

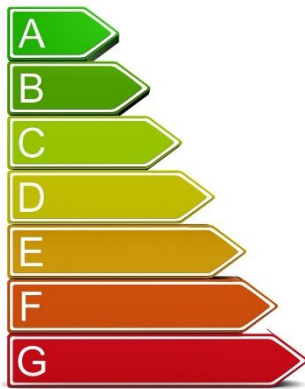
Are you ready for 2018?

Are you ready for the changes coming into force next year? In an effort to meet the Government's target to reduce emissions by at least 80% by 2050 compared to 1990 levels, strict changes are coming.

In April 2018 under the Minimum Energy Efficiency Standards (MEES) all landlords letting a property with an Energy Performance Certificate (EPC) rating of F or G could face a penalty of £2,000. From 2020, existing tenancies will also come under these regulations.

Whilst many other energy saving plans have been scrapped such as the Green Deal and Code for Sustainable Homes, the Minimum Energy Efficiency Standards have survived the regulation-culling and look set to be implemented.

In order to avoid a penalty, appropriate cost-effective improvement measures will need to be undertaken to bring the EPC rating up to an E. There are exemptions to landlords where one of the following situations apply:



- All cost-effective improvement measures with a payback period of seven years have been undertaken.
- Third party consent cannot be obtained. This could be consent from the planning department, lender or a tenant.
- The improvement measures implemented would de-value the property more than 5%.
- An expert determines that implementing a certain improvement measure could result in damage to the fabric or structure of the building.

If you want to be ready for 2018 call Meridian Surveyors today and speak to one of our Domestic Energy Assessors who will be able to advise you on what improvement measures are needed to get your property up to an E-rating.

For clear impartial expert property advice please call or make an appointment to see us.

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