

18 things you need to know about MEES in 2018

1.

MEES stands for Minimum Energy Efficiency Standards and was introduced by the Government to move the commercial property market towards low-energy rated buildings that subsequently reduce carbon emissions

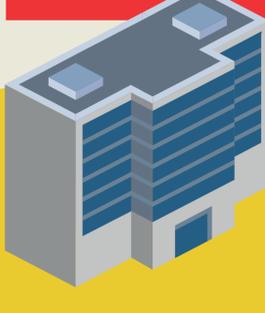


2.

MEES was introduced in March 2015 making it illegal to let any commercial property with an EPC rating of less than band E in England and Wales

3.

If you are a commercial building owner, the 1st April 2018 was the cut-off date to get your property's EPC above band E



4.

From 2023 MEES will apply to every commercial property lease, including where there is an existing lease already in place

5.

The ultimate goal of MEES is to move the commercial property market to a minimum EPC rating of band C by 2030



6.

To meet MEES regulations, landlords must improve energy efficiency in their properties, unless it is not cost-effective to do so

7.

Landlords can use the Green Deal to finance energy efficient equipment, as long as the resulting energy savings are equal to or better than the borrowed money. Where funding is not available, the payback period is likely to be 7 years



8.

There are 1.2 million commercial private rented units of property space, equal to 66% of non-domestic stock in England and Wales so the impact is huge

9.

Out of all the EPC rated non-domestic buildings in England and Wales, research from 2013 showed that 10% were Band G and 8% were Band F - could your property still be in the percentage?



10.

This means approximately 200,000 commercial properties needed to make changes to comply

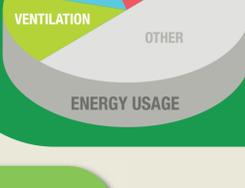
11.

The main energy use in commercial buildings is from lighting, cooling, ventilation, and heating



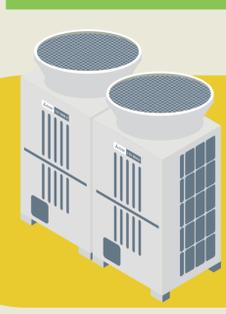
12.

Heating, Ventilation and Air Conditioning (HVAC) accounts for about 50% of energy use



13.

New HVAC technology with lower energy consumption does exist so you can comply with MEES and still have a comfortable indoor environment



14.

New air conditioning systems can be 50% more energy efficient than older equipment



15.

We can help you comply with MEES in many different ways, from helping to specify the right solution, to advising on where your building can save the most energy with cost-effective new technologies



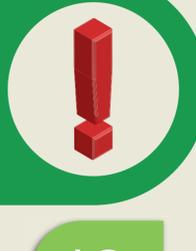
16.

R32

New products like R32 refrigerant split air conditioning, Hybrid VRF air conditioning, Inverter-driven chillers and renewable heating with a heat pump can help your building comply

17.

Whatever your choice of technology, the important thing to realise is that **DOING NOTHING IS NOT AN OPTION**



18.

We have a free CPD-Guide on MEES and further help on this topic including face-to-face support is just an email away

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