

Minimum Standards in the Private Rental Sector – England and Wales.



Private rented sector: legislative basis



Energy Act 2011

CHAPTER 16

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PART 1

ENERGY EFFICIENCY

CHAPTER 1

GREEN DEAL

Introductory

- 1 Green deal plans
- 2 Green deal plans: supplementary
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Green deal plan

- 4 Assessment of property etc
- 5 Terms of plan etc
- 6 Consents and redress etc
- 7 Installation of improvements
- 8 Confirmation of plan
- 9 Confirmation of plan: supplementary provision for England and Wales
- 10 Confirmation of plan: supplementary provision for Scotland
- 11 Updating information produced under section 5

Disclosure of green deal plans etc

Draft Regulations laid before Parliament under section 52(4)(b) of the Energy Act 2011, for approval by resolution of each House of Parliament.

DRAFT STATUTORY INSTRUMENTS

2015 No. 0000

ENERGY CONSERVATION, ENGLAND AND WALES

The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015

Made - - - - 2015

Coming into force in accordance with regulation 1(2)

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PART 1

Introduction

1. Citation and commencement
2. General interpretation
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PART 2

Tenants' energy efficiency improvements

CHAPTER 1

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6. Relevant energy efficiency improvements
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CHAPTER 2

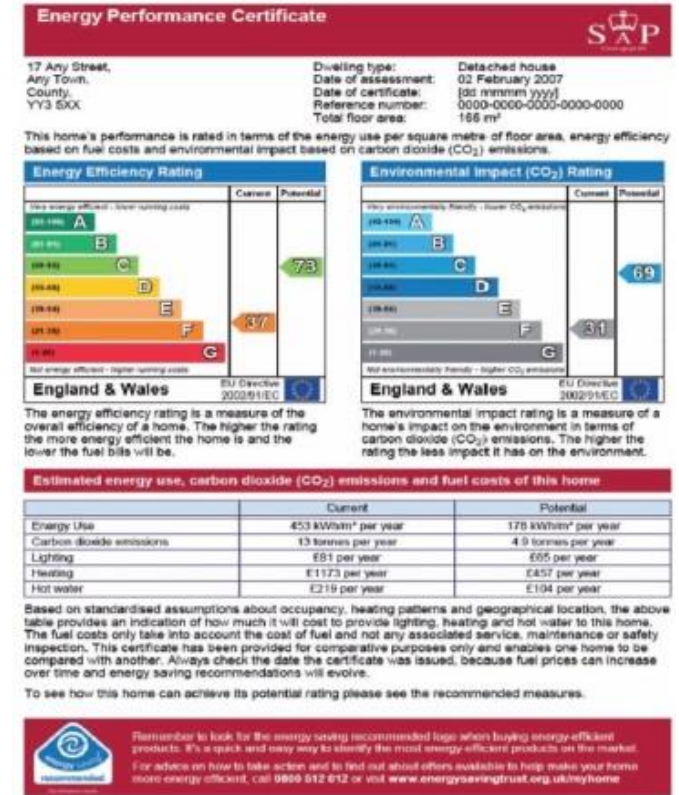
Request for consent to the making of relevant energy efficiency improvements to domestic PR property

8. Request for consent to relevant energy efficiency improvements
9. Circumstances in which a tenant's request may not be made
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Private rented sector: existing requirement

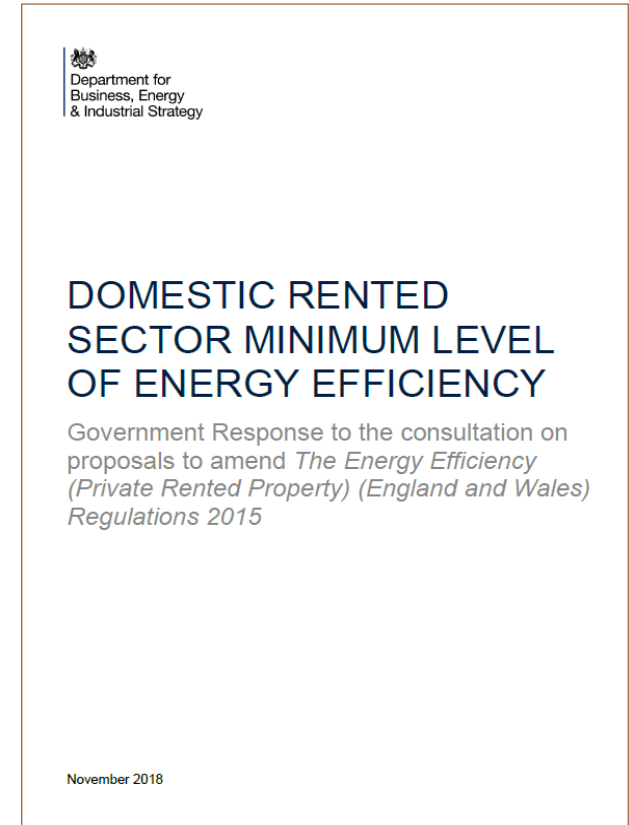
- Privately rented properties in England and Wales need to have an EPC rating of at least E before they can be re-let.
- Applies to properties which are a) legally required to have an EPC, and b) are let on:
 - assured tenancy (including an assured shorthold);
 - regulated tenancy; or,
 - domestic agricultural tenancy.
- Impact on approximately 290,000 domestic properties:
 - When a new tenancy is entered into after April 2018;
 - By 1st April 2020 all relevant domestic properties must comply.
- A range of exemptions apply.



A landlord spend cap of £3,500

From 1 April 2019, strengthened regulations (removing an exemption around landlord cost and availability of finance) will apply:

- A landlord financial contribution element, with landlord contribution capped at £3,500 and inclusive of VAT;
- Existing 'no cost' exemptions will end on 31 March 2020.



Enforcement: A challenge and an opportunity

- Enforcement is by local authorities
- There are variety of barriers to effective enforcement, many of which were raised in the Association for Decentralised Energy report, *The Warm Arm of the Law*.
- Pilot studies are necessary to establish best practice enforcement techniques (including opportunities) and understand costs.



The Warm Arm of the Law

TACKLING FUEL POVERTY IN THE PRIVATE RENTED SECTOR

POLICY REPORT

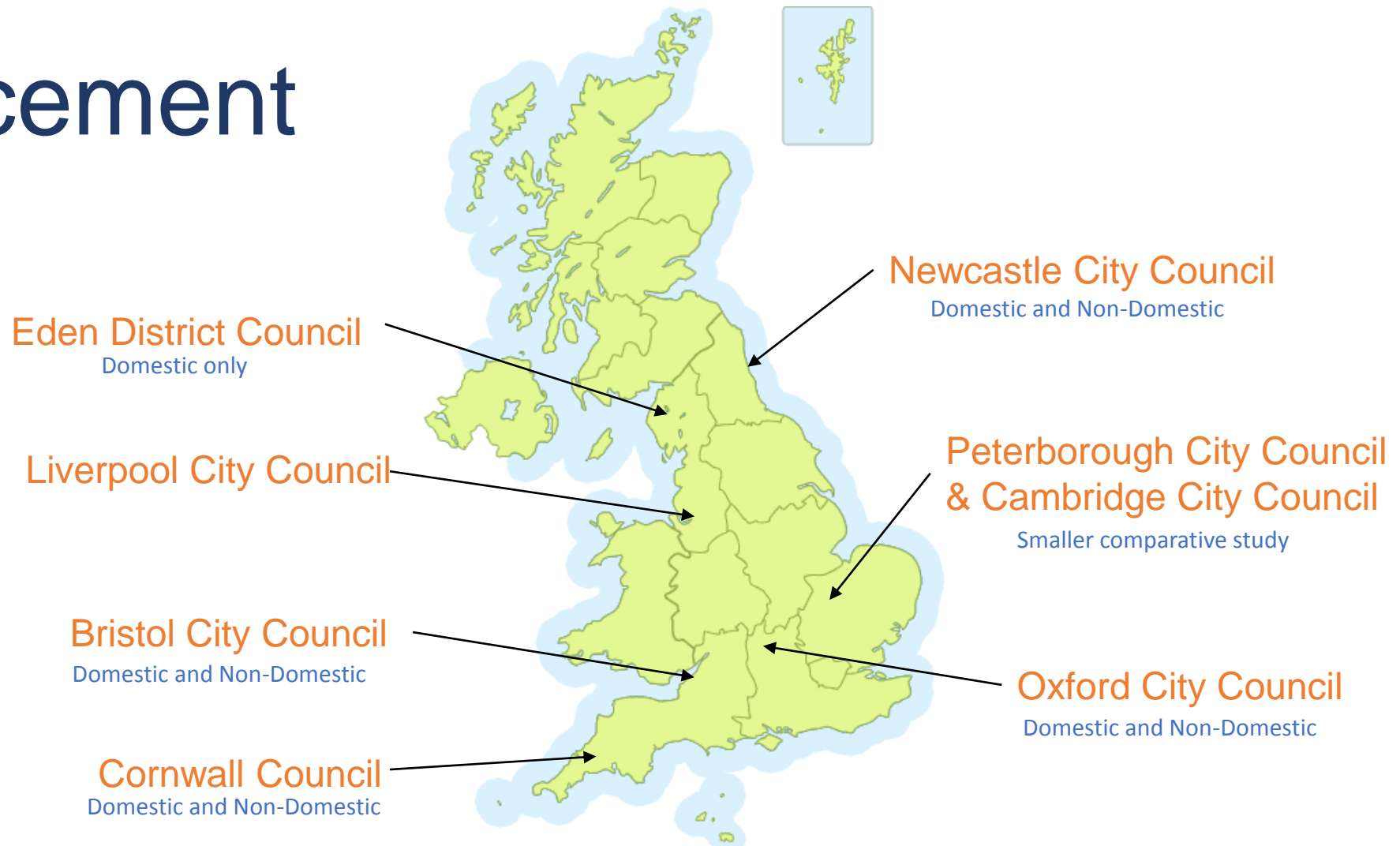


INFORMING POSITIVE CHANGE



Department for
Business, Energy
& Industrial Strategy

Enforcement Pilots



The Clean Growth Strategy



Set out our aspiration to strengthen the PRS standards and replicate an EPC led approach across other tenures:

- “as many homes as possible will be upgraded to an Energy Performance Certificate (EPC) band C by 2035, where practical, cost effective, and affordable.”
- “a long term trajectory for energy performance standards across the private rented sector, 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.”

