



MEEES Report for the private rental sector

22 Wallaby Way, SYD N3Y

Report produced: 05 June 2023

22 Wallaby Way

Introduction

This report has been prepared following the Minimum Energy Efficiency Standards (MEES) assessment on 05 June 2023 by Imperium Energy Consultants.

EPC rating before recommended measures.

The rating that you see below is showing the rating for your property. The bands range from G to A, with A being the most efficient and lower energy costs and G being the least efficient and attracting the higher costs.

The average energy efficiency rating for a dwelling in the UK is currently D60. Your property as it stands today is rated as F32.

Unfortunately, your property has failed to reach the minimum 'E' EPC rating and cannot be lawfully let without making the required improvements or an applicable exemption.

Recommended improvement measures.

After consulting with yourselves, it was highlighted that your aim is to get you to the minimum rating (currently E as of 05 June 23) in the most cost-effective way. Below we have provided you with 2 scenarios that will enable you to get to the required rating.

SCEANRIO 1 (all recommended measures are to be carried out in order to achieve the required rating)

Element	Recommendation	Indicative Cost	Current Rating	Potential
Lighting	Upgrade all lighting to energy efficient lightbulbs.	£20.00	F35	F35
Roof	Increase loft insulation from 25mm to a minimum of 350mm.	£100.00	F35	F36
Windows	Apply draughtproofing to all windows They are currently DG with wooden frames	£15.00	F36	F36
Water Heating	Fit an insulation jacket to the water cylinder.	£60.00	F36	F38
Main Heating	Fit TRV's to all radiators in the property	£90.00	F38	E39

Estimated costs to achieve required rating: £285.00.

Be aware that this option only achieves a rating of E39. This is the minimum for the current regulations. Please be aware that from 2025, it is the Government's plan to increase the minimum to a C.

SCEANRIO 2 (all recommended measures are to be carried out in order to achieve the required rating)

Completing this scenario, will enable your property to achieve a C rating, based off current software.

Element	Recommendation	Indicative Cost	Current Rating	Potential
Lighting	Upgrade all lighting to energy efficient lightbulbs.	£20.00	F35	F35
Roof	Increase loft insulation from 25mm to a minimum of 350mm.	£100.00	F35	F36
Windows	Install new DG PVCU windows	£2500.00	F36	E46
Secondary Heating	Removal of secondary gas heater	£200.00	E46	D55
Main Heating	Upgrade boiler and heating system	£4000.00	D55	C71

Estimated costs to achieve required rating: £3200.00.

This rating, even though more expensive will enable you to future proof your property by bringing it to the C rating proposed by the Government for properties from 2025.

Domestic Penalty Charges

The current charges that can be applied to Landlords not adhering to the MEES can be found below:

Non-compliance: Fine of £2000.00

Providing misleading information: Fine of £1000.00

Renting out a non-complaint property less than 3 months: £2000.00 fixed penalty

Renting out a non-complaint property more than 3 months: £4000.00 fixed penalty

About this document

This report was produced by a qualified energy assessor who used data that was collected during the assessment on 05 June 2023.

Details of the assessor and assessment can be found below.

Assessment Details

Date of assessment: 05 June 2023

Date of lodgement: Not yet lodged, awaiting completion of improvement measures.

Date report produced: 05 June 2023

EPC RRN: Not applicable as report has not been lodged.

Assessor Details

Name: Accredited Assessor

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Disclosure: No related party.

EPC Accreditation Body: Elmhurst

Organisation details: Imperium Energy Consultants Ltd.