

Report of the Chief Executive

MINIMUM STANDARDS OF ENERGY EFFICIENCY IN THE PRIVATE RENTED SECTOR1. Purpose of report

To advise Members of the requirements for minimum energy efficiency standards in the private rented sector and to seek approval of a proposed policy for the use of financial penalties for related enforcement.

2. Detail

The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 established the Minimum Energy Efficiency Standard (MEES) which set a minimum energy efficiency level for all domestic private rented properties in England and Wales that are required to have an Energy Performance Certificate (EPC).

When the regulations were first implemented in April 2018, private landlords could not let properties on new tenancies to new or existing tenants if the EPC rating was F or G (unless an exemption applied). From 1 April 2020 the prohibition on letting properties with an EPC rating of F and G will be extended to cover all relevant properties, even where there has been no change of tenancy. Landlords with properties assessed at EPC F and G must now improve the property rating to E or register an exemption if they want to continue to let it. If a property meets the criteria for any of the exemptions, landlords will be able to let it once they have registered the exemption on the national Private Rented Sector (PRS) Exemptions Register.

Lower-tier local authorities are responsible for enforcing the regulations which can ultimately result in a financial penalty being issued for non-compliance.

Further details of the requirements are provided in appendix 1. A framework for calculating the level of financial penalty, should this be necessary, is shown in appendix 2.

3. Equality Impact Assessment

As this is a change to policy / a new policy an equality impact assessment is included at appendix 3 to this report.

Recommendation

The Committee is asked to RESOLVE that the proposed policy in respect of enforcement of energy efficiency requirements in private rented sector dwellings be approved.

Background papers

Nil