

The Rt Hon Claire Coutinho MP
Secretary of State for Energy Security and Net Zero
Department for Energy Security and Net Zero
1 Victoria Street
London
SW1H 0ET

24 November 2023

Dear Secretary of State,

Re: Clarity needed on Minimum Energy Efficiency Standards (MEES) for domestic and non-domestic properties.

I am writing to you following the Prime Minister's speech in September, where planned energy efficiency targets for private landlords and requirements to upgrade the energy efficiency of their properties were shelved. The Prime Minister also said that the UK Government will instead continue to encourage households to decarbonise where they can. He also announced that the UK Government remain committed to reach Net Zero by 2050.

As the UK's leading professional body for property agents, representing over 17,500 members working in residential sales, lettings, commercial property, valuers and auctioneers and property inventory service providers, we would be keen to understand the UK Government's intentions on how they will decarbonise the owner-occupied sector as we understand there will be a consultation launched from your department shortly. Previously, the UK Government consulted on plans to make private landlords meet an EPC C for all new tenancies by 2025 and for existing tenancies by 2028 subject to exemptions. While these targets have been scrapped, given the UK Government's continued commitment to Net Zero, will the UK Government announce a new time frame that is more compatible with landlords given the financial challenges they are currently experiencing, which the Prime Minister acknowledged in his speech.

Our members also require urgent clarity if the targets for non-domestic property will also be scrapped. You will be aware that since April 2023, non-domestic property must meet at least EPC E with a proposed trajectory of meeting EPC B by 2030, again subject to exemptions.

Should you wish to discuss the matter in more detail, then I would welcome an opportunity to do so. Your office can contact Timothy Douglas, PropertyMark's Head of Policy and Campaigns via telephone on 07920 588936 or by emailing timothydouglas@propertymark.co.uk.

I look forward to hearing from you.

Best wishes,



Nathan Emerson MNAEA MARLA MNAEA(Comm.)
Chief Executive Officer
Propertymark



Department for
Energy Security
& Net Zero

Rt Hon Claire Coutinho MP
Secretary of State
Department for Energy Security
& Net Zero
55 Whitehall
London

www.gov.uk

Our ref: MCB2023/24558

December 2023

Nathan Emerson MNAEA MARLA MNAEA(Comm.)
Chief Executive Officer
Propertymark
Email: timthomas@propertymark.co.uk

Dear Nathan,

Thank you for your letter of 24 November regarding your concerns on the Minimum Energy Efficiency Standards for domestic and non-domestic properties. I am grateful to receive your feedback and I was also pleased to learn more about your commitment to the ambitious targets required to meet our shared net zero goals.

As you mention, the Prime Minister announced in his speech on 20 September that the Government will not be requiring landlords to improve the energy efficiency of their property to higher standards than those currently required by legislation.

We encourage landlords to use our existing schemes to improve energy efficiency and the standards of their properties, and just last month we launched the £1 billion Great British Insulation Scheme which will support more than 300,000 families to heat their homes and save money on their bills. We are also investing £6.6 billion in energy efficiency during the Parliament, with a further £6 billion being made available from 2025 to 2028, to help create homes fit for the future while easing the pressure on property owners by removing burdensome targets.

We remain committed to decarbonising as many homes as possible, where practical, and for this to be cost-effective and affordable. We are considering a range of measures to help households implement energy efficiency measures. As you rightly state, we plan to gather evidence on how to improve the energy efficiency of owner-occupied homes in a fair, proportionate and affordable way through a consultation.

In reference to the non-domestic Private Rented Sector regulations, as you are aware, these were not included in the list of policies the Prime Minister changed in September. However, given the current economic climate and the time that has passed since our consultation it is essential for us to review the policy design and timelines to ensure they remain fair and proportionate.

The proposed timelines within the original consultation were partly based on our ambition to publish the Government response shortly after our second consultation in 2021. However, the timelines originally proposed need to be amended. This is both to reflect that the parliamentary timetable can no longer accommodate our original 2025 commencement date and, importantly, to allow for sufficient lead in time for landlords

to prepare for the legislation to come into effect once a Government response is published.

We will take into account your feedback and will continue to engage with yourselves, and other representative groups, to understand the different pathways to support your industry's decarbonisation. We will publish our Government response in due course. In the meantime, if there is anything further you would like to raise then my officials would be happy to meet to learn more about your concerns.

I hope you will find this reply helpful.

Yours ever,

A handwritten signature in black ink, appearing to read 'Claire', with a long horizontal flourish extending to the right.

RT HON CLAIRE COUTINHO MP
Secretary of State for Energy Security & Net Zero