

MEES Report

14 Bedford Row 12-14 Jockey's Field London WC1R 4ED

Introduction: Following the assessment of your property it was discovered that the EPC rating meets or exceeds the current minimum standard required for the Minimum Energy Efficiency Standards (MEES) legislation which came into force in April 2018. Current proposals from the government suggest that, from 2027, all commercial rented properties will have to have an EPC rating of at least a C.

Building Regulations were updated in January 2023 alongside an update to SBEM, the methodology by which Commercial EPCs are calculated. As a result, if the original EPC was calculated prior to January 2023 you may see some variance between the results obtained then and the results shown below.

We have modelled various different scenarios to identify practical and cost effective ways this property may be improved to a higher rating, which are detailed below. Please note, to achieve the improved rating given for each scenario, all the recommendations listed must be carried out.

Current EPC Rating - D 82			
Date of Assessment -14/07/2021			
Data	Results	Units	Band
Target Emission Rate (TER)	6	kg.CO2/m2.yr	A
Stock Average	24.2	kg.CO2/m2.yr	D
Reference Building	14.8	kg.CO2/m2.yr	B-C
Building Emission Rate (BER)	24.30	kg.CO2/m2.yr	D
Building Energy Consumption	132.67	kWh/m2.yr	-
Rating	82		D

Target Emission Rate represents the target as defined by current Building Regulations for this type of building.

Stock Average represents the national average for actual buildings of this type.

Reference Building is the theoretical model against which the actual building is compared in the software model.

Building Emission Rate is the emissions for this building as calculated by the software.

Building Energy Consumption represents the expected energy consumption for this building as calculated by the software.

N.B. the EPC survey does not consider energy use for processes that take place in the building apart from heating/cooling, hot water and lighting but the software makes assumptions for this based on its type, age and use.

