measures align with the UK's net-zero targets and reduce fuel poverty in low-income households [2](#).

Future Developments

Proposed changes to MEES (under consultation as of 2025) may raise the minimum EPC rating to **C by 2028** for new tenancies and **B by 2030**, requiring landlords to invest in deeper retrofits [2](#).