

LANDLORD MEES COMPLIANCE GUIDE

Heating, EPC & Legal Checklist

How to avoid costly mistakes when replacing heating systems
and upgrading EPC ratings in UK rental properties.

E or Above

MEES Minimum

GBP 3,500

Cost Cap

F & G

Unrentable Bands

CONTENTS

1. Why MEES Matters for Landlords
2. Real-World Case Study: When Heating Choices Go Wrong
3. Heating Systems - EPC Winners and Losers
4. Energy Guardian MEES Checklist for Landlords
5. When to Apply for a MEES Exemption
6. How Energy Guardian Helps Landlords
7. Summary for Landlords

1. WHY MEES MATTERS FOR LANDLORDS

Minimum Energy Efficiency Standards (MEES) require rental properties to be rated E or above on the EPC. Properties rated F or G are not legally rentable unless a valid exemption is registered.

- Heating system choice is often the single biggest factor in whether a property passes or fails MEES.
- Lost rental income from non-compliant properties.
- Enforcement action from local authorities.
- Wasted upgrade spend on the wrong systems.
- Forced exemptions that require full evidence.

2. REAL-WORLD CASE STUDY: WHEN HEATING CHOICES GO WRONG

RURAL OFF-GAS PROPERTY — REAL CASE

- 1 **Original system:** Rural property, no gas connection. Working oil boiler in place.
- 2 **First mistake:** Oil boiler removed. Electric wet hot water heating installed. EPC collapsed to G - 5 points.
- 3 **Second mistake:** Electric system replaced with LPG boiler to try to reach E. LPG scores poorly. Still failed MEES.
- 4 **Outcome:** Over GBP 3,500 spent. Property still legally unrentable.

Lesson: Choosing the wrong heating system can destroy EPC performance and waste thousands of pounds. Always model EPC impact before replacing any heating system.

3. HEATING SYSTEMS - EPC WINNERS AND LOSERS

POOR PERFORMERS

Electric wet heating systems

- X Very high running costs
- X Extremely poor EPC performance

LPG boilers

- X High carbon factor in SAP
- X Penalised in EPC scoring
- X Often fail to reach E in older rural homes

BETTER PERFORMERS

Modern oil boilers

- OK Strong EPC performance in rural/off-gas homes
- OK Often achieves E or above

High Heat Retention (HHR) storage heaters

- OK Excellent EPC scores
- OK Works best with off-peak overnight tariffs

4. ENERGY GUARDIAN MEES CHECKLIST FOR LANDLORDS

Use this checklist before spending any money on heating or insulation upgrades:

- ☐ **Current EPC rating**
Band and points (e.g. G - 5 points, D - 55 points)
- ☐ **Heating system type**
Oil / LPG / gas / electric wet / storage heaters / other
- ☐ **Fuel type and tariff**
Standard rate / off-peak / Economy 7 / smart tariff
- ☐ **Insulation levels**
Loft, cavity/solid wall, floor, roof, draught-proofing
- ☐ **Hot water system**
Combi, cylinder, immersion, thermal store
- ☐ **MEES status**
Compliant (E or above) / Non-compliant (F or G)
- ☐ **Upgrade options modelled**
Oil vs LPG vs HHR vs other — EPC impact for each
- ☐ **EPC impact modelled**
Predicted band and points for each heating option
- ☐ **Costed plan**
Quotes obtained for each heating/insulation option
- ☐ **Exemption eligibility checked**
Has GBP 3,500 cap been reached? Are measures not technically feasible or not cost-effective?
- ☐ **Professional advice obtained**
EPC assessor or Retrofit surveyor consulted before spending
- ☐ **Documentation ready**
Invoices, EPCs, quotes, and reports ready for MEES evidence

5. WHEN TO APPLY FOR A MEES EXEMPTION

You may need to apply for a MEES exemption if:

- You have spent up to the cost cap (currently GBP 3,500) and still cannot reach E.
- Recommended measures are not technically feasible for your property.
- Recommended measures are not cost-effective.

Important:

Exemptions are not automatic and must be registered with full supporting evidence.

6. HOW ENERGY GUARDIAN HELPS LANDLORDS

- **Pre-upgrade EPC modelling:** See the EPC impact before you spend a penny.
- **Heating system comparisons:** Oil vs LPG vs HHR vs electric — scored against EPC methodology.
- **MEES compliance planning:** Step-by-step upgrade paths to reach E or above.
- **Rural and off-gas expertise:** Tailored advice for properties without mains gas.

7. SUMMARY FOR LANDLORDS

- OK Don't replace heating systems without EPC modelling first.
- OK Avoid electric wet systems and LPG in older rural homes unless fully assessed.
- OK Consider modern oil boilers or HHR storage heaters with off-peak tariffs.
- OK Use the MEES checklist before committing to any upgrade spend.
- OK Keep all documentation for potential exemption applications.

Need clarity before you spend another GBP 1?

Contact Energy Guardian for EPC-led heating advice and MEES planning.

energyguardian.co.uk

Take the National Heating Survey -> energyguardian.co.uk/national-heating-survey