

Energy Efficiency (Private Rented Property) (England & Wales) Regs 2015 compliance

Client's objectives

Wokingham Borough Council was looking for a partner to assist them in understanding and assessing the various routes to compliance with The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015, also known as the Minimum Energy Efficiency Standards (MEES).

MEES is a set of legal requirements that aim to improve the energy efficiency of private rented properties across the UK. Under MEES, buildings in England or Wales must achieve at least an 'E' rating on their Energy Performance Certificate (EPC) in order for them to be leased or rented.

Wokingham Borough Council have an extensive portfolio of private rented property so decided to focus on a sample of their stock and utilize the results from these assessments to inform future decisions in relation to their remaining stock.

The project

We assessed the performance and prepared EPCs for 36 of the client's buildings, creating an asset register in the process.

We then prepared a report which detailed the energy, carbon and cost savings which would be achieved from the implementation of seven potential Energy Conservation Measures (ECMs), all of which had a seven-year payback period, as required by MEES.

We also created simulations of the seven options, packaged eleven different ways in order to assess net present value and lifetime return on investment.

Key services delivered

Through our assessments and simulations we were able to present two potential routes for Wokingham Borough Council to achieve compliance with MEES.

The first route achieves compliance by implementing all of the ECM recommendations on the EPCs, however this may not necessarily result in all buildings achieving an EPC rating of E.

Should the Council decide to go one step further, they can choose the second route to compliance, implementing a package of ECMs to bring all buildings up to the minimum EPC rating of E

Project impacts

Through this process the Council were able to make an informed decision on how best to achieve compliance with MEES, weighing up the energy, cost and carbon savings as well as the return on investment from each of the two options. They can also use the learnings to make informed decisions about the rest of their building stock

Client feedback

"Anthesis delivered a quality programme of 36 EPCs with costed options appraisal for achieving compliance with MEES as well as an attractive return on investment.

They are really easy to work with and always deliver against project objectives. I look forward to continuing to work with them on improving the performance of our buildings."

Ian Gough - Energy Officer
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