

# Guidance: The non-domestic Private Rented Property minimum standard – landlord guidance

*Updated:* Exemptions register pilot registration.

The Energy Efficiency (Private Rented Property)(England and Wales) Regulations 2015 mean that, from April 2018, private non-domestic (and domestic) landlords must ensure that properties they rent in England and Wales reach at least an Energy Performance Certificate (EPC) rating of E before granting a tenancy to new or existing tenants. These requirements will apply to all private rented non-domestic properties – including properties where there has been no change in the tenancy arrangements – from April 2023.

This guidance document is aimed at non-domestic landlords, Local Weights and Measures enforcement authorities and others with an interest in the non-domestic private rental sector, such as letting agents and other property management agencies. The document provides guidance and advice on:

- Scope of the regulations: the steps a landlord should take to determine whether their property is covered by the regulations, and the steps they should take to ensure their property complies with the minimum level of energy efficiency;
- Relevant improvements: how a landlord can identify appropriate energy efficiency improvements for their property;
- Cost effectiveness: how a landlord can calculate whether particular improvements would be cost effective to install;
- Exemptions and exclusions: the exemptions framework and the steps a landlord should take to register a valid exemption;
- Enforcement: the enforcement framework and the options open to enforcement authorities when policing compliance with the minimum standards, including information on fines and other penalty options;
- The appeals framework: landlord appeals will be heard by the First-tier Tribunal, part of the court system administered by Her Majesty's Courts and Tribunals Service; the guidance discusses the steps a landlord will need to take to lodge an appeal, and how that process will be run.

Where a landlord believes that an F or G EPC rated property they let qualifies for an exemption from the minimum energy efficiency standard, an exemption must be registered on the PRS Exemptions Register.

The Exemptions Register is currently being piloted and will be available on gov.uk by 1 October 2017. However landlords who wish to register an exemption for a non-domestic property as part of the pilot should e-mail the BEIS minimum standards team [PRSregisteraccess@beis.gov.uk](mailto:PRSregisteraccess@beis.gov.uk).

Any valid exemptions registered as part of the pilot will remain valid and will not need to be re-submitted at a later date.

Separate guidance to domestic private landlords on complying with their obligations under the minimum standard regulations will be published in due course.

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## **National Statistics: Northern Ireland environmental statistics report 2017**

This report is intended to be the first reference point for a range of environmental indicators and will provide, where available, annual updates on the indicators contained within it. It is of both public and academic interest and provides a valuable resource across government in providing links to government strategies.

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## **Research and analysis: ACRE advice: application for a trial of GM Salmonella Typhi (16/R48/01)**

This document is the Advisory Committee on Releases to the Environment (ACRE's) advice to government in considering a request from Oxford Vaccine Group (16/R48/01). The application is for a deliberate release of genetically modified Salmonella Typhi for research and development purposes.

ACRE is satisfied that the trial will not have an adverse effect on human health or the environment.

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## Press release: Town's flood gates to be replaced

Residents in Yarm are invited to a community drop-in this week to find out more about Environment Agency work to replace the flood gates in the town.

The project will start in April and is expected to be complete by June, taking around 12 weeks.

There are 30 flood gates along the flood defence in Yarm, and as part of the work some of the gates may be replaced and others may be removed and the flood wall bricked up, subject to further discussions with residents.

The work will start by replacing the flood gates along True Lover's Walk riverside path, starting with flood gates at West Street and working towards Silver Street.

Residents are invited to find out more at a community event taking place at Yarm Town Hall on Friday 24 February. They can drop in any time between 3pm and 6pm.

Project Manager Neil Smith said:

The gates are being replaced because many of the existing flood gates are approaching the end of their usable life. To maintain the current standard of protection for the town it's essential these gates are replaced.

By carrying out this work we will ensure the town continues to be protected from flooding from the River Tees in the future. I'd urge residents to come along to the event where they can find out more about the work we are carrying out in the town.

Work is also already underway to carry out improvements at the Boat Landing stage. Some wall coping stones and block paving have been repaired and new handrails will be put up along the waterside of the boat landing in May.

In addition, there will be restoration and repainting of the perimeter fence and replacement of benches and litter bins in the area.

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# Press release: Green light for North Tyneside sea defence scheme

A revised scheme to strengthen and safeguard sea defences – which has saved more than £1m of public money – has been given the go-ahead.

North Tyneside Council's Planning Committee has approved proposals for the sea defence scheme at the Central Lower Promenade in Whitley Bay, which will protect homes, businesses and the surrounding area.

It means vital work can now get underway to refurbish the structure, which is around 100 years old and is reaching the end of its serviceable life.

Elected Mayor Norma Redfearn said:

This is yet more great news for Whitley Bay. The Central Lower Promenade really needs important structural work to be carried out and the general appearance of the area is in need of improvement.

The scheme promises to achieve just that by strengthening and safeguarding sea defences and giving this stretch of the coastline a major boost. It will also save a significant amount of public money and takes into account ideas and suggestions raised by residents.

The revised scheme, which has received strong public support, involves building a new rear wall and strengthening the existing sea wall on the lower promenade.

It was drawn up after the Mayor decided the original plans and proposed price was unacceptable and a value for money exercise was carried out, which has resulted in savings of more than £1m.

It has also allowed the opportunity to include some suggestions from residents.

The project, which is being funded jointly by the council and partners Northumbrian Water and the Environment Agency, will be carried out in partnership with Hartlepool Borough Council.

An open space will be created on the lower walkway with new seating, providing a great opportunity for leisure activities and events.

The design also incorporates a commercial opportunity for 'pop-up' style stalls/units on the lower promenade.

The wide upper footway will be refurbished and enhanced while the design also includes the Mayor's commitment to replacing the balustrades.

The work, which is due to be complete in winter 2017, will complement the improvements being made to the Northern Promenade.

The Central Lower Promenade scheme is part of the council's £36m Seafront Master Plan, which aims to breathe new life into the coast between Cullercoats Bay and St Mary's Island.

As part of the Master Plan, restoration work to return the Spanish City Dome to its former glory is continuing apace, a new Premier Inn is nearing completion next door, improvement work – including new surfacing and seating – is taking place along the Northern Promenade, efforts are underway to secure funding to refurbish St Mary's Lighthouse and a number of private sector schemes are also underway.