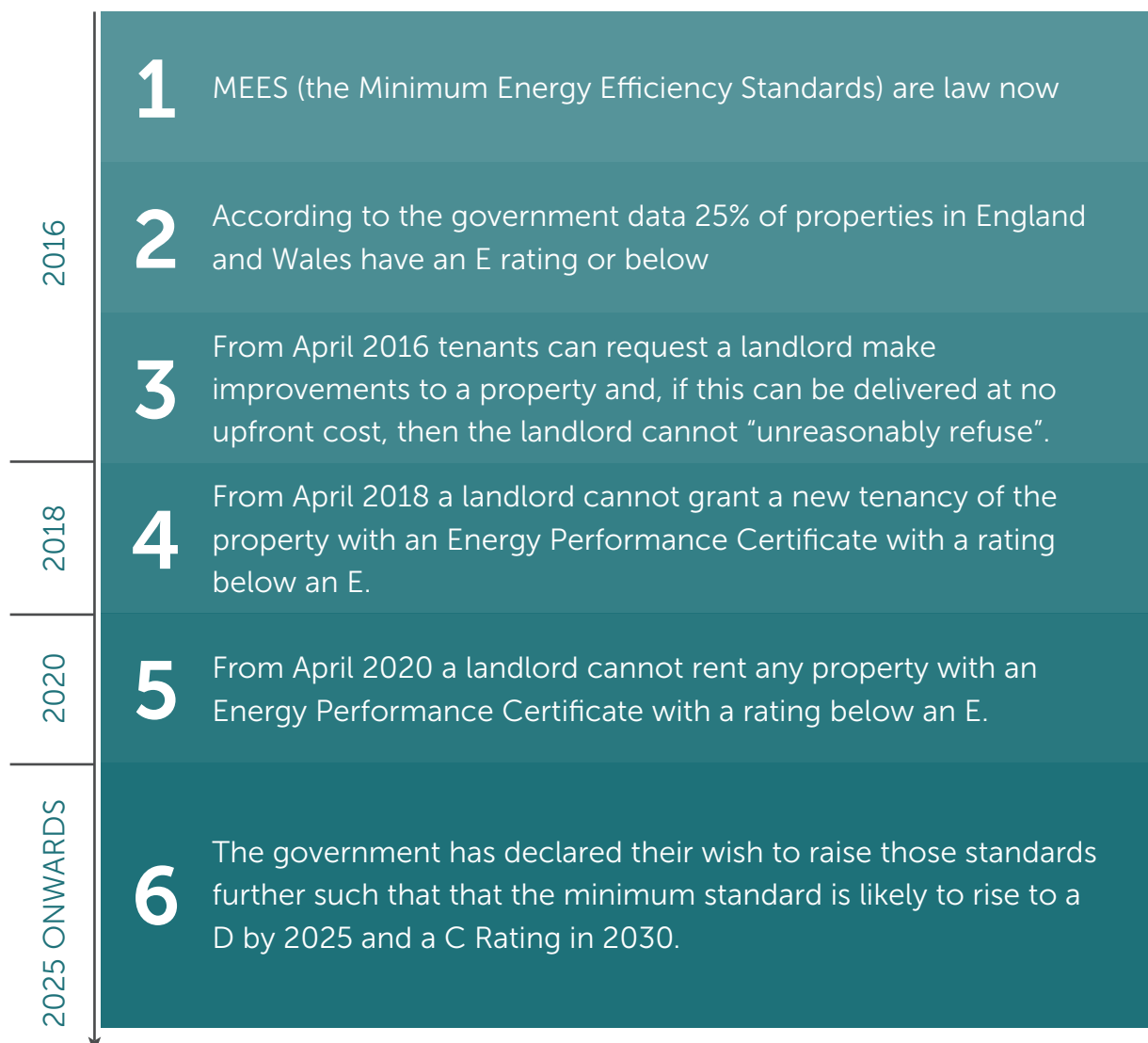




Energy Efficiency in the Private Rental Sector

Did you know that there are new laws coming into effect from the 1st April 2016, which will affect domestic private landlords?

Six things you need to know;



Key Facts

2016	Tenants' Energy Efficiency Improvements	
	What are the reinforcements to tenant rights? From the 1st April 2016 all domestic tenants have the right to request energy efficiency improvements for the properties they rent.	Who does this apply to? This new regulation applies to domestic properties let under a longer term assured and regulated tenancies.
2018	Can a residential private landlord refuse a tenants request for Energy Efficiency Improvements? Yes. Your tenant must show that improvements can be installed with no upfront cost to you. Don't forget there is likely to be a scheme available, either a development or replacement for Green Deal, which is intended to facilitate energy efficiency without the need for upfront costs.	Are there any exemptions? If the building is exempt from an EPC then you are not required to provide consent. Landlords are also exempt if required third-party consent, such as planning, for work cannot be obtained.
		Are there any penalties for non compliance? Yes. If a tenant considers that a landlord hasn't complied with the regulations, they can take the case to a First-Tier Tribunal General Regulatory Chamber.
Minimum Energy Efficiency Standards (MEES)		
2018	What are the Minimum Energy Efficiency Standards? From the 1st April 2018 changes to legislation will make it unlawful to let residential properties with an Energy Performance Certificate (EPC) with a rating of F or G.	Why is it being enforced? This new legislation attempts to ensure that all tenants enjoy a right to live in an energy efficient home. It also contributes to the UK legislative targets of reducing CO2 emissions for all buildings to around zero by 2050.
	What are the key dates? April 2018- the regulations will only apply upon the granting of a new tenancy to a new or existing tenant. April 2020- The regulation will apply to ALL privately rented property which is required to have an EPC.	Are there any exemptions? Yes landlords are exempt if: <ul style="list-style-type: none">- They have carried out all cost-effective energy efficiency improvements.- Measures Identified by Green Deal or an alternative government scheme are not cost effective.- If third-party consents are not available (consent from tenants, planning authority etc).
	Are there any penalties for non-compliance? Yes. Failing to comply with a compliance notice could result in a fine up to £5000.	

What Next?

Given the risks to landlords it is clear that a full understanding of energy efficiency is required for your property assets, in order to see if you are meeting MEES.

Elmhurst Members can assess a property's energy efficiency and produce an EPC to ensure you have an understanding of your properties energy efficiency rating .

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