



Stafford
BOROUGH COUNCIL

Update on Current Issues and Topics

Landlords Forum 10 December 2015

Contents

- Housing Support Officer
- Accreditation
- New legislation
- Current Consultation
- Boiler Replacement Scheme

Housing Support Officer

- Appointed yesterday
- Start New Year
- Increase the supply of housing to vulnerable households by working with private landlords
- Provide support to vulnerable tenants to help maintain their tenancies
- Review the incentives for private landlords to work the Council

Accreditation

- SBC withdrew support for the North & Central Staffordshire Accreditation Scheme
- Working specifically with NLA in Stafford but any recognised scheme encouraged
- Progress delayed by loss of Landlord and Tenant Liaison Officer
- HMO Licence Fees reduced by 10% for accredited landlords from 1st January
- Housing Solutions Officer will investigate other incentives

Smoke and Carbon Monoxide Alarm (England) Regulations 2015

- Came into force 1 October 2015
- Failure to fit a smoke or CO detector – £1000 for 1st offence, £5,000 for subsequent offences – 50% early payment reduction
- 3 improvement notices already served – all complied with
- <https://www.gov.uk/government/publications/smoke-and-carbon-monoxide-alarms-explanatory-booklet-for-landlords>

Deregulation Act 2015

- Also came into force 1st October 2015
- Restriction on serving S21 notice when tenant makes legitimate complaint regarding conditions
- Only applies to new ASTs made after 1st October 2015
- New duty to provide information to tenants
- New standard form for S21 notices
- https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/465275/Retaliatory_Eviction_Guidance_Note.pdf

Housing and Planning Bill 2015

- Contains provisions consulted on in in “Tackling Rogue Landlords” including:-
 - Database of landlords convicted of offences
 - Banning orders for serious offenders
 - Enhanced fit and proper person test for HMOs
 - Civil penalties for some Housing offences
 - Extended Rent Repayment Orders
 - Data sharing with Tenancy Deposit Schemes
 - Better processes to recover abandoned homes
 - Committee stage – law next year

Extending mandatory licensing of HMOs

- Consultation issued November, responses by 18 December
- Proposal to extend licensing to **all** HMOs occupied by 5+ people in 2+ households
- Introduction of national minimum room size
- Simplifying the licence application process

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/474408/151106_HMO_discussion_Doc_FINAL_for_publication.pdf

Tenants Right to Request Energy Efficiency Measures

- Consultation request from DCLG received 9 December – response required by 15/12/15!
- Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015
- Come into force 1st April 2016
- Sets out process for tenants to request permission to carry out funded energy efficiency works & when landlords may refuse

Boiler Replacement Scheme

- Up to 66% of cost of replacing old, inefficient, broken boiler or installing gas central heating for the first time
- Depends on location
- Grants for Loft and Cavity wall insulation
- General energy efficiency / fuel switching/ fuel debt advice
- Contact **Warmer Homes Stafford** on **0800 677 1785**

Thank you and Questions

Tomos Jones
Principal Officer Housing and Health
Stafford BC
01785 619336
tjones@staffordbc.gov.uk