

PRESS RELEASE

For immediate release

HEARTWARMING NEWS FOR LANDLORDS WITH OLDER PROPERTIES



Landlords with older residential properties that struggle to meet energy efficiency standards may be able to breathe a sigh of relief following Government revisions to the way some energy assessments are made.

Until now, solid stone and brick walls lacking any form of modern cavity construction have often resulted in properties falling into the lower energy assessment bands that could make them more difficult to let from April 1 next year.

But following consultations, the Government has announced new methodology in the production of bands A to G assessments on properties – from April next year, landlords with band F and G properties faced potential restrictions on being able to let them under the Minimum Energy Efficiency Standards (MEES).

“Reports of the death of properties with EPC ratings in Bands F and G were being greatly exaggerated,” explains Bethan Connell, of Winchester-based BCM Rural Property Specialists, which manages a substantial number of rural residential lettings properties in southern England.

“There had been many comments about the impending impossibility of granting new tenancies for residential properties in Bands F and G after April 1 next year with a great deal of confusion about MEES and how it applies to older homes.

“One of the great difficulties has been with homes with solid wall construction in either stone or brick. Changes to the rules will mean assessment results could potentially be higher, lifting Band F and possibly some Band G properties into Band E, where letting becomes straightforward.

“An important feature of the current situation is the possibility to claim an exemption from MEES in specific circumstances. While all affected landlords should consider this option as a temporary stopgap, getting a fresh assessment under the new framework could be more beneficial.

“But this should not excuse landlords from continuing to monitor developments in energy efficiency and reviewing how they can be applied to existing properties.



“Here at BCM we believed that no Government would risk removing possibly hundreds of thousands of properties from the residential lettings market at a time when there is huge pressure for more homes, especially in rural areas where much of the current housing stock struggles within the MEES framework, and this change helps address issues affecting older homes.”

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