

## Extract from Luton Borough Council website on reasons for introducing MEES regulations

### Why has this been introduced?

These regulations have been introduced to address the following global issues:

#### Public health

Poor energy efficiency in a person's home can lead to lower indoor temperatures in the winter months. Exposure to cold has been associated with increased winter deaths, risk of respiratory and circulatory conditions, cardiovascular problems, and arthritic and rheumatic illnesses; and can exacerbate existing health conditions, including common flu and cold, and allergies. Cold living conditions can also affect mental health as cold homes can cause stress and anxiety.

#### Fuel Poverty

The level of fuel poverty is highest in the private rented sector (21.3 per cent of households) compared to those in owner occupied properties (7.4 per cent). Those in the private rented sector also tend to be deeper in fuel poverty, with an average fuel poverty gap of £410, compared to £175 for those in local authority housing.

#### Climate change

The energy used in our homes accounts for more than a quarter of energy use and carbon dioxide emissions in the UK. More energy is used in housing than in road transport or industry and therefore housing represents a major opportunity to cut energy use and CO2 emissions.

The Private Rented Sector has doubled in size since 2002 in the UK and now accounts for around 20% of the UK's total housing stock. F and G rated properties waste energy. They impose unnecessary cost on tenants and they contribute to avoidable greenhouse gas emissions. Increasing the energy efficiency of our PRS can significantly contribute to Government and Local targets for the reduction of carbon emissions and the climate change agenda.

Luton Borough Council has recently declared a Climate Change Emergency looking at how the council can target for Luton to reach net zero carbon target by 2040 through energy efficiency, low-carbon fuels and investment in renewable energy within a timescale which is consistent with an ambition to restrain global warming to 1.5C.

#### Future targets

The [2015 Fuel Strategy](#) makes provision for as many private rented homes as possible to be upgraded to EPC Band D by 2025 and C by 2030, although these targets have not yet been embodied into legislation. The [Clean Growth Strategy](#) also announced that the Government will look at a long term trajectory for energy performance standards across the PRS, with the aim of as many private rented homes as possible being upgraded to EPC band C by 2030, where practical, cost-effective and affordable.