



Cardiff Landlord Forum

AGENDA

1. Forum's AGM and Details, Chair
2. Councillor Lynda Thorne
3. Open Doors, Sarah Vining
4. Energy Efficiency Information for Landlords, Chair
5. City Energy UK, David Richards
6. Chair's Update and Final Remarks

Cardiff Landlord Forum AGM

- 11th October-
Nomination
Forms Due
- 8th November-
CLF Meeting
and AGM
- **Committee Member:** requires a commitment of around 2 hours per month (plus the monthly 1 hour committee meeting and bi-monthly Cardiff Landlord forum event).
- **Chair or Vice-chair:** Spare at least 8 hours per month. Candidates standing for these positions should be competent in preparing their own talks/presentations for themselves and other committee members, meeting with key stakeholders/representatives, representing the forum as a delegate at various events, and most importantly, be comfortable chairing the meeting itself.



Cardiff Landlord Forum

Councillor Lynda Thorne

Cardiff Council Cabinet Member Secretary
for Housing and Communities



ENERGY ACT 2011

Chair Update

Easy as EPC E

- **1st April 2018**
 - rented PRS properties must have of E rating on EPC. (New lets/renewals)
- All tenancies: 1st April 2020.
- Unlawful to rent a property which breaches the requirement for a minimum E rating, unless applicable exemption.
- Civil penalty of up to £4,000 will be imposed for breaches.
- Up to 330,000 PRS properties affected by compulsion.
- Costs per property: £1,800 (gov't) vs. £7,200 (RLA member survey)
- EPC- solid wall calibration problems. No government plan to re-calibrate.

Easy as EPC E

COMMERCIAL PROPERTIES

Government estimates 18% commercial properties hold EPC F/G

- 1 April 2018- landlords of buildings within scope of regulations must not renew existing tenancies or grant new tenancies if building has less than EPC E- unless exemption.
- After April 2023- landlords must not continue to let any buildings which have EPC less than E- unless exemption.
- Doesn't apply to:
 - 1.Buildings not required to have EPC
 - 2.Buildings where EPC is over 10 years old or no EPC
 - 3.Tenancy < 6 months, with no right of renewal
 - 4.Tenancies over 99 years.

Mind your F's and G's

Exemptions:

- Landlord undertakes improvements, but property remains below EPC E rating.
- Need 3rd party consent, and consent denied or unreasonable conditions.
- Tenant denies consent- check tenancy agreement.
- Cause capital devaluation of property of more than 5%
- For wall insulation- where professional installer deems a potential negative impact on fabric/structure of property.

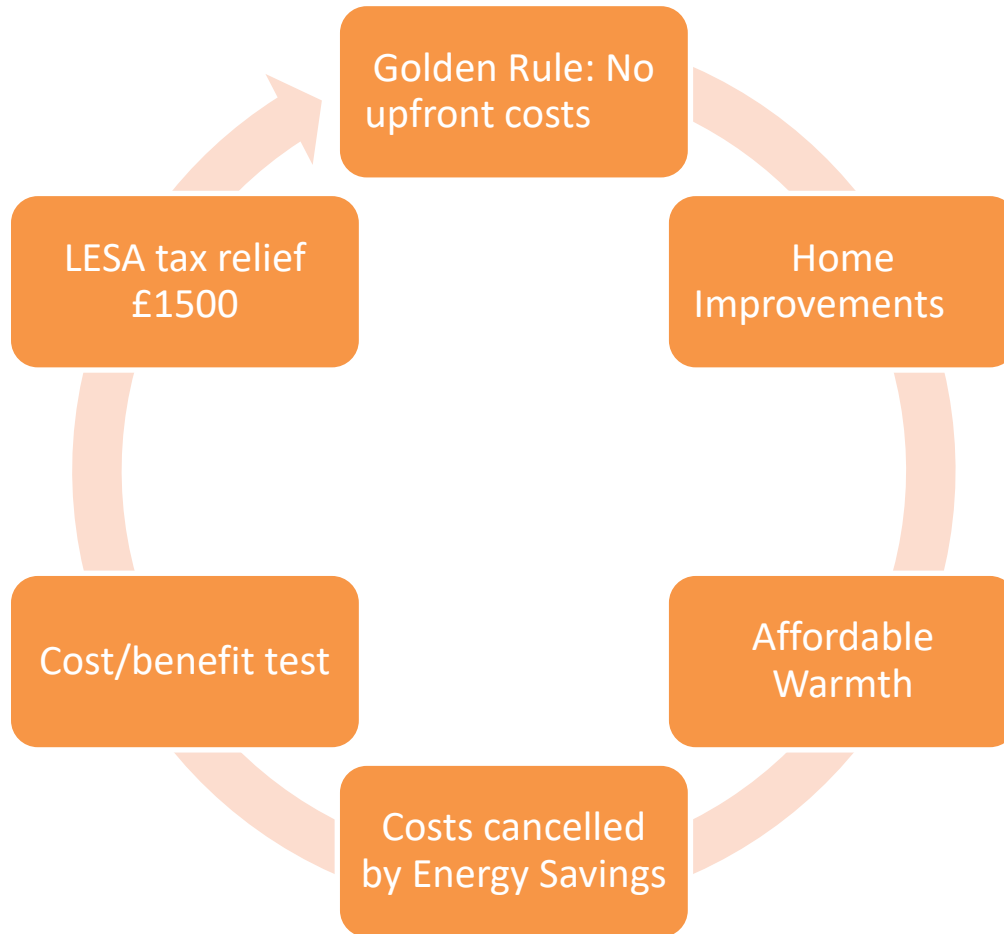
MUST BE REGISTERED WITH PRS EXEMPTIONS REGISTER as of 1 OCT 2017

VALID FOR 6 MONTHS

CAN'T PASS TO NEW OWNERS

SEE RLA online guidance for more details

The Green Deal



The Energy Company Obligation (ECO)

- Now called “Eco2t” with focus on FUEL POVERTY
- Interim scheme from 1 April 2017 to 30 September 2018
- Funding Reduced
 - Green Deal finance pay as you save basis- gone
 - Cost/Benefit Test on works to achieve E rating- scrapped
 - LESA- scrapped by Treasury.
- “No upfront costs”: replaced by cash cap, limit £5k proposed.

ECO Obligation

1. Carbon Emissions Reduction Obligation (CERO)

- obligated suppliers must promote 'primary measures- roof and wall insulation and connections to district heating systems. (Some CERO must also be delivered in rural areas.)

2. Home Heating Cost Reduction Obligation (HHCRO)

- obligated suppliers must promote affordable warmth measures.
- Focus on heating savings: replacement or repair of a boiler.

ECO2t and help for private landlords



- No specific proposal for assistance.
- Gov't says in PRS ECO will work alongside minimum standard to give energy efficiency in sector.
- When ECO2t expires, new obligation from 2018-2022.

Government's Response to Help to Heat Consultation

- Interim period: 545k homes treated, with 500k insulated. (Target to insulate further 1 million during current Parliament).
- Will progress idea of LAs being able to nominate up to 10% of ECO by nominating properties.
 - Money can be used for solid wall infill
 - Not mandatory, up to LA
 - LA declaration needed.
- Limit on mains gas qualifying boiler replacement @ 37k over next 18 month period extension. (Can still be installed but lower ECO score)



Agency Fee Ban in Wales

- Consultation closes 27th September
- Cap on fees, with set menu of fees
- Leave holding deposits alone
- Deposit Transfer Scheme
- Increase enforcement of Consumer Rights Act 2015



Fire Safety

- DCLG now completed all testing
- 6 tests in total
- 3 types of ACM with 2 types of filler
- RLA sat on DCLG fire safety group and WG fire safety group



Figure 11. Completed installation prior to test.

Fire Safety Test Results

DCLG have completed all testing

ACM Cat 1 (limited combustibility filler)	ACM Cat 2 (fire retardant polyethylene filler)	ACM Cat 3 (unmodified Polyethylene filler)
PIR Foam Insulation Passed	PIR Foam Insulation Failed	PIR Foam Insulation Failed
Mineral Wool Insulation Passed	Mineral Wool Insulation Passed	Mineral Wool Insulation Failed

Does This Affect Me?

- You own the freehold to a purpose built block of flats with cladding on the walls and the building is over 18m high (6 storeys)- Priority Group
- You own a leasehold / buy to let unit in a high rise tower block over 18m (6 storeys) where there is cladding on the external walls.
- You own the freehold of a purpose built block of flats with cladding on the external walls made up from **ACM with unmodified polyethylene filler (category 3 in screening tests) with any combination of insulation.**



Figure 27. Full height photograph of system following removal of ACM panels.

What Can I Do (Freeholder)



Figure 11. Completed installation prior to test.

- Freeholder – Block over 18m
it is your responsibility to get a sample of the cladding and send this off to DCLG for testing. For the first sample there will be no cost to you.
- Freeholder – Block under 18m
DCLG are requesting that samples are sent to them if you think that the cladding be made up from **ACM with unmodified polyethylene filler (category 3 in screening tests) with any combination of insulation.**

What Can I Do (Leaseholder)

- Please contact your building owner to ensure that they are aware of the cladding testing and that they have put interim measures in place
- Official advice from DCLG states that ‘Where the entire block is not owned and managed by the same party, please ensure that only one sample is provided and that any necessary permissions are obtained for taking and sending off the sample. **We would not expect individual leaseholders within a building to send off samples for testing.**’

What Next

- DCLG is advising that interim measures should be put in place as early as possible, preferably before samples go off for testing for buildings over 18m with cladding we have been asked to tell members to seek professional advice from:
 - A Qualified engineer with relevant experience in fire safety i.e. a chartered engineer registered with the Engineering Council by the Institution of Fire Engineers
 - An assessor employed by a test laboratory accredited by the United Kingdom Accreditation Service to carry out BS 8414 tests and classify results to BR135
 - The Local Authority
 - The Local Fire Service

Ongoing Issues - Cost

We have been told that the remedial cost should be shouldered on the building owners.

This has big implications for leaseholder landlords, as they may be asked to cover a proportion.

One concerning example is:

Block of flats at 140 units

Cost to reclad = £10 /
£15million

Cost Per head = £70/100k

Highest Value unit in block =
£150k



Figure 21. Full height photograph of system soon after test termination.

IMPORTANT DATES

- ✓ 27 September- Agency Fee Ban Consultation Closes
- ✓ 11 October- CLF Committee Nomination Forums Due to Dorine/Daniel
- ✓ 8 November- Cardiff Landlord Forum AGM
- ✓ TBD November- RLA Wales Conference
- ✓ 16 January 2018- CLF Meeting

Dorine.Pannarale@rla.org.uk

Daniel.Bellis@rla.org.uk