



MEES Policy Update June 2026

GreenRock Energy

23 June 2026

The Government has issued an interim update for the Minimum Energy Efficiency Standards (MEES) in the non-domestic private rented sector. The changes to raise MEES to EPC B for larger buildings will be implemented following the successful passage of secondary legislation through Parliament. Which with current political events may be subject to changes.

A More Targeted Approach to MEES

The key change is a shift away from a blanket requirement across all commercial buildings, instead focusing on the largest and most energy-intensive premises.

Under the revised proposal:

- From 2031, it is intended that non-domestic private rented buildings over 1,000 square metres in England and Wales will be required to meet an EPC B rating (where cost effective).
- Buildings below 1,000 square metres will continue to be subject to the current EPC E minimum standard and for now are outside of the EPC B requirement.

Removal of Interim Milestone

The previously proposed interim EPC C milestone for 2027 will not be taken forward. This change provides additional time for landlords and tenants to plan investment and retrofit activity in a way that aligns with building requirements, lease structures, and financial planning

Flexibility and Practical Implementation

Existing flexibility mechanisms — including cost-effectiveness exemptions, and currently a 7-year payback test — are expected to remain, with detail to be confirmed in the consultation response.

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(GreenRock Energy is a trading name of Bennett Associates Consulting Limited).



Next Steps

The formal consultation response will be issued later in 2026, which will hopefully be providing further details on implementation, regulatory design, and supporting guidance.

Separately, the wider EPC reforms in England and Wales have been pushed back from October 2026 to the second half of 2027. Scotland has confirmed a matching delay and will align its new EPC system with the revised UK timetable. The headline change — moving domestic EPCs to four new metrics — does not currently extend to non-domestic EPCs, which retain the existing rating.

Let GreenRock Energy protect your property portfolio from both MEES and EPC regulations and help meet all ESG targets.

We have a nationwide team of Non-Domestic Energy Assessors and Air Conditioning Inspectors qualified to Level 5 who are able to keep your buildings compliant with all aspects of the legislation.

- The 1st step would be to carry out a full audit of your portfolio and establish an accurate baseline from which to map out the road to compliance.
- From this, we can advise which properties require improvement/have outdated EPC ratings and arrange for a new EPC to be carried out.
- From the resulting EPCs we can advise where building improvement modelling will be required.
- Once any improvement works have been carried out, we will then revisit the property to evidence and lodge the EPC.

We can as part of our services review your portfolios and maintain updated reporting on all EPCs to include the risk category, current rating, lodgement details, expiry date along with any other relevant/required details.

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