

# Energy Legislation Update May 2022

## Lighting

### Tungsten Halogen Lamps

The Government banned the sale of Tungsten Halogen light bulbs in September 2021 because of their energy inefficiency. They want people to use LED versions instead, saving over 90% of the energy consumed and lasting at least 5 times longer.

The two most common types in use are the GU10 and GU5.3 (also known as the MR16), and they can still be used while stocks last, but not purchased.



GU10



GU5.3

### Linear Halogen R7 Lamps (> 200W)

Linear Halogen R7 Lamps have also been banned from being sold since September 2021.



Linear Halogen R7 Lamps

### Fluorescent Tubes

T8 fluorescent tubes and compact fluorescents are to be banned from being sold in September 2023. The legislation is rather ambiguous with regards to T5 fluorescent tubes, but these may be banned from sale as well. Lamps kept in storage can still be used, with no cut-off date.



T8 Fluorescent Tubes

## Minimum Energy Efficiency Standards – MEES

Since 2018, a minimum EPC rating of E has been in place for new building tenancies, but from 1st April 2023 this is set to change and the same rule will apply to all existing leases.

This means that it will be unlawful for a landlord to continue to let a commercial property with an EPC rating of less than E.

The Government is aiming to raise the EPC ratings further.

Compliance window 1 is expected to begin in April 2025, with landlords required to submit a valid EPC by this date. This means that, if the property doesn't have an EPC, or it has expired, then a landlord will be required to obtain a new one. If the valid EPC is a rating of C or above, the property will be compliant. If not, the landlord will be required to undertake necessary works to bring the property up to at least a C rating by 1st April 2027, unless an exemption applies.

By 1st April 2028, the start of compliance window 2, landlords will be required to present a valid EPC of B or above, for the property to be compliant. If the property has a lower rating, the landlord will be required to undertake necessary works to achieve an EPC rating of B, or have registered a valid exemption, by 1st April 2030.

**Landlords who do not comply with the above legislation could face fines of up to £150,000.**

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO<sub>2</sub> emissions

Minimum Energy Performance Certificate (EPC) rating from 1 April 2020



If you are in any doubt about your building's lighting or EPC rating, Platinum Facilities' energy experts can help.

Please call us on **0207 977 5650** or email **info@pfms.co.uk**