

Temperature Control



Background

- MEES stands for Minimum Energy Efficiency Standards and was introduced by the Government to reduce carbon emissions by moving the commercial property market towards low energy rated buildings.
- Since 1 April 2018 any new lettings of commercial office space, with an EPC rating less than E would be illegal and fines would be imposed (£10,000 to £150,000).
- From 2023 MEES will apply to all commercial leases, including where an existing tenant is in place.
- The aim is to move all commercial properties to a EPC rating of C or above by 2030.

**£10,000–
£150,000**

An EPC rating less than E would be illegal and fines would be imposed on new leases

The Impact

- There are an estimated 1.2 million commercial private rented properties of which approximately 10% have an EPC rating at band G and 8% rated at band F. This means approximately 200,000 properties are affected now and need to make changes to comply.
- To meet MEES regulations, landlords must improve energy efficiency in their properties, unless it is not cost effective to do so. Generally, any system which has a payback over 7 years may be exempt from the changes.
- The main energy use in commercial buildings comes from lighting, cooling, ventilation and heating. HVAC (Heating, Ventilation and Air Conditioning) accounts for 50% of energy use.
- For paybacks less than 7 years, there are finance opportunities, through the Green Deal to assist with any upgrades to services.

200,000

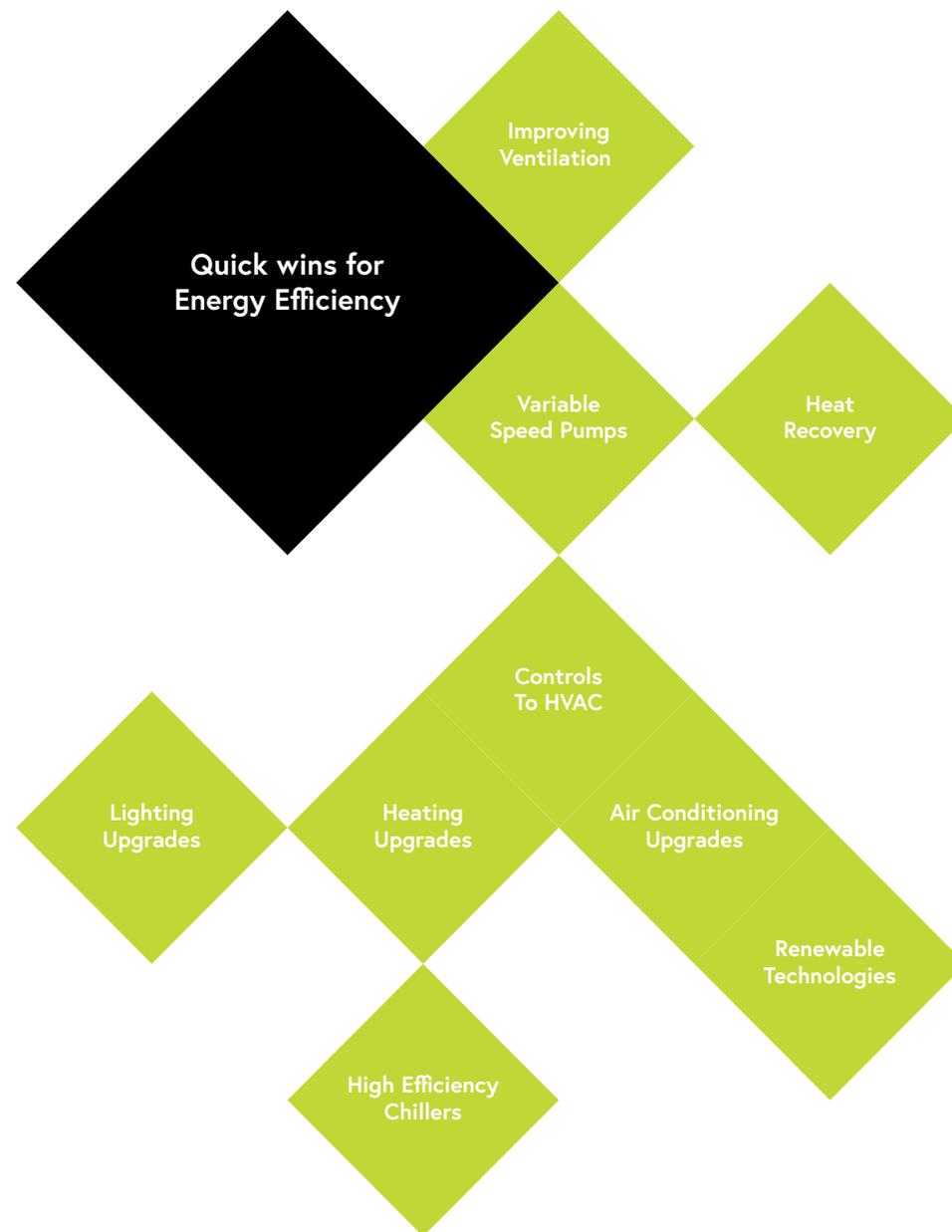
Approximate number of properties that are affected now and need to make changes to comply

The Solution

- New high efficient HVAC technologies are available to assist with MEES. When compared with equipment over 15 years old, many systems are now 50% more efficient. Therefore, changes can be made without compromising comfort.
- Key areas where we can help, include high efficiency air conditioning and ventilation systems with full heat recovery or renewable heat pump solutions to provide low energy hot water. Changes in lower global warming refrigerants allow us to introduce the latest technologies to satisfy not only MEES but also future proof the HVAC systems.

50%

When compared with equipment over 15 years old, many systems are now 50% more efficient



QUICK CHECK FOR MEES COMPLIANCE

