

EPCs, MEES and Property Acquisitions

The need for pre-acquisition technical due-diligence (TDD) advice has never been so great; among the impact of the Building Safety Act, the concern caused by the presence of Reinforced Autoclaved Aerated Concrete (RAAC), and now the ever-increasing demands of the 'MEES Regulations', the acquisition (by purchase or letting) of a commercial building carries significant risk and demands the very best pre-acquisition advice.

In many cases, an EPC provided as part of a sales/letting pack will prove to be invalid or inaccurate, particularly where that EPC pre-dates June 2022; in an instance of the purchase of a leasehold asset, an investor failing to commission their own EPC assessment as part of their TDD may end up purchasing a building which they consequently cannot lawfully let under the terms of the MEES Regulations – or one which will shortly be deemed 'sub-standard' when the planned hike in minimum standards come into effect:

Currently – minimum lettable standard 'E' rating

2027 – proposed minimum standard 'C' rating

2030 – proposed minimum standard 'B' rating

Our team is available to explain more.

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