

# Speech: PM speech at Munich Security Conference: 17 February 2018

For more than half a century, this conference has brought nations together from Europe and across the Atlantic to forge our common security.

The fundamental values we share – respect for human dignity, human rights, freedom, democracy and equality – have created common cause to act together in our shared interest.

The rules-based system we helped to develop has enabled global cooperation to protect those shared values.

Today as globalisation brings nations closer together than ever before, we face a host of new and growing threats that seek to undermine those rules and values.

As internal and external security become more and more entwined – with hostile networks no longer only rooted in state-based aggression and weapons designed not just to be deployed on the battlefield but through cyberspace – so our ability to keep our people safe depends ever more on working together.

That is reflected here today in the world's largest gathering of its kind, with representatives of more than seventy countries.

For our part, the United Kingdom has always understood that our security and prosperity is bound to global security and prosperity.

We are a global nation – enriching global prosperity through centuries of trade, through the talents of our people and by exchanging learning and culture with partners across the world.

And we invest in global security knowing this is how we best protect our people at home and abroad.

That is why we are the second largest defence spender in NATO, and the only EU member to spend 2 per cent of our GDP on defence as well as 0.7 per cent of our Gross National Income on international development. And it is why we will continue to meet these commitments.

It is why we have created a highly developed set of security and defence relationships: with the US and Five Eyes partners, with the Gulf and increasingly with Asian partners too.

We have invested in critical capabilities – including our nuclear deterrent, our two new aircraft carriers, our world class special forces and intelligence agencies.

We are a leading contributor to international missions from fighting Daesh in Iraq and Syria to peacekeeping in South Sudan and Cyprus, and NATO missions

in Eastern Europe.

And within Europe we are working ever more closely with our European partners, bringing the influence and impact that comes from our full range of global relationships.

And we want to continue this co-operation as we leave the European Union.

The British people took a legitimate democratic decision to bring decision making and accountability closer to home.

But it has always been the case that our security at home is best advanced through global cooperation, working with institutions that support that, including the EU.

Changing the structures by which we work together should not mean we lose sight of our common aim – the protection of our people and the advance of our common interests across the world.

So as we leave the EU and forge a new path for ourselves in the world, the UK is just as committed to Europe's security in the future as we have been in the past.

Europe's security is our security. And that is why I have said – and I say again today – that the United Kingdom is unconditionally committed to maintaining it.

The challenge for all of us today is finding the way to work together, through a deep and special partnership between the UK and the EU, to retain the co-operation that we have built and go further in meeting the evolving threats we face together.

This cannot be a time when any of us allow competition between partners, rigid institutional restrictions or deep-seated ideology to inhibit our co-operation and jeopardise the security of our citizens.

We must do whatever is most practical and pragmatic in ensuring our collective security.

Today I want to set out how I believe we can achieve this – taking this opportunity to establish a new security partnership that can keep our people safe, now and in the years ahead.

### **Safeguarding our internal security**

Let me start with how we ensure security within Europe.

The threats we face do not recognise the borders of individual nations or discriminate between them.

We all in this room have shared the pain and heartbreak of terrorist atrocities at home.

It is almost a year since the despicable attack on Westminster, followed by further attacks in Manchester and London.

These people don't care if they kill and maim Parisians, Berliners, Londoners or Mancunians because it is the common values that we all share which they seek to attack and defeat.

But I say: we will not let them.

When these atrocities occur, people look to us as leaders to provide the response.

We must all ensure that nothing prevents us from fulfilling our first duty as leaders: to protect our citizens.

And we must find the practical ways to ensure the co-operation to do so.

We have done so before.

When Justice and Home Affairs ceased to be intergovernmental and became a shared EU competence, of course there were some in the UK who would have had us adopt the EU's approach wholesale, just as there were some who would have had us reject it outright.

As Home Secretary, I was determined to find a practical and pragmatic way in which the UK and EU could continue to co-operate on our common security.

That is why I reviewed each provision in turn and successfully made the case for the UK to opt back in to those that were clearly in our national interest.

Through the relationship we have developed, the UK has been at the forefront of shaping the practical and legal arrangements that underpin our internal security co-operation.

And our contribution to those arrangements is vital in protecting European citizens in cities right across our continent.

First our practical co-operation, including our expedited extradition and mutual legal assistance relationship, means wanted or convicted serious criminals – and the evidence to support their convictions – move seamlessly between the UK and EU Member States.

So when a serious terrorist like Zakaria Chadili was found living in the UK – a young man who was believed to have been radicalised in Syria and was wanted for terrorist offences in France – there was no delay in ensuring he was extradited back to France and brought to justice.

He is one of 10,000 people the UK has extradited through the European Arrest Warrant. In fact, for every person arrested on a European Arrest Warrant issued by the UK, the UK arrests eight on European Arrest Warrants issued by other Member States.

The European Arrest Warrant has also played a crucial role in supporting police co-operation between Northern Ireland and Ireland – which has been a fundamental part of the political settlement there.

Second, co-operation between our law enforcement agencies means the UK is one of the biggest contributors of data, information and expertise to Europol. Take for example, Operation Triage where police in the UK worked extensively with Europol and the Czech Republic to crack a trafficking gang involved in labour exploitation.

Third, through the Schengen Information System II, the UK is contributing to the sharing of real-time data on wanted criminals, missing persons and suspected terrorists. About a fifth of all alerts are circulated by the UK, with over 13,000 hits on people and objects of interest to law enforcement across Europe in the last year alone.

The UK has also driven a pan-EU approach to processing passenger data, enabling the identification and tracking of criminals, victims of trafficking and those individuals vulnerable to radicalisation.

In all these areas, people across Europe are safer because of this co-operation and the unique arrangements we have developed between the UK and EU institutions in recent years.

So it is in all our interests to find ways to protect the capabilities which underpin this co-operation when the UK becomes a European country outside the EU but in a new partnership with it.

To make this happen will require real political will on both sides.

I recognise there is no existing security agreement between the EU and a third country that captures the full depth and breadth of our existing relationship.

But there is precedent for comprehensive, strategic relationships between the EU and third countries in other fields, such as trade. And there is no legal or operational reason why such an agreement could not be reached in the area of internal security.

However, if the priority in the negotiations becomes avoiding any kind of new co-operation with a country outside the EU, then this political doctrine and ideology will have damaging real world consequences for the security of all our people, in the UK and the EU.

Let's be clear about what would happen if the means of this co-operation were abolished.

Extradition under the European Arrest Warrant would cease. Extradition outside the European Arrest Warrant can cost four times as much and take three times as long.

It would mean an end to the significant exchange of data and engagement through Europol.

And it would mean the UK would no longer be able to secure evidence from European partners quickly through the European Investigation Order, with strict deadlines for gathering evidence requested, instead relying on slower, more cumbersome systems.

This would damage us both and would put all our citizens at greater risk.

As leaders, we cannot let that happen.

So we need, together, to demonstrate some real creativity and ambition to enable us to meet the challenges of the future as well as today.

That is why I have proposed a new Treaty to underpin our future internal security relationship.

The Treaty must preserve our operational capabilities. But it must also fulfil three further requirements.

It must be respectful of the sovereignty of both the UK and the EU's legal orders. So, for example, when participating in EU agencies the UK will respect the remit of the European Court of Justice.

And a principled but pragmatic solution to close legal co-operation will be needed to respect our unique status as a third country with our own sovereign legal order.

As I have said before, we will need to agree a strong and appropriate form of independent dispute resolution across all the areas of our future partnership in which both sides can have the necessary confidence.

We must also recognise the importance of comprehensive and robust data protection arrangements.

The UK's Data Protection Bill will ensure that we are aligned with the EU framework. But we want to go further and seek a bespoke arrangement to reflect the UK's exceptionally high standards of data protection. And we envisage an ongoing role for the UK's Information Commissioner's Office, which would be beneficial in providing stability and confidence for EU and UK individuals and businesses alike.

And we're ready to start working through this with colleagues in the European Commission now.

Finally, just as we have been able to develop the agreement on passenger name records in the face of terrorist atrocities in recent years, so the Treaty must have an ability to ensure that as the threats we face change and adapt – as they surely will – our relationship has the capacity to move with them.

Nothing must get in the way of our helping each other in every hour of every day to keep our people safe.

If we put this at the heart of our mission – we can and will find the means.

And we cannot delay discussions on this. EU Member States have been clear how critical it is that we maintain existing operational capabilities.

We must now move with urgency to put in place the Treaty that will protect all European citizens wherever they are in the continent.

## **External security**

But clearly our security interests don't stop at edge of our continent.

Not only do the threats to our internal security emanate from beyond our borders, as we look at the world today we are also facing profound challenges to the global order: to peace, prosperity, to the rules-based system that underpins our very way of life.

And in the face of these challenges, I believe it is our defining responsibility to come together and reinvigorate the transatlantic partnership – and the full breadth of all our global alliances – so that we can protect our shared security and project our shared values.

The United Kingdom is not only unwavering in its commitment to this partnership, we see reinvigorating it as a fundamental part of our global role as we leave the European Union.

As a Permanent Member of the United Nations Security Council, as a leading contributor to NATO and as America's closest partner, we have never defined our global outlook primarily through our membership of the European Union or by a collective European foreign policy.

So upon leaving the EU, it is right that the UK will pursue an independent foreign policy.

But around the world, the interests that we will seek to project and defend will continue to be rooted in our shared values.

That is true whether fighting the ideologies of Daesh, developing a new global approach to migration, ensuring the Iranian nuclear deal is properly policed or standing up to Russia's hostile actions, whether in Ukraine, the Western Balkans or in cyberspace. And in all these cases, our success depends on a breadth of partnership that extends far beyond the institutional mechanisms for cooperation with the EU.

That means doing more to develop bi-lateral co-operation between European nations, as I was pleased to do with President Macron at last month's UK-France Summit.

It means building the ad hoc groupings which allow us to counter terrorism and hostile state threats, as we do through the 30 strong intergovernmental European Counter Terrorism Group – the largest of its kind in the world.

It means ensuring that a reformed NATO alliance remains the cornerstone of our shared security.

And, critically, it means both Europe and the United States reaffirming our resolve to the collective security of this continent, and to advancing the democratic values on which our interests are founded.

Taken together, it is only by strengthening and deepening this full range of partnerships within Europe and beyond that we will be able to respond together to the evolving threats we face.

So what does this mean for the future security partnership between the UK and the EU?

We need a partnership that respects both the decision-making autonomy of the European Union and the sovereignty of the United Kingdom.

This is fully achievable. The EU's common foreign policy is distinct within the EU Treaties and our foreign policies will keep evolving. So, there is no reason why we should not agree distinct arrangements for our foreign and defence policy cooperation in the time-limited implementation period, as the Commission has proposed. This would mean that key aspects of our future partnership in this area would already be effective from 2019.

We shouldn't wait where we don't need to. In turn, if the EU and its remaining Member States believe that the best means to increase the contribution Europe makes to our collective security is through deeper integration, then the UK will look to work with you. And help you to do so in a way which strengthens NATO and our wider alliances too, as EU leaders have repeatedly made clear.

The partnership that we need to create is therefore one which offers the UK and the EU the means and choice to combine our efforts to the greatest effect – where this is in our shared interest.

To put this into practice so that we meet the threats we all face today and build the capabilities we all need for tomorrow, there are three areas on which we should focus.

First, at a diplomatic level, we should have the means to consult each other regularly on the global challenges we face, and coordinate how we use the levers we hold where our interests align.

In particular, we will want to continue to work closely together on sanctions. We will look to carry over all EU sanctions at the time of our departure. And we will all be stronger if the UK and EU have the means to co-operate on sanctions now and potentially to develop them together in the future.

Second, it is clearly in our shared interests to be able to continue to coordinate and deliver operationally on the ground.

Of course, we will continue to work with and alongside each other.

But where we can both be most effective by the UK deploying its significant capabilities and resources with and indeed through EU mechanisms – we should

both be open to that.

On defence, if the UK and EU's interests can best be furthered by the UK continuing to contributing to an EU operation or mission as we do now, then we should both be open to that.

And similarly, while the UK will decide how we spend the entirety of our foreign aid in the future, if a UK contribution to EU development programmes and instruments can best deliver our mutual interests, we should both be open to that.

But if we are to choose to work together in these ways, the UK must be able to play an appropriate role in shaping our collective actions in these areas.

Third, it will also be in our interests to continue working together on developing the capabilities – in defence, cyber and space – to meet future threats.

The UK spends around 40 per cent of Europe's total on defence R&D. This investment provides a sizeable stimulus to improve Europe's competitiveness and capability. And this is to the benefit of us all.

So an open and inclusive approach to European capability development – that fully enables British defence industry to participate – is in our strategic security interests, helping keep European citizens safe and Europe's defence industries strong.

And Eurofighter Typhoon is a great example of this – a partnership between the UK, Germany, Italy and Spain which has supported over 10,000 highly skilled jobs across Europe.

This is also why the UK wants to agree a future relationship with the European Defence Fund and the European Defence Agency, so that jointly we can research and develop the best future capability that Europe can muster.

Last year's 'NotPetya' cyber-attack showed why we also need to work closely to defend our interests in cyber space.

This reckless attack – which the UK and partners have attributed to Russia – disrupted organisations across Europe costing hundreds of millions of pounds.

To contend with a truly global threat such as this we need a truly global response – with not only the UK and EU, but industry, government, likeminded states and NATO all working together to strengthen our cyber security capabilities.

And as our lives move increasingly online, so we will also become increasingly reliant on space technologies. Space is a domain like any other where hostile actors will seek to threaten us.

So we very much welcome the EU's efforts to develop Europe's capabilities in this field. We need to keep open all the options which will enable the UK and the EU to collaborate in the most effective way possible. The UK hosts much



of Europe's cutting edge capabilities on space and we have played a leading role, for example, in the development of the Galileo programme.

We are keen for this to continue as part of our new partnership, but, as is the case more widely, we need to get the right agreements concluded which will allow the UK and its businesses to take part on a fair and open basis.

## **Conclusion**

It was the tragic massacre at the 1972 Olympics here in Munich which subsequently inspired a British Foreign Secretary, Jim Callaghan, to propose an intergovernmental group aimed at co-ordinating European counter terrorism and policing.

At the time this was outside the formal mechanisms of the European Community. But in time, it became the foundations for the co-operation that we have on Justice and Home Affairs today.

Now, as then, we can – and must – think pragmatically and practically to create the arrangements that put the safety of our citizens first.

For ours is a dynamic relationship, not a set of transactions.

A relationship built on an unshakeable commitment to our shared values.

A relationship in which we must all invest if we are to be responsive and adaptive to threats which will emerge perhaps more rapidly than any of us can imagine.

A relationship in which we must all play our full part in keeping our continent safe and free, and reinvigorate the transatlantic alliance and rules based system on which our shared security depends.

Those who threaten our security would like nothing more than to see us fractured.

They would like nothing more than to see us put debates about mechanisms and means ahead of doing what is most practical and effective in keeping our people safe.

So let the message ring out loud and clear today: we will not let that happen.

We will together protect and project our values in the world – and we will keep our people safe – now and in the years to come.

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# News story: £260m deal signed to keep RAF giants flying

British troops are pictured boarding an RAF C-17 flight at 901 EAW (Expeditionary Air Wing) B Flt before the transit to Camp Bastion, Afghanistan. Crown copyright.

The Foreign Military Sale agreement will provide support for the RAF's fleet of eight C-17A Globemaster III aircraft, which provided lifesaving humanitarian relief following Hurricane Irma last summer.

Defence Minister Guto Bebb said:

Our C-17 giants take everything from heavy equipment to vital troops to where they're needed right across the globe. This deal keeps them in the air into the next decade and affirms our leadership, alongside our American allies, in providing global security and humanitarian aid as we stand together in defence of our shared values.

This bilateral deal will deliver spares, design services, reliability and maintenance improvements, access to technical resources, and RAF aircrew and maintenance crew training programmes.

It will sustain more than 50 jobs in the UK through the support of a Boeing team at RAF Brize Norton, the home of the UK's C-17 operators, 99 Squadron RAF. Further work will be carried out in the US at Boeing facilities in San Antonio, Texas.

An RAF C17 transport aircraft pictured in transit. Crown Copyright.

The new agreement, which extends and builds upon support arrangements that have existed since the C-17 came into UK service in 2001, will run until 2022.

As part of the UK's Joint Rapid Reaction Force, the C-17 provides the RAF with long-range strategic heavy-lift ability, meaning it can deliver equipment and supplies close to where UK troops are on operations. Support for the RAF's C-17 fleet is delivering an important need laid out in the Strategic Defence and Security Review 2015.

Defence Equipment & Support Chief of Materiel (Air), Air Marshal Julian Young, said:

The signature of this deal has come about through the close relationship the Ministry of Defence has with our counterparts in

the US, and will deliver world-leading support for the front line.

It means the UK will be able to continue to depend on the C-17's remarkable capabilities in support of operations all over the world.

With a maximum airspeed of around 510 miles per hour, the jet can transport 77 tonnes of cargo, equivalent to three Apache attack helicopters or a Challenger 2 tank, and has a wingspan equivalent to the length of five double-decker buses.

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## **Press release: Appeal your tax bill online**

The initiative means people no longer have to print out, manually fill in and post their forms. It is also drastically cutting the number of applications being returned, as incomplete or inaccurate forms can be amended over the phone with the help of HMCTS staff.

Over 2,000 taxpayers have already benefitted from the quicker, streamlined system, with on average a quarter of appeals made online since the scheme was introduced.

The move is part of the Government's £1 billion investment to digitise the court service, making it quicker, simpler, and easier to access for everyone.

Justice Minister Lucy Frazer said:

We are spending £1 billion on transforming the justice system so it is fit for the digital age.

Allowing people to submit their tax appeals online is just one example of how we are making the system quicker, smarter, and much more user-friendly.

Online appeals are submitted to the tax tribunal service so that the case can be considered by a judge and, if necessary, proceed to a hearing.

The simplified forms spell out exactly what steps applicants must have already taken, preventing people from wasting time submitting applications which are then returned.

The online tax system continues to develop and in the early stages of 2018 will be extended to cater for an increased range of business.

Other examples of the government's court reforms which are making access to justice easier for everyone include:

- Launching the first divorce application services online at four sites – making the process easier to understand for divorce applicants and helping to progress applications.
  - A new paperless system, in operation at Lavender Hill Magistrates' Court, which means thousands of offenders caught dodging fares or using fraudulent tickets can now be punished more swiftly and effectively.
  - The increased use of video links – meaning more vulnerable victims can give evidence away from the courtroom and without having to meet their attacker face to face.
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## [News story: Multimillion pound government funding boost for cycle safety](#)

Cyclists in a number of cities will benefit from a £7 million government investment in projects to improve road safety, helping create more bike-friendly areas.

The funding has been announced as part of the Department for Transport's cycle safety review, which will help ensure that our roads are as safe as possible for all who use them.

Eight cities, which the government has already been helping to lead the way in promoting cycling, will be given the chance to bid for an additional £6.5 million of funding to trial new schemes which improve safety. This will support the government's aim of encouraging more people to cycle as part of everyday journeys.

The remaining £0.5 million will be set aside to support Cycling UK's [Big bike revival](#) – a successful initiative which is helping to get more people cycling safely and confidently across the country.

Cycling Minister Jesse Norman said:

Everyone should be able to take advantage of the huge health and environmental benefits of cycling.

While Britain has some of the safest roads in the world, we want to encourage more people to take up cycling. This funding, as part of our overall cycling and walking strategy, will help local councils to make their roads safer for everyone.

Paul Tuohy, Chief Executive of Cycling UK, said:

Last year the big bike revival reached more than 50,000 people in England, and produced more than 6,000 regular cyclists, so the project represents incredible value for money.

I'm delighted that the Department for Transport has recognised its significance by funding it for another year so we can get even more people cycling every day.

[Video: We're investing an additional £6.5 million in English cities, to fund safer cycling projects](#)

This announcement is part of a drive to ensure that everyone across the country feels safe when cycling. It will be up to local authorities to decide what sort of schemes to bid for – the Department for Transport has invited bids from the 8 councils and will be looking to support schemes which improve safety for cyclists, and which also deliver benefits for pedestrians.

Jesse Norman made this announcement on a visit to see how government funding has made cycling in Bristol easier and safer, helping increase the number of people who cycle in the city.

The Department for Transport launched the first ever statutory [Cycling and walking investment strategy](#) in April 2017, to encourage more people to cycle and walk. This sets out how the government will deliver its ambition for cycling, and outlines how the £1.2 billion of funding available over the period to 2021 will be spent.

The cycle safety review was launched in September 2017.

The 8 cycle city ambition cities are:

- Bristol
- Leeds
- Cambridge
- Birmingham
- Norwich
- Manchester
- Newcastle
- Oxford

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[\*\*Press release: New tougher electrical\*\*](#)

# safety standards to protect private tenants

Recommended new safety measures to better protect private tenants by reducing the risk of electric shocks or fires caused by electrical faults were published for [consultation](#) today (17 February 2018) by Housing Minister Heather Wheeler.

Five yearly mandatory electrical installation safety checks for all private rented properties and safety certificates for tenants, to prove checks and repair work have been completed, are part of a package of independent recommendations to improve safety.

The government is also consulting on how best to enforce the strengthened safety regime along with whether landlords who do not comply should face tough penalties of up to £30,000.

As well as making homes safer for tenants, electrical installation improvements benefit the landlord as a material improvement to their properties, helping prevent fires which could cause costly and significant damage.

According to the most recent data tenants in the private rented sector face a higher risk of electrical shock and fires caused by electrical faults in their homes compared to social housing tenants.

To address this the government introduced new powers in the Housing and Planning Act 2016 to set and enforce tougher electrical safety standards in the private rented sector and established a working group of independent experts from industry and a range of other sectors to develop recommendations.

This builds on other measures already introduced or planned to improve the quality of private rented properties including fines of up to £30,000 for rogue landlords and agents and banning orders for the worst offenders.

The government is also supporting a Private Member's Bill which will require all landlords to ensure their properties are safe and give tenants the right to take legal action.

Housing Minister Heather Wheeler said:

Everyone deserves a safe place to live. While measures are already in place to crack down on the minority of landlords who rent out unsafe properties we need to do more to protect tenants.

That's why we introduced powers to enable stronger electrical safety standards to be brought in along with tough penalties for those who don't comply.

We want to ensure we strike the right balance between protecting tenants while being fair for landlords. So I want to hear from as many people as possible whether these independent recommendations are the right approach.

Independent recommendations published for consultation today, include:

- 5 yearly mandatory electrical installation safety checks for all private rented properties.
- Mandatory safety certificates confirming installation checks have been completed along with any necessary repair work provided to both landlord and tenants at the beginning of the tenancy and made available to the local authority on request.
- A private rented sector electrical testing competent person's scheme should be established to ensure properly trained experts undertake this work. This would be separate from existing building regulations competent person.
- Landlord supplied electrical appliance testing and visual checks of electrical appliances by landlords at a change of tenancy should be promoted as good practice and set out in guidance.

Today's consultation seeks views on each of the safety recommendations as well as how best to approach enforcement – including what the penalty for non-compliance should be.

Final proposals will follow the conclusion of Dame Judith Hackitt's [Independent Review of Building Regulations and Fire Safety](#). Dame Judith is due to submit her final report to ministers in spring this year.

Legislative powers only cover the private rented sector. We will publish a social housing green paper in spring which will cover a wide range of issues including the safety and quality of social housing.

The government has also provided UK consumers with the highest ever levels of protection, investing an extra £12 million each year in the product safety system through the new [Office for Product Safety and Standards](#).

See the consultation: [Electrical safety in the private rented sector](#). The consultation runs until Monday 16 April 2018.

Latest data from the English Housing Survey (2015-16) shows 60% of homes in the private rented sector had all 5 recommended electrical safety features installed compared to 74% of local authority homes and 76% of housing association homes. These 5 features are modern PVC wiring, modern earthing, modern consumer units, miniature circuit breakers and Residual Current

Devices.

As part of the Housing and Planning Act 2016 the government introduced powers to set requirements for electrical safety standards in the private rented sector along with their enforcement through secondary legislation. A working group of independent experts was established to provide recommendations to ministers.

Representatives from the following organisations were part of the working group: Royal Institute of Chartered Surveyors, British Gas, Electrical Safety First, Chief Fire Officers Association, Association of Residential Letting Agents, Shelter, Residential Landlords Association, National Approved Lettings Scheme, British Property Federation, National Landlords Association, Local Government Association, Chartered Institution of Environmental Health, Institution of Engineering and Technology, NAPIT and Electrical Safety Round Table and the Health and Safety Executive.

There are existing regulatory requirements to help protect tenants:

- mandatory 5 yearly electrical installation checks for Houses in Multiple Occupation (HMOs)
- the Landlord and Tenant Act 1985 requires landlords to keep installations in the property, including the supply of electricity, in good repair and proper working order
- building regulations since 2010 have required all circuits in new or rewired homes to comply with the wiring rules in BS 7671 and include the installation of a Residual Current Device (RCD) covering any new circuits in the consumer unit since July 2008
- local authorities have powers, through the Housing Act 2004, to take action where there are electrical hazards in a property

Government has announced tough new powers to crack down on bad practices, stamp out overcrowding and improve standards for those renting in the private sector: Current and proposed powers include:

- introduction of civil penalties of up to £30,000 as an alternative to prosecution
- extension of Rent Repayment Orders to cover illegal eviction, breach of a banning order or failure to comply with a statutory notice
- database of rogue landlords/letting agents convicted of certain offences from April 2018
- banning orders for the most serious and prolific offenders from April 2018
- introduced protection for tenants against retaliatory eviction where they have a legitimate complaint and stopped landlords from serving an



open-ended eviction notice at the start of a tenancy

- required landlords to install smoke alarms on every floor of their property, and test them at the start of every tenancy, and to install carbon monoxide alarms in high risk rooms
- councils can make a direction to remove permitted development rights to convert properties where there are local concerns about the change of use
- government supports the further measures in [Karen Buck MP's Private Member's Bill](#) to protect tenants in both the social and private rented sectors, which passed at the second reading on Friday 19 January