

Private Landlords Newsletter

WELCOME to the first edition of the Private Landlords Newsletter.

We would like to take every opportunity to keep in touch with our residents and businesses. We hope to use this newsletter to continue our work to promote high standards in the Private Rented Sector for both tenants and landlords.

The private rented sector is an important source of housing in the Lancaster District so we want to work in partnership to ensure that these homes are safe and decent, healthy and comfortable.

There is more information on the Private Sector Housing page on our website at www.lancaster.gov.uk, or from our Housing Standards Team who can be contacted by calling **01524 582000**.

Landlord's Forum
Monday 25th April
Morecambe Football Club
12.30-15.30

- Introduction of selective licensing
- Fire safety
- Energy efficiency and grants
- How to apply for direct debit payments
- Nuisance caused by waste accumulations and anti-social behaviour

To register an interest in attending email environmentalhealth@lancaster.gov.uk

Minimum Energy Performance Certificate (EPC)

The Domestic Minimum Energy Efficiency Standard (MEES) Regulations set a minimum energy efficiency level for domestic private rented properties.

Since 1 April 2020, landlords can no longer let or continue to let properties covered by the MEES Regulations if they have an EPC rating below E, unless they have a valid exemption in place.

If you are currently planning to let a property with an EPC rating of F or G, you need to improve the property's rating to E, or register an exemption, before you enter into a new tenancy.

If you are currently letting a property with an EPC rating of F or G, and you haven't already taken action, you must improve the property's rating to E immediately, or register an exemption.

For more information visit www.lancaster.gov.uk/mees



Energy Conservation

With the residential sector accounting for a fifth of carbon emissions, the government is committed to significantly improving the energy efficiency of the housing stock.

The scheme aims to improve the energy efficiency of homes occupied by households (owned or privately rented) with a combined annual income of no more than £30,000 to help reduce fuel poverty and contribute toward carbon reduction targets.



Properties eligible for the grant are those with a low Energy Performance Certificate (EPC) rating of D, E, F or G.

The grants are available through 'Cosy Homes in Lancashire' (CHiL) the affordable warmth initiative established by Local Authorities in Lancashire in 2015.

The qualifying measures for properties include solid wall insulation, underfloor insulation, cavity, loft and room in roof insulation, solar thermal, solar PV, air source heat pumps, single glazed window upgrades and external door improvements. The funding does not include gas boiler replacements.

The grant scheme is worth up to £10,000 per property for qualifying measures. Tenants can apply with their landlord's permission, but the landlord will be expected to pay a third of the cost of measures.

To take advantage of this funding and for further information visit www.chil.uk.com, email enquiries@rheaprojects.co.uk or call their office on 03306 061 488.



Household Support Fund

Helping residents experiencing financial hardship to pay for essential living costs over the winter months

To apply, visit lancaster.gov.uk/hsf



Switch on to Electrical Inspection Condition Reports (EICR)

From the 1st July 2020 all new tenancies in the private rented sector were required to have an Electrical Installation Condition Report (EICR).

From 1st April 2021 this requirement extended to all existing tenancies.

Landlords of privately rented accommodation must:

- Ensure national standards for electrical safety are met. These are set out in the 18th edition of the 'Wiring Regulations', which are published as British Standard 7671.
- Ensure the electrical installations in their rented properties are inspected and tested by a qualified and competent person at least every 5 years.
- Obtain a report from the person conducting the inspection and test which gives the results and sets a date for the next inspection and test.
- Supply a copy of this report to the existing tenant within 28 days of the inspection and test.
- Supply a copy of this report to a new tenant before they occupy the premises.
- Supply a copy of this report to any prospective tenant within 28 days of receiving a request for the report.
- Supply the local authority with a copy of this report within 7 days of receiving a request for a copy.
- Retain a copy of the report to give to the inspector and tester who will undertake the next inspection and test.
- Where the report shows that remedial or further investigative work is necessary, complete this work within 28 days or any shorter period if specified as necessary in the report.
- Supply written confirmation of the completion of the remedial works from the electrician to the tenant and the local authority within 28 days of completion of the works.

Enforcement Action

- Failure to undertake an EICR or the remedial work detailed in an EICR can result in the council taking enforcement action including service of a remedial notice, recovery of the costs of the remedial action from the landlord, and financial penalties.

