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Specialist Estates Services Notification 17/06

26 July 2017

For action by:

Chief Executives, NHS Health Boards and Trusts
Estates/Facilities Directors and Managers, NHS Health Boards and Trusts

For information only:

Copy to: Head of Capital, Estates and Facilities,
Department of Health and Social Care, Welsh Government

Dear Colleague

MINIMUM ENERGY EFFICIENCY STANDARDS

From 1 April 2018, Minimum Energy Efficiency Standards (MEES) will apply to certain private rented commercial properties. This has implications mainly for Landlords although Tenants may also be impacted.

The standards will:

- Be applied through the Energy Performance Certificate (EPC) process - for further information visit:
<https://www.gov.uk/energy-performance-certificate-commercial-property/>
- Require properties to be brought up to a minimum EPC rating of E before they can be let.
- Apply to new lettings and lease renewals unless they are exempt.
- Be extended, from 1 April 2023, to cover existing leases unless they are exempt.
- Introduce penalties for non-compliance of up to £150,000. **It is important to note that maximum penalty amounts apply per property and per breach and therefore, it is possible to exceed £150,000 penalty if there is more than one breach.**

A more detailed summary can be accessed from the following link:

[Minimum Energy Efficiency Standards \(MEES\) for Non-Domestic Private Rented \(NDPR\) property](#)

Full detailed government guidance, including exemptions, can be found at: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/593422/Non-Dom-Private-Rented-Property-Minimum-Standard-Landlord-Guidance-2.pdf

Where NHS organisations are acting as Landlords and are letting or contemplating letting property to Tenants they will need to comply with the new standards or risk incurring substantial penalties. Organisations may also be affected if a building, occupied under a tenancy agreement, needs to be the subject of alteration / improvement works by the Landlord. It is therefore important that early consideration is given to the implications of the MEES standards.

Should you require further information or have any queries, please contact Cerys Halford, Property Surveyor at NWSSP Specialist Estates Services on 02920 904114 (email cerys.halford@wales.nhs.uk).

Yours sincerely,



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