Peter Littlewood

Director the Southern Landlords Association;

A Brief Overview

Smoke & Carbon Monoxide alarms

Minimum Energy Efficiency Standards

Right to Rent – Immigration checks

New Section 21

How to Rent

Deregulation Act 2015;

SMOKE AND CARBON MONOXIDE ALARMS

Private rented sector landlords in England with single tenanted properties (e.g. NOT Houses in Multiple Occupation) are required, from October 2015, to:

- have at least one smoke alarm installed on every storey of their rental property which is used as living accommodation, and
- have a carbon monoxide alarm in any room used as living accommodation where solid fuel appliances are contained (e.g. a coal fire, wood burning stove).
- check that each prescribed alarm is in proper working order on the day the tenancy begins if it is a new tenancy.

only applies to “new” tenancies that start on and after the 1st of October 2015

MEES

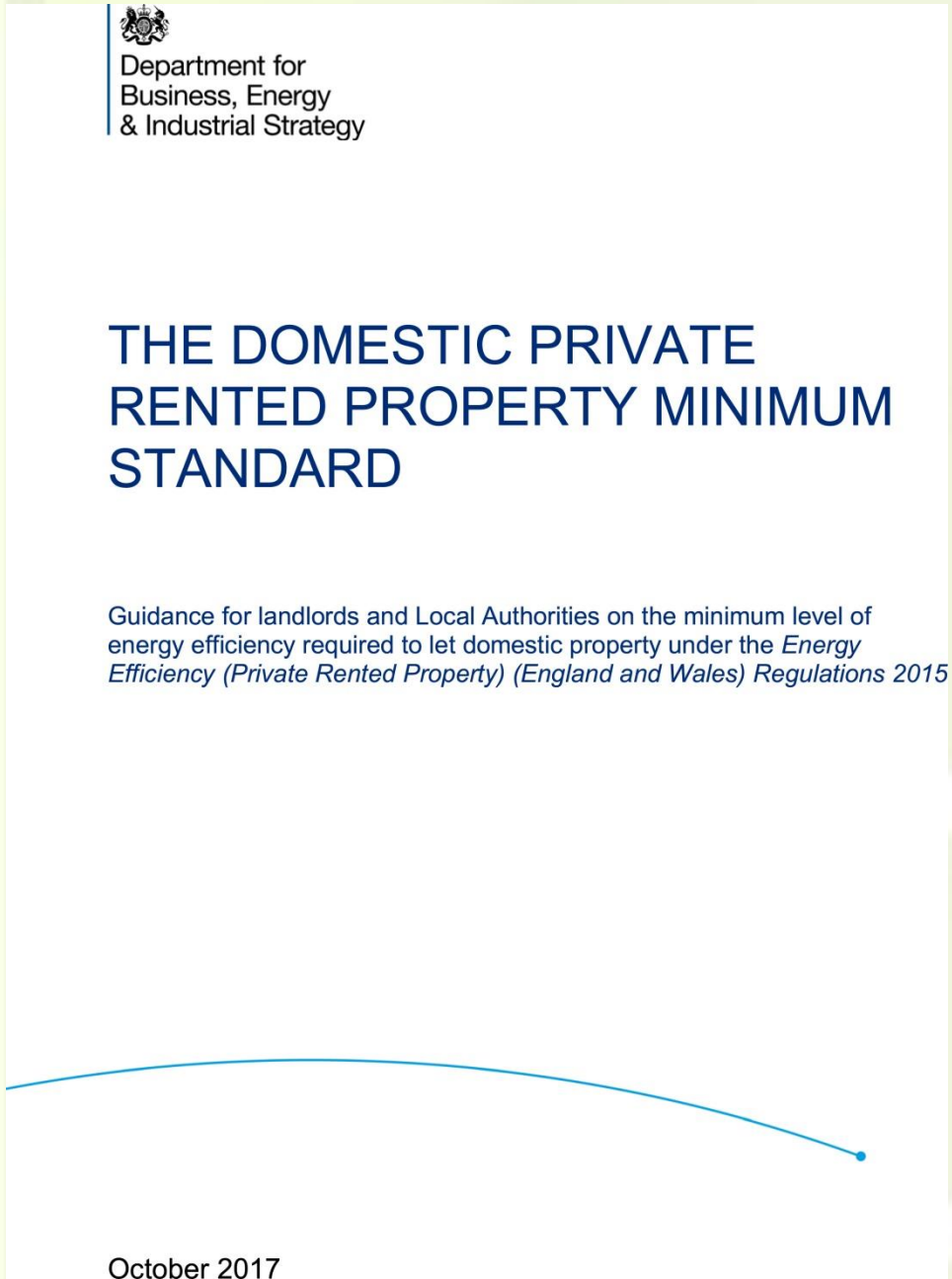
Minimum Efficiency Energy Standards (MEES):-

For any property with an EPC < E:-

- from April 1st 2018 it will not be possible to start a new rental;
- from April 1st 2020 no existing rentals will be allowed.

Exemptions will apply

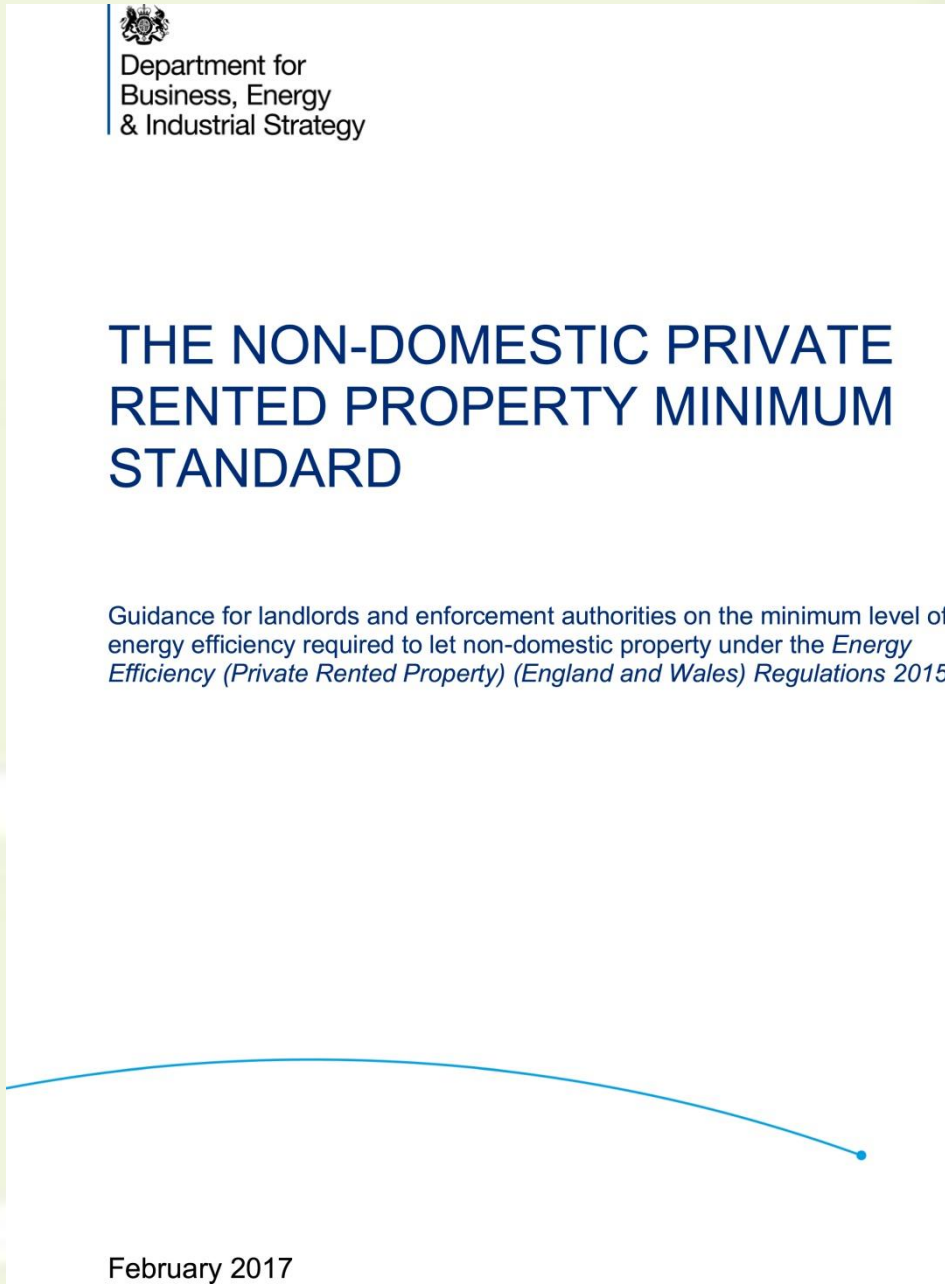
Go to www.gov.uk type ‘minimum energy efficiency standard’


Department for
Business, Energy
& Industrial Strategy

THE DOMESTIC PRIVATE RENTED PROPERTY MINIMUM STANDARD

Guidance for landlords and Local Authorities on the minimum level of energy efficiency required to let domestic property under the *Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015*

October 2017

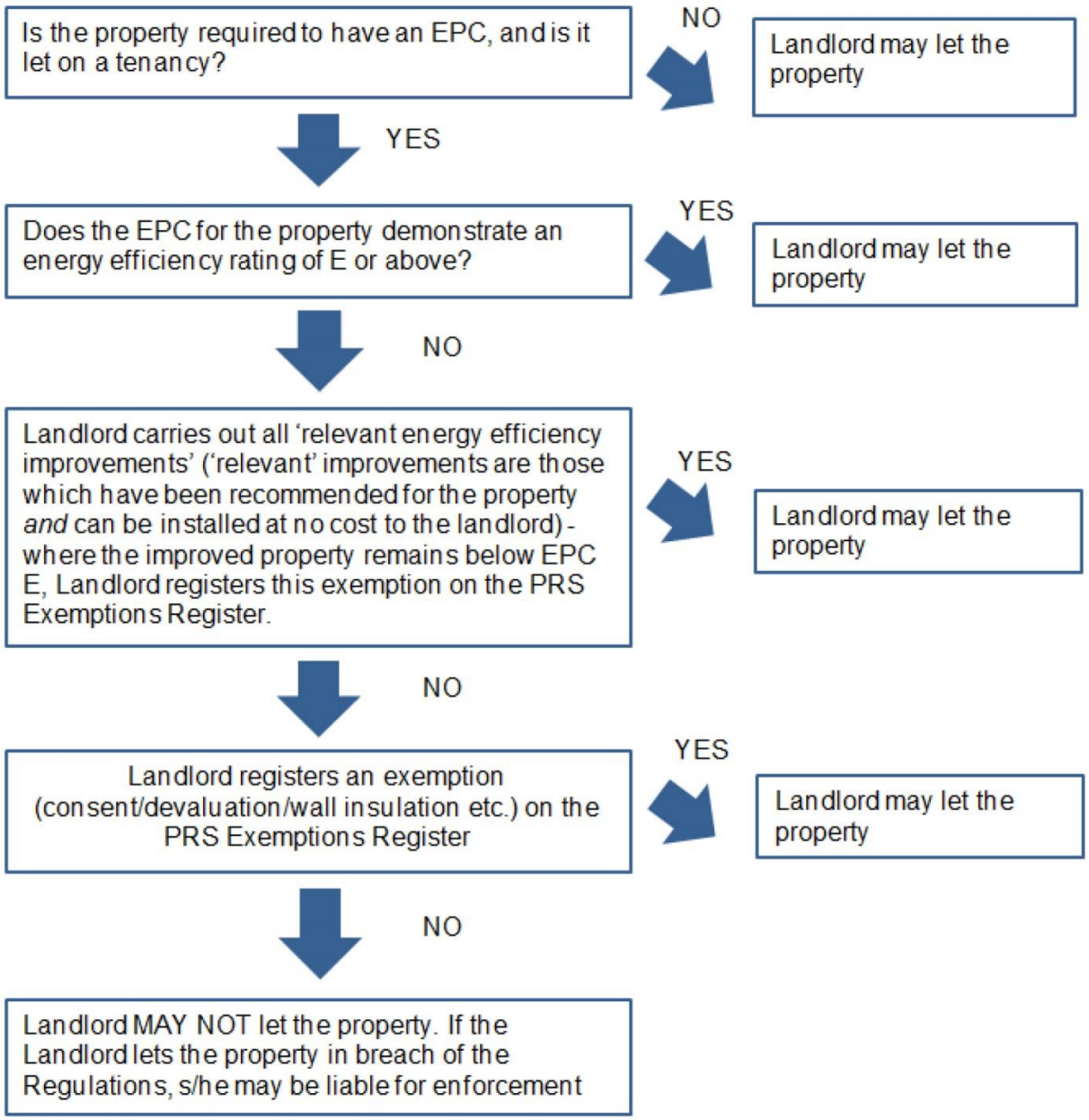

Department for
Business, Energy
& Industrial Strategy

THE NON-DOMESTIC PRIVATE RENTED PROPERTY MINIMUM STANDARD

Guidance for landlords and enforcement authorities on the minimum level of energy efficiency required to let non-domestic property under the *Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015*

February 2017

Figure 1- decision tree for minimum level of energy efficiency process



4.1 Exemptions 51

4.1.1 Where all the 'relevant energy efficiency improvements' for the property have been made (or there are none that can be made) and the property remains sub-standard (Regulation 25) 51

4.1.2 Where a recommended measure is *not* a "relevant energy efficiency improvement" because the cost of purchasing and installing it cannot be wholly financed at no cost to the landlord (Regulation 25(1)(b)) 52

4.1.3 Relevant energy efficiency improvements - wall insulation (Regulation 24(2)) 52

4.1.6 Temporary exemption due to recently becoming a landlord (Regulation 33 & Regulation 36 (2)) 57

4.1.4 Third party consent exemption

4.1.5 Property devaluation exemption

Energy Performance Certificate (EPC)

SAP

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17 Any Street, District, Any Town, B5 5XX

Dwelling type: Detached house
Date of assessment: 15 August 2011
Date of certificate: 13 March 2012

Reference number: 0919-9628-8430-2785-5996
Type of assessment: RdSAP, existing dwelling
Total floor area: 165 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

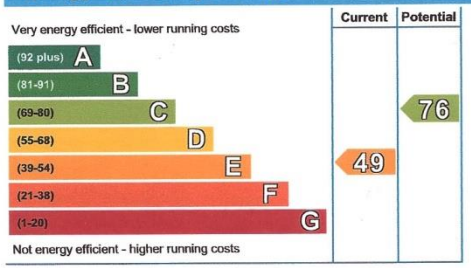
Estimated energy costs of dwelling for 3 years	£5,367
Over 3 years you could save	£2,865

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£375 over 3 years	£207 over 3 years	You could save £2,865 over 3 years
Heating	£4,443 over 3 years	£2,073 over 3 years	
Hot water	£549 over 3 years	£222 over 3 years	
Totals:	£5,367	£2,502	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£141	✓
2 Cavity wall insulation	£500 - £1,500	£537	✓
3 Draught proofing	£80 - £120	£78	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit **www.direct.gov.uk/savingenergy** or call **0300 123 1234** (standard national rate). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.

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Recommended measures	Indicative cost	Typical savings per year	Rating after improvement
Increase loft insulation to 270 mm	£100 - £350	£47	E 51
Cavity wall insulation	£500 - £1,500	£179	D 59
Draught proofing	£80 - £120	£26	D 60
Low energy lighting for all fixed outlets	£50	£43	D 61
Replace boiler with new condensing boiler	£2,200 - £3,000	£339	C 74
Solar water heating	£4,000 - £6,000	£34	C 75
Replace single glazed windows with low-E double glazing	£3,300 - £6,500	£41	C 76

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Secure | https://www.gdfc.co.uk

Apps | Southernlandlords.or | Login - WallgoWeb | Log in to Online Bank | MailChimp Dashboar | Santander Online Ban | Electronics, Cars, Fash | Patient Access - Hom | BBC Radio 4 Extra - S | Outlook.com - peter | Just 0845 Numbers - | Investment opportun | Landlord News

THE GREEN DEAL FINANCE COMPANY

GREEN DEAL FOR MY PROPERTY | WORK WITH GDFC | ABOUT | PR AND NEWS

MAKE YOUR HOME THE BEST VERSION OF ITSELF

THE GDFC HAS STARTED FINANCING LOANS AGAIN AS OF MAY 2017

The Green Deal is a scheme designed by government to help homeowners and landlords invest in renewable energy or energy efficient products, by providing them with attractive finance which they repay through their electricity bills.

FIND OUT MORE

GREEN DEAL FOR MY PROPERTY | I WANT TO PARTNER WITH THE GDFC

Example epc.png | kent warm homes.jpg | new graph.png | old graph.png | Example epc.png | Show all

warm homes

Save energy, save money

0800 170 1174

www.kent.gov.uk/warmhomes

De-regulation Act 2015

Summary

- sorted out the inherent problems with deposit legislation:-
  - gave 90 days to register ‘incorrect’ deposits;
- introduced Retaliatory eviction
- new Section 21 (form 6a)

Retaliatory Evictions

- Retaliatory Evictions:-
  - if tenant makes a complaint must respond within 14 days;
  - if local authority serves a valid improvement notice S21 frozen, another one can't be served for 6 months

- New Section 21:-
  - must be used on AST's > Oct 1st 2015;
  - prescribed format;
  - cannot be used in first 4 months;
  - 6 months shelf life;
  - must have valid:-
    - EPC;
    - gas safety inspection report;
    - '*How to Rent*' booklet;
  - Must have (if appropriate):-
    - valid deposit protection;
    - license

CLG booklet – How to Rent

Immigration

- Immigration Act:-
  - all potential occupiers must prove Right to Rent;
  - may need to re-check if limited Right;
  - see www.gov.uk search ‘Right to Rent’

Websites & Contact Info

Useful web sites:-

www.right-to-rent.co.uk/

go to Gov.uk, in the search box ‘Right to Rent’

- **Immigration Enforcement hotline 0300 123 7000**

Home Office

Right to Rent

Right to Rent Document Checks: a User Guide

February 2016

Contents:

Introduction

Available documents

Printable checklist

Document information

FAQs

Penalties

Could:-

be fined, no limit;

be imprisoned for up to 5 years.

However, more likely to get warning.

Summary

Critical to ensure you have built up a ‘statutory excuse’, i.e. have made best endeavour to check the immigration status of the prospective occupier, and existing tenant (after February 2016) if you believe their original Right to Remain has altered.

More recent changes

- Kumarasamy v Edwards case

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