Minimum Energy Efficiency Standards - “MEES’ Decision Tree -

**Already have an EPC?**

**Yes**

- Rating above ‘F’ & ‘G’
  - Unaffected but note that some older EPCs may go down when re-assessed on expiry after ten years
  - MEES baseline might be revised to ‘E’ and corporate occupiers are starting to set minimum levels for occupation - e.g. ‘C’

**No**

- ‘F’ & ‘G’ ratings will require upgrading for new leases or renewals post-April 2018
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  - Have an EPC assessor model the possible options for improvements

- Is, or will, the property be let?
  - Yes - plan ahead and get an EPC
    - N.B. 2023 compliance deadline for all let properties with an EPC
  - No
    - Owner-occupiers are not affected by MEES but should recognise that in a future disposal a low EPC could restrict the market available

Exemptions if improvements are uneconomic - N.B. being in this category might affect future asset value

The new MEES regulations become effective from April 2018 restricting new leases and renewals for commercial properties with Energy Performance Certificates rated ‘F’ & ‘G’. The Energy Savings Opportunities Scheme now requires larger corporates to publish their energy savings plans and a result is an increasing focus on EPC ratings for the buildings they occupy.