



## PRs Delegate Resource Pack

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Following the CPD training sessions, we have compiled a list of resources and links referenced during the workshop.

### MEES

**Guidance for landlords and tenants of domestic property on Part Two of the Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015:** This document provides guidance for domestic tenants, landlords and others with interest in the domestic private rented sector on the effect of Part Two of The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015, the tenants' energy efficiency improvements provisions for domestic tenants. **The guidance can be found here:**

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/508180/2016\\_01\\_19\\_PRS\\_tenants\\_energy\\_efficiency\\_improvements\\_guidance.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/508180/2016_01_19_PRS_tenants_energy_efficiency_improvements_guidance.pdf)

**Domestic private rented property: minimum energy efficiency standard – Guidance for landlords. Guidance on EPC and MEES regulations for landlords can be found here:**

<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance#enforcement-and-penalties>

**MEES exemptions register:**

Where landlords go when registering an exemption: <https://prsregister.beis.gov.uk/NdsBeisUi/used-service-before>

Note that only local councils have access to the information on the register.

### Housing Health and Safety Rating System (HHSRS)

**Link to a list of the 29 hazards with additional commentary:**

<https://www.staffordbc.gov.uk/housing-health-and-safety-rating-system-the-29-hazards>

**Link to a list of definitions of the hazards:**

[https://england.shelter.org.uk/professional\\_resources/legal/housing\\_conditions/local\\_authority\\_duties\\_to\\_deal\\_with\\_poor\\_conditions/hhsrs\\_definition\\_of\\_hazards](https://england.shelter.org.uk/professional_resources/legal/housing_conditions/local_authority_duties_to_deal_with_poor_conditions/hhsrs_definition_of_hazards)

**Link to NEA website as the source of further information:** <https://www.nea.org.uk/>

## HMO and Selective Licensing

The London Borough of Newham - Little Ilford Neighbourhood Improvement Zone (NIZ) was the first selective licensing scheme in London and the South-East and is believed to be the first to directly target energy-inefficient properties.

[https://publications.parliament.uk/pa/cm201012/cmselect/cmenergy/1744i\\_ii/1744we09.htm](https://publications.parliament.uk/pa/cm201012/cmselect/cmenergy/1744i_ii/1744we09.htm)

## Additional links on Policy:

### Energy Security Bill and heat network zoning:

<https://www.gov.uk/government/publications/energy-security-bill-factsheets/energy-security-bill-factsheet-heat-networks-regulation-and-zoning#:~:text=regulation%2Dand%2Dzoning-,Summary,the%20most%20cost%2Deffective%20way.>

### Welsh Government Nest Scheme:

<https://energysavingtrust.org.uk/programme/welsh-government-nest-scheme/>

### Rent Smart Wales:

<https://rentsmart.gov.wales/en/home/>

## Homes (Fitness for Human Habitation) Act 2018

### Link to Homes (Fitness for Human Habitation) Act 2018:

[Homes \(Fitness for Human Habitation\) Act 2018 \(legislation.gov.uk\)](https://legislation.gov.uk)

**Guidance for tenants, landlords and local authorities Homes (Fitness for Human Habitation) Act 2018:** [Homes \(Fitness for Human Habitation\) Act 2018 - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

### Guidance for landlords: Homes (Fitness for Human Habitation) Act 2018:

[Guide for landlords: Homes \(Fitness for Human Habitation\) Act 2018 - GOV.UK \(www.gov.uk\)](https://www.gov.uk)

## Further guidance for landlords and tenants

### Non-statutory guidance for landlords and tenants in the private and social rented sectors on:

- Rent, mortgage payments and possession proceedings
- Health and safety obligations, repairs and inspections in the context of coronavirus (COVID-19)

**Access it here:** <https://www.gov.uk/government/publications/covid-19-and-renting-guidance-for-landlords-tenants-and-local-authorities/coronavirus-covid-19-guidance-for-landlords-and-tenants>

### Shelter - Minimum energy performance standards for rented homes

Guidance on EPC and MEES regulations, including references to serving s21 notices without EPCs. **It can be found here:**

[https://england.shelter.org.uk/professional\\_resources/legal/housing\\_conditions/energy\\_standards/minimum\\_energy\\_performance\\_standards\\_for\\_rented\\_homes](https://england.shelter.org.uk/professional_resources/legal/housing_conditions/energy_standards/minimum_energy_performance_standards_for_rented_homes)

[https://england.shelter.org.uk/professional\\_resources/legal/housing\\_conditions/energy\\_standards](https://england.shelter.org.uk/professional_resources/legal/housing_conditions/energy_standards)

## Communications

Links to template letters are located in the BEIS toolkit.

You can access this toolkit by emailing BEIS and requesting access at:  
[PRSRegisterSupport@beis.gov.uk](mailto:PRSRegisterSupport@beis.gov.uk).

## Retaliatory eviction

Find out when you're protected from a revenge eviction here:

[https://england.shelter.org.uk/housing\\_advice/repairs/revenge\\_eviction\\_if\\_you\\_ask\\_for\\_repairs](https://england.shelter.org.uk/housing_advice/repairs/revenge_eviction_if_you_ask_for_repairs)

Citizens Advice - how to protect private renters from retaliatory eviction in England:

<https://www.citizensadvice.org.uk/about-us/our-work/policy/policy-research-topics/housing-policy-research/Touch-and-go/> (Includes links to 2018 research on retaliatory evictions)

<https://www.citizensadvice.org.uk/housing/renting-privately/ending-your-tenancy/if-youre-being-evicted-because-you-asked-for-repairs-renting-privately/#:~:text=If%20your%20landlord%20tries%20to,worried%20about%20asking%20for%20repairs.>

<https://www.citizensadvice.org.uk/about-us/about-us1/media/press-releases/complain-and-youre-out-research-confirms-link-between-tenant-complaints-and-revenge-eviction/>

## Links on energy efficiency measures:

**Electric Infrared Wallpaper:**

<https://www.bbc.com/news/business-64402524>

<https://www.ihelios.co.uk/>

**Solar-assisted heat pumps:**

<https://energysavingtrust.org.uk/advice/solar-assisted-heat-pumps/>

**Solar water heating:**

<https://energysavingtrust.org.uk/advice/solar-water-heating/>

**Heat pumps:**

<https://renewableenergyhub.co.uk/main/heat-pumps-information/heat-pumps-for-new-builds/>

<https://energysavingtrust.org.uk/energy-at-home/heating-your-home/heat-pumps/>

**Heating controls:**

<https://energysavingtrust.org.uk/advice/thermostats-and-heating-controls/>

**Reducing heat loss in homes:**

<https://energysavingtrust.org.uk/energy-at-home/reducing-home-heat-loss/>

**Energy-Efficient windows:**

<https://www.stormclad.co.uk/blog/what-are-a-rated-windows#:~:text=An%20A%20Rated%20window%20is,the%20more%20it%20will%20cost.>

<https://www.selectaglaze.co.uk/about-secondary-glazing/benefits/warmer-window-insulation-uvalues>

<https://www.secondnature.com/blog/window-seal-repair>

#### **Futureproofing flat research from David Weatherall:**

<https://www.law.ox.ac.uk/futureproofing-flats>

#### **Demand flexibility services:**

<https://www.nationalgrideso.com/industry-information/balancing-services/demand-flexibility>

<https://energysavingtrust.org.uk/advice/smart-export-guarantee/>

<https://www.ofgem.gov.uk/environmental-and-social-schemes/smart-export-guarantee-seg>

#### **Feed in tariffs:**

<https://energysavingtrust.org.uk/grants-and-loans/feed-in-tariff/#:~:text=Under%20the%20Feed%20in%20Tariff,unaffected%20by%20the%20scheme%20closure.>

#### **Social tariffs:**

<https://www.nea.org.uk/news/solving-the-cost-of-living-crisis-the-case-for-a-new-social-tariff-in-the-energy-market/>

#### **Existing grants:**

[Apply for the Boiler Upgrade Scheme: Overview - GOV.UK \(www.gov.uk\)](#)

[Home Upgrade Grant: Phase 2 \(closed to applications\) - GOV.UK \(www.gov.uk\)](#)

[Energy Company Obligation \(ECO\) - Homeowners and tenants | Ofgem](#)

### **Links to energy advice tools**

Energy Performance Certificates: <https://www.gov.uk/find-energy-certificate>

Energy Performance of Buildings Data: <https://epc.opendatacommunities.org/>

UK Gov – Help for households: <https://helpforhouseholds.campaign.gov.uk/>

UK Gov – Simple Energy Advice: <https://www.gov.uk/improve-energy-efficiency>

Halifax: Home Energy Saving Tool: <https://www.halifax.co.uk/mortgages/help-and-advice/green-living/home-energy-saving-tool.html>

### **Past research**

#### **Impetus Consulting Ltd, 2008, Tackling fuel poverty using the Housing Health and Safety Rating System (HHSRS)**

Impetus Consulting was appointed to carry out research into HHSRS for the Energy Efficiency Partnership for Homes (EEPH). The objective of the project was to achieve greater carbon savings and a reduction in the level and impact of fuel poverty as a result of effective implementation of HHSRS.

Emma Jones and Kelly Greer worked on this research project whilst at Impetus.

The research found that HHSRS gives local authorities the power to take much of this sector out of fuel poverty (while potentially also reducing carbon emissions) at very little cost to the taxpayer as landlords can be required to pay for the measures). However, HHSRS was not being used nearly as widely or effectively as it could be. Therefore, there is great potential to use HHSRS to tackle fuel poverty and potentially reduce carbon emissions.

Main findings:

- Failure to fulfil legal duties as set out in the Housing Act 2004.
- HHSRS not being used nearly as widely or effectively as it could be by local authorities.
- Variation between local authorities in enforcement practices and charging
- Intervention do not seem to be focussed on the greatest risks to health and safety in the housing stock.

**The research can be found here:** [Tackling Fuel Poverty in the Private Rented Sector Using the Housing Health and Safety Rating System \(HHSRS\) | Fuel Poverty Research Library \(fuelpovertylibrary.info\)](#)

**National Energy Action (NEA), Impetus Consulting Ltd and Blooming Green, 2011, HHSRS: Your power to warm homes in the private rented sector**

NEA, Impetus Consulting and Blooming Green worked on a project funded by eaga Charitable Trust, the Energy Efficiency Partnership for Homes (EEPH) and the Department for Energy and Climate Change (DECC). The aim of the project was to achieve an increase in the use of HHSRS by local authorities to reduce fuel poverty (and potentially carbon emissions) in the private rented sector.

Emma Jones and Kelly Greer worked on this project whilst at Impetus and National Energy Action.

The research found that there was still potential for HHSRS to be used to tackle fuel poverty – and we showcased some great local action where councils were leading the way – but that it was still not being used nearly as widely or effectively as it could be.

A toolkit was developed that gave information on how local authorities in England and Wales could most effectively use HHSRS to reduce fuel poverty in the private rented sector.

The toolkit was aimed at managers and officers working in Environmental Health teams within local authorities and was designed to be used in conjunction with the guidance on Excess Cold that was developed by the Chartered Institute of Environmental Health (CIEH) and the Local Government Group (formerly LACORS).

The toolkit provides information on:

- **Policy context:** an overview of fuel poverty legislation, minimum standards and related local authority duties.
- **Case studies:** examples of how proactive local authorities are using HHSRS to tackle fuel poverty, including charging for enforcement activities.
- **Residential Property Tribunal (RPT) appeals:** a summary of appeal cases to help local authorities determine what measures are appropriate to require rectifying hazards identified in properties.
- **Sample materials:** examples of leaflets and marketing materials used by local authorities and checklists used to assess Excess Cold hazards.

- **Funding and advice:** details of where to get funding and advice on installing energy efficiency measures.
- **Research links:** detailed related research and guidance.

In addition to the toolkit the project team piloted the toolkit with a number of local authorities and engaged with private landlord forums to highlight HHSRS requirements.

**The research can be downloaded from here (scroll down and download the third document Using the HHSRS System to tackle fuel poverty):** [Tackling Fuel Poverty in the Private Rented Sector Using the Housing Health and Safety Rating System \(HHSRS\) | Fuel Poverty Research Library \(fuelpovertylibrary.info\)](https://fuelpovertylibrary.info)

**Last updated:** 2011.

### **ACE Research and CAG Consultants, 2018, The Warm Arm of the Law<sup>1</sup>**

ACE Research and CAG Consultants published The Warm Arm of the Law, an Ebico Trust funded research project looking at the extent to which the Housing Health and Safety Rating System (HHSRS) and Minimum Energy Efficiency Standards (MEES) are being proactively implemented and enforced by local authorities across England and Wales.

Emma Jones and Kelly Greer worked on this project whilst at CAG Consultants and the ACE Research.

The policy report, aimed at policy makers, industry and wider stakeholders, highlights the opportunities to increase energy efficiency and reduce fuel poverty in the PRS, detailing current practice, where there are barriers and what is needed to overcome these, while the toolkit provides practical advice for local authorities on how to ensure they are realising the full potential of existing energy performance legislation.

The headline research finding was that local authorities are not doing enough to enforce minimum energy efficiency standards in the PRS. Budget cuts have seen local authorities reducing spending on enforcement activity, a trend that is expected to continue even though councils have recently been given additional compliance and enforcement responsibilities and the number of homes in the PRS increases.

The research found that was great potential for both HHSRS and MEES to be effectively implemented and doing so will not only improve the lives of tenants living in some of the worst properties in the country, it will also offer significant economic and wider societal benefits to the UK, including reducing the burden on the NHS, improved productivity and a reduction in carbon emissions.

The project identified a number of recommendations around improving the implementation and enforcement of HHSRS and MEES, for government (national, regional and local), landlords and their representatives, tenant advice services and the energy retrofit sector.

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<sup>1</sup> Blog: <https://www.theade.co.uk/news/blogs/warm-arm-of-the-law>,

Press release: [www.theade.co.uk/resources/publications/the-warm-arm-of-the-law-tackling-fuel-poverty-in-the-private-rented-sector](https://www.theade.co.uk/resources/publications/the-warm-arm-of-the-law-tackling-fuel-poverty-in-the-private-rented-sector)

Policy Report: [www.theade.co.uk/assets/docs/resources/Ebico-Policy-Report.pdf](https://www.theade.co.uk/assets/docs/resources/Ebico-Policy-Report.pdf) (SAVED ON SHAREPOINT: 2018 - The Warm Arm of the Law report)

Toolkit: [www.theade.co.uk/assets/docs/resources/Ebico-Toolkit.pdf](https://www.theade.co.uk/assets/docs/resources/Ebico-Toolkit.pdf) (ALSO SAVED ON SHAREPOINT: 2018 - Cutting fuel poverty in the PRS – toolkit)

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**The research can be found here:** <https://www.theade.co.uk/assets/docs/resources/Ebico-Policy-Report.pdf>

**Committee on Fuel Poverty, Enforcing regulations to enhance energy efficiency in the private rented sector: research report and CFP's recommendations**

The research, completed by RSM UK Consulting, provides useful evidence on the weaknesses in the current system and makes suggestions on how to improve levels of enforcement. Based on the findings the CFP have made several recommendations.

**The research can be found here:** <https://www.gov.uk/government/publications/enforcing-regulations-to-enhance-energy-efficiency-in-the-private-rented-sector-research-report-and-cfps-recommendations>

**Last updated:** 2019

**Sustainable Homes, Touching the voids:**

Research that showed that in social housing improving energy performance increased property asset values and reduced rent arrears, voids and maintenance costs.

**The research can be found here:** [Layout 1 \(passivhaustrust.org.uk\)](#)

**Last updated:** 2016