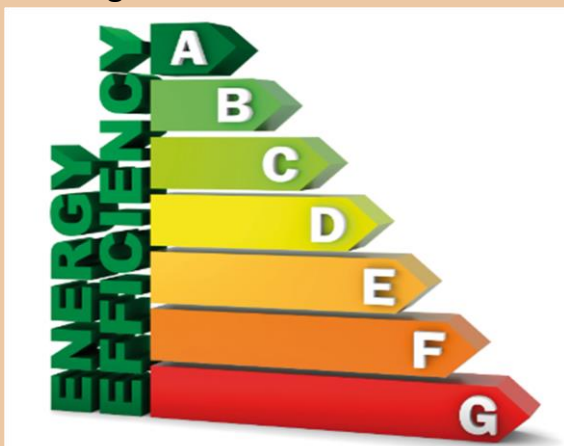


Private Landlords Newsletter

WELCOME to the third edition of the Private Landlords Newsletter.

Minimum Energy Efficiency Standards

We are continuing in our efforts to enforce the Energy Efficiency (Private Rented Property) Regulations 2015 throughout the district. These Regulations are designed to tackle the least energy-efficient properties in England and Wales – those rated F or G on their Energy Performance. Landlords of privately rented properties currently on a F or a G energy efficiency rating are being contacted and are being encouraged to comply with the regulations. We would urge landlords to review the EPC SAP rating for their properties and respond accordingly. Currently we have contacted over 300 private landlords and have secured energy efficiency improvements on over 40 properties within the district. If you would like to seek any guidance on the legislation, please visit our website or contact the housing standards service.



The Department for Business, Energy, and Industrial Strategy (BEIS)- Boiler Upgrade Scheme (BUS)

The government is providing grants to encourage property owners to install low carbon heating systems such as heat pumps, through the Boiler Upgrade Scheme (BUS). These grants can help property owners overcome the upfront cost of low carbon heating technologies.

The scheme is open to domestic and small non-domestic properties in England and Wales. It runs from 2022 to 2025.

If you are eligible you can get:

- £5,000 off the cost and installation of an air source heat pump
- £5,000 off the cost and installation of a biomass boiler
- £6,000 off the cost and installation of a ground source heat pump
- Click on the following link to check eligibility

[Boiler Upgrade Scheme - GOV.UK \(www.gov.uk\)](https://www.gov.uk)



New - Smoke and Carbon Monoxide Alarm (England) Regulations

The Government has now published legislation that will amend the Smoke and Carbon Monoxide Alarm (England) Regulations 2015 from 1 October 2022.

In addition to a landlords requirement to supply fire detection on each floor of their property, check the alarms are in working condition at the start of the tenancy and provide a Co2 alarm where there is a solid fuel burning appliance. Landlords also have to provide a carbon monoxide alarm where there is a 'fixed combustion appliance' i.e. a gas boiler. Landlords must ensure that any faulty alarms are repaired or replaced during the tenancy.

If you have a gas boiler - you must now supply your tenants with a Co alarm. It's a legal requirement and it might save lives!



New - Right to Rent rules in place from 6 April

The adjustments to right to rent checks introduced on 30 March 2020 because of coronavirus ended on 30 September 2022.

From 1 October 2022, landlords must carry out prescribed checks as set out in this guidance:

[Landlord's guide to right to rent checks - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/landlord-s-guide-to-right-to-rent-checks)

This guidance explains what landlords and letting agents must do to comply with the Right to Rent Scheme.

Landlords and letting agents must carry out right to rent checks on people before entering into a tenancy agreement with them to make sure they are allowed to rent.

You should use this guidance to find out:

- what a right to rent check is
- why you need to do a right to rent check
- letting arrangements that fall within the scheme
- how to carry out checks
- when to carry out initial checks and follow-up checks
- what documents are acceptable for a manual right to rent check