

Cardiff Landlord Forum

Agenda

Energy Efficiency

South Wales Fire – Fire safety

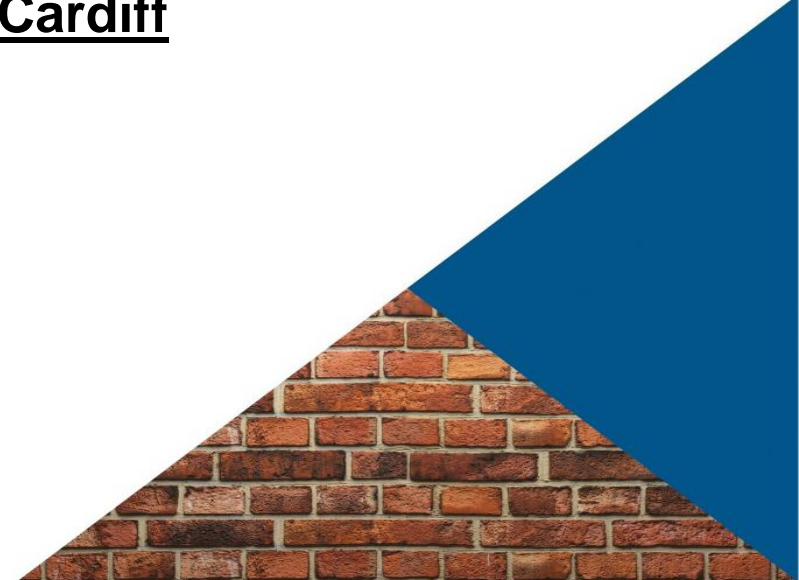
Christian Hadfield & Mathew Bradford

Affordable Warmth and Energy Efficiency in Cardiff

Timothy Roberts

Chair Update

Douglas Haig



South Wales
Fire and Rescue Service



Gwasanaeth Tân ac Achub
De Cymru

Business Fire Safety





- Chris Hadfield (Head of Business Fire Safety)
07979700361
- Mathew Bradford (Station Manager Business
Fire Safety) 07880786464

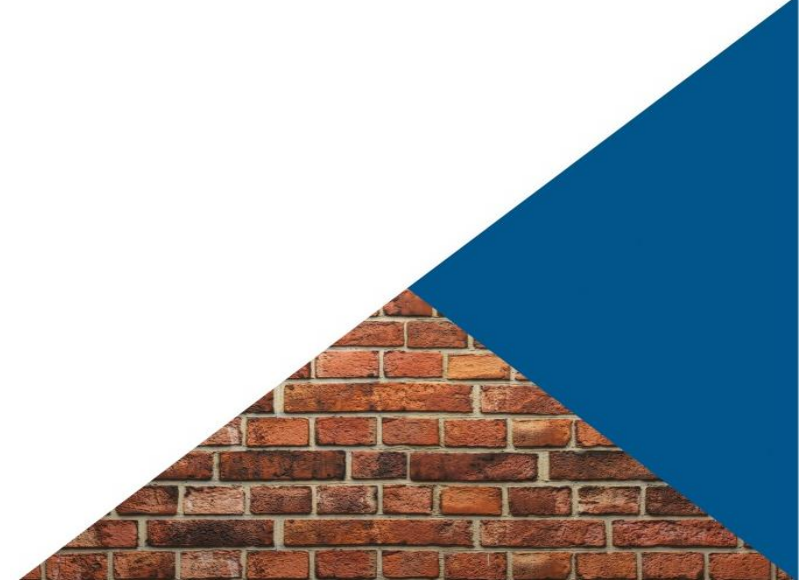
firesafety@southwales-fire.gov.uk

[@SWFRSBusinessFS](#)



Affordable Warmth

- Timothy Roberts





*Affordable warmth and
energy efficiency in Cardiff –
The benefits to tenants and
landlords*

Why?

- Climate Change
- Energy Costs
- Added Value to Housing
- Fuel Poverty



Benefits to Tenants....

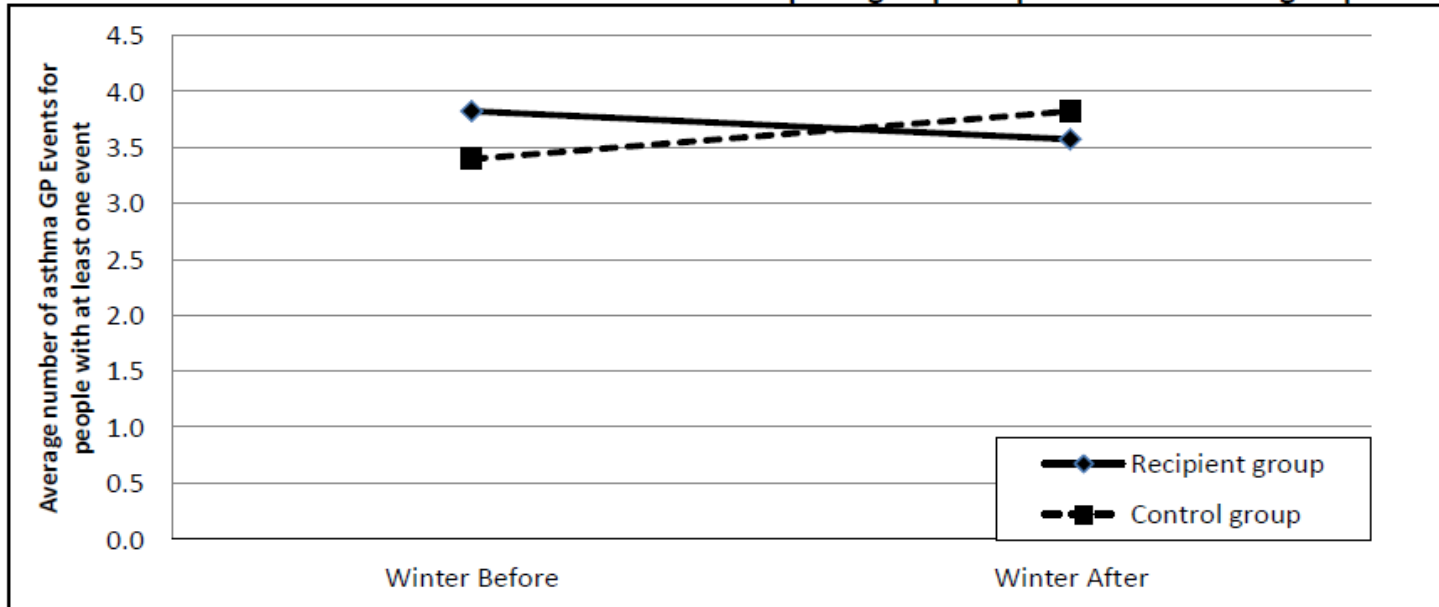


- ***Report No.1: Initial findings on the impact on health of the Warm Homes NEST Scheme (April 2017).***
- The report shows a definite link between NEST improvements and improvements on residents physical and mental health.
- Commissioned by WG by Government Social Research.
- 30,000 people monitored over 4 years (April 2011 – Mar 2015) split into 2 groups – those that had measures and those that were eligible but hadn't had measures.
- Used health 'events' – respiratory, asthma, hospital admissions from GP data.

Asthma data.



Chart 2 The average number of asthma GP Events per person for people with at least one event in the winter months before and winter months after installation: recipient group compared with control group



With NEST measures there was a 6.5% decrease of asthma ‘events’ compared with a 12.5% increase in the control group.

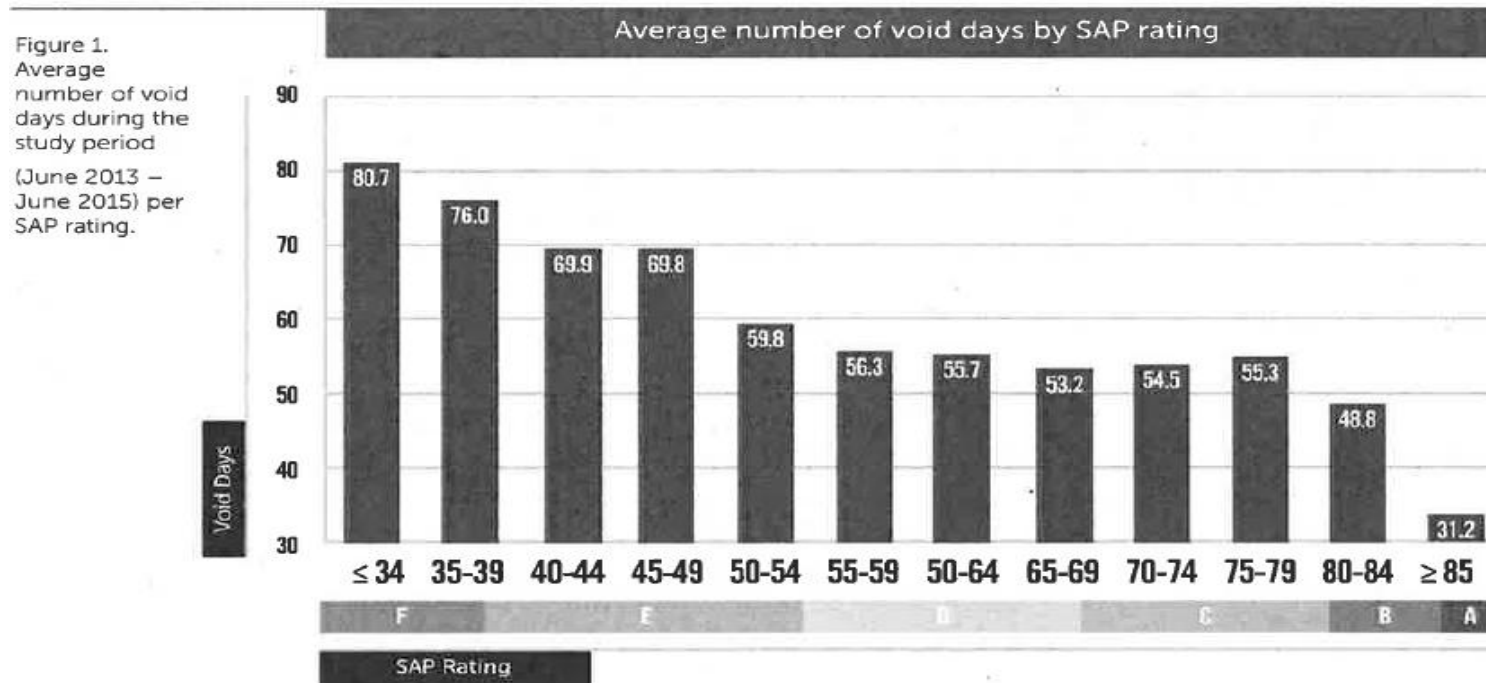
This is similar for respiratory events and hospital admissions.

Benefits to Landlords



- ***‘Touching the Voids’ (research paper By Sustainable Homes - June 2016)***
- Shows reduction in :- Voids days, Rent arrears and other legal costs.
- 500,000 properties analysed from 25 social landlords
- Report sponsored by Rockwool, British Gas & NEA.
- info@sustainablehomes.co.uk

Voids data.



**- B properties remained void 31% less time than E & F.
N.B. There are similar graphs for rent arrears and 'other costs'.**

Drivers for Cardiff Council



- ▶ Welsh Housing Quality Standards (WHQS) – includes minimum standard of SAP rating of 65.
- ▶ Welsh Government ARBED / Warm Homes.
- ▶ Warm Zones project (boilers and central heating).
- ▶ Fuel Poverty Strategy



Drivers for Private Sector Rented Housing



- ▶ NEST
- ▶ Rentsmart Wales
- ▶ EPC changes in April
- ▶ Tenants demand?
- ▶ Anything Else?



Cardiff Landlord Forum

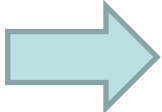
Chair Update



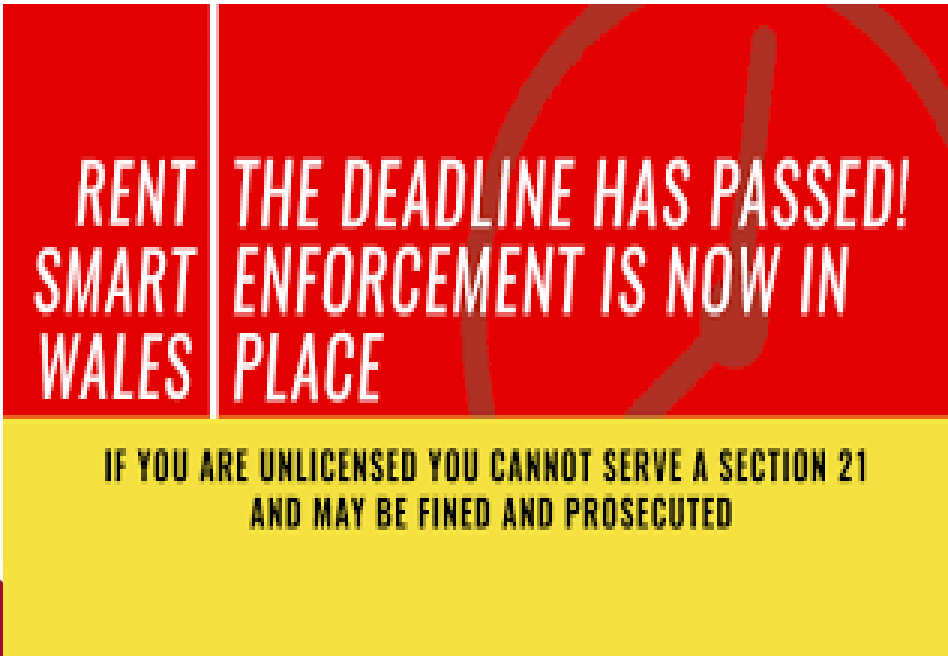
Rent Smart Wales- Enforcement

- 35 Fixed Penalty Notices issued
- 2 Prosecutions
 - Newport: £4,400 for operating a dangerous, unlicensed house in multiple occupation and failing to comply with Rent Smart Wales
 - Gloucestershire: FPNof £150 in April. Failure to pay=prosecution by Cardiff Council.
 - Found guilty of 21 offences in absence at Cardiff Magistrates Court, fined £3,580 and ordered to pay £457 costs.

RSW Enforcement Policy Tid Bits

- Fixed Penalty Notices:
 - At discretion of investigating officer. Issued only where evidence sufficient to support prosecution.
 - Payment does not provide immunity from prosecution (similar/recurrent breaches)
 - Expiry of unpaid FPN  Payment not accepted, possible prosecution.
- RRO/RSO: will consider type/# complaints about property/ impact of non-compliance on tenants, etc.

Rent Smart Wales



- WG re-licensing group- send Dorine feedback
- Data breach- “human error.” No ICO recommendations for change.
- Meeting with National Assembly Finance Committee- subsequent questioning of RSW.

Renting Homes Act - Update

- Fit for Human Habitation- pre consultation soon, then formal consultation afterwards.
- Extensive guidance for Landlords
- Electrical Safety Testing
- WG response to supported people guidance- NO PRS

Agency Fee Ban in Wales?

Cross Party
Support



First Minister:
Ban “unfair”
fees



Consultation
being
developed



Likely public
in autumn

Can/Could Wales leverage powers of
Rent Smart Wales to bypass need for
agency fee ban?

Making Tax Digital

RLA Consultation Response
+
Douglas in front of House of
Lords Committee =

- DIGITAL TAX FOR:
LL + Businesses with turnover above VAT threshold (currently £85k)
 - Only for VAT
 - Only from 2019

LL + Businesses- no digital records, no quarterly update with HMRC for other tax purposes until at least 2020.

Fire Tragedy - What are we doing?



- BBC Radio 5 Live to speak about complexities of fire regulations and where responsibilities lie.
- Meeting at DCLG with Sajid Javid, MP, to discuss checking of ACM cladding, etc.
- Fire Safety Advisory Board

Universal Credit Update

- DWP recognition of merit of LL's position/housing cost exploitation problem/misuse of funds. 😊
- Problems with APA scheme
 - Implementation issues
 - In full-service areas, explicit consent takes precedence= confuses staff.