

Welcome to the Landlord Forum

Landlord Forum

Tuesday 5th April 2022

Agenda

1.00pm - 1.30pm

Arrival, refreshments, and networking.

1.30pm - 1.40pm

Introduction – Richard Knott

1.40pm - 2.20pm

Greener Homes / Energy Efficiency – Claire Westron of Resolution Energy

2.20pm - 2.30pm

Refreshment Break

2.30pm - 2.40pm

Access to Greener Housing Funding – Kirsty Farmer

2.40pm - 3.00pm

Housing and Homelessness – Richard Knott

3.00pm - 3.30pm

Q&A

Please complete the questionnaire
on your table before leaving.



Come and say Hi!

Cllr Jill Cleary – Portfolio Holder for Housing and Deputy Leader

Cllr Anne Corbridge – Chair of Housing Overview and Scrutiny Panel

Richard Knott – Service Manager

Kirsty Farmer – Private Sector Housing Manager

Sarah Goodwin – Interim Landlord Liaison Officer

Andrew Pidgeon- Homelessness Prevention Officer

Claire Westron – Resolution Energy

Introduction

Richard Knott
Service Manager

A modern, two-story house with a mix of white and light wood siding. The house has large windows with dark frames. In the foreground, there is a well-maintained garden with various green plants, including a large bush of white flowers and a tall grass-like plant. A paved path leads towards the house. The sky is blue with some light clouds.

NFDC Landlord Forum Greener Housing Targets

Claire Westron
Resolution Energy

Agenda

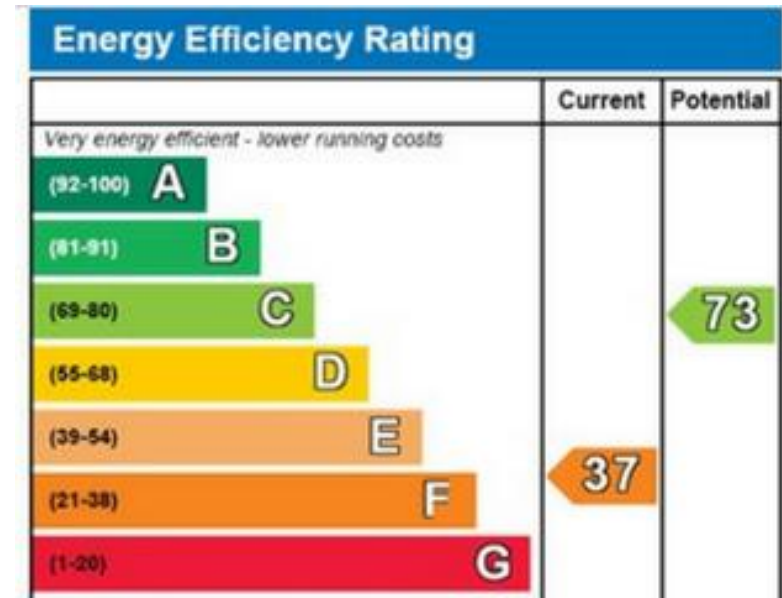
- Your current obligations
- Understanding the changes
- Making a plan



Minimum Energy Efficiency Standards

MEES

- Minimum EPC E from 2020
- Spend cap £3,500 (inc VAT)
- Penalties – up to £5,000
- Exemptions



Understanding the changes

Minimum Energy Efficiency Standards (MEES) proposed changes

- Minimum EPC C 2025 – new tenancies
- Minimum EPC C 2028 – all tenancies
- Spend cap £10,000 inc VAT
- Penalties £30,000



Understanding the changes

Building Regulations Part L

- Conversions and extensions
 - June 2022
 - Minimum insulation standards raised
- New / replacement heating - requirements for gas boilers

Building Regulations Part L

- EPCs – changes to electricity costs
- Electric heating - EPC C 70 → EPC D 57



Understanding the changes

Energy price cap

- From 1st April:
 - Gas 7.37p / kWh
 - Electric 28.34p / kWh
- Discrepancy with EPCs
- Risks



Understanding the changes

Phase out of gas boilers

- Government Net Zero strategy
- 2035 – no new gas boilers can be installed



Making a Plan



Four steps:

- Current performance
- Setting a target
- Property characteristics
- Planning the work

Making a Plan

Current performance and data

- Understand energy performance
- Impact of changes to EPCs (for electric heating)
- EPC recommendations

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from C (70) to B (81).

▶ [What is an energy rating?](#)

Potential energy rating

B

Recommendation 1: Increase loft insulation to 270 mm

Increase loft insulation to 270 mm

Typical installation cost £100 - £350

Typical yearly saving £33

Potential rating after carrying out recommendation 1 71 | C

Recommendation 2: Floor insulation

Floor insulation

Typical installation cost £800 - £1,200

Typical yearly saving £67

Potential rating after carrying out recommendations 1 and 2 73 | C

Making a Plan

Setting the target

- MEES EPC C rating or better
- 2025 or 2028
- Carbon emission reduction e.g. SuperHomes
- Marketing



Making a Plan

Property characteristics

- Tenant profile
- Heating patterns
- Hot water demand



Making a Plan

Planning the work

- All in one go / phased
- Around other planned work
- Minimising disruption
- PAS 2035
- Trust Mark & MCS accreditation

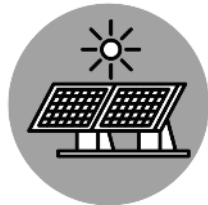


Getting to EPC C - a typical house

Existing:

Gas central heating
Uninsulated walls and floor
Loft insulation 100mm
Windows ~ 15-20 years old

Carbon
emissions



4.09
tonnes / year

Running costs



63 D



Building fabric

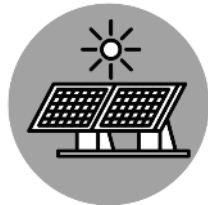
Upgrade:

Cavity wall insulation

Top up loft insulation 270mm

Window replacement

Carbon
emissions



2.83
tonnes / year

Running costs



73 C

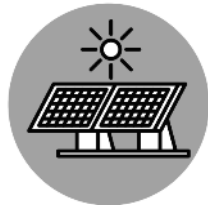


Low carbon heating

Upgrade:

Replace gas boiler with air source heat pump
Upgraded hot water cylinder and controls

Carbon
emissions



0.54
tonnes / year

Running costs



72 C



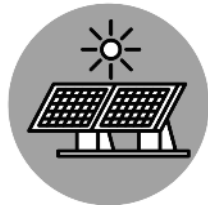
Solar energy

Upgrade:

Solar photovoltaic array 2.5kWp

Solar PV diverter to hot water cylinder

Carbon
emissions



0.22
tonnes / year

Running costs



81 B





Retrofit

Decarbonisation Strategies

See more >



New Homes

Performance Standards

See more >



Planning

Energy Statements

See more >



Design & Construction

Building Regulations

See more >

Claire Westron

Director, Resolution Energy

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Access To Greener Housing Funding

Kirsty Farmer
PSH Manager

Funding – Home Upgrade Grant

NFDC a member of a consortium led by Portsmouth City Council covering the southern region.

- **Further update to us on 27 April ahead of public launch**
- **Runs until March 2023.**
- **Marketing to be targeted in the New Forest**
- **Letters sent to households with lower EPC ratings**

- Obtained £15.7m for use as Local Authority Decarbonisation Funding to:
- support approximately 2,600 on-gas D, E, F & G rated households with ASHPs, Insulation and Solar PV with up to £10,000 of funding each.

- Obtained £16.2 million for use as Home Upgrade Grant funding (HUG)
- Offers off-gas properties funding of up to £25,000 per property, for the following measures:
 - External Wall Insulation or Internal Wall Insulation
 - Cavity Wall Insulation
 - Loft Insulation
 - Underfloor Insulation
 - Air Source Heat Pumps
 - High Heat retention storage heaters
 - Solar PV
 - Heating Controls
 - Room in Roof Insulation
 - Park Home Insulation

Funding – Charging points

Landlords to be given grants of £350 to install charging points for electric cars

Installation typically costing around £500 for an average property.

Grants will be available for each parking space provided with a ChargePoint socket, with up to 200 grants available per landlord.

The scheme will run for two years

Landlords can choose from any of the approved suppliers on the government website -

<https://www.gov.uk/government/publications/ev-chargepoint-grant-for-landlords-customer-guidance>

For landlords owning apartment blocks, additional funding will be available later in the year to help kit out entire residential carparks



Other Updates

Right to Rent Checks - changes on 6 April 2022

As part of digitising the immigration system

Landlords will need to use the right to rent online checking service for biometric residence card/permit (BRC/P) holders. They will no longer be able to use BRC/P for a manual right to rent check.

Landlords will be able to use certified Identification Document Validation Technology (IDVT) service providers to carry out digital checks on behalf of British and Irish citizens who hold a valid passport (or Irish passport card).

The online service works on the basis of the person first viewing their own Home Office right to rent record. They may then share this information with you by providing you with a 'share code'. When this code is entered along with the person's date of birth, it enables you to access their right to rent profile page.

In the presence of the person (in person or via live video link), you must check that the photograph from their profile page is of them

The online service will confirm that no further check is required for someone who has a continuous right to rent. For someone with a time-limited right to rent the service will advise when a further check is required.

More information - [Digital identity document validation technology \(IDVT\) - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/digital-identity-document-validation-technology-idvt)
[Landlord's guide to right to rent checks - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/landlord-s-guide-to-right-to-rent-checks)

Housing & Homelessness Update

Richard Knott
Service Manager

ASHP Pilot Project update

- New Contract awarded to AP Faulkner (Ltd) in January
- 13 ASHPs installed (see photos)
- Next phase of 37 to be completed by end of July 2022
- Government extended completion deadline from 30th September 2021 to 30th August 2022.
- Grant funding of £287k



Rough Sleeping

- 22 Rough Sleepers in 2019
- Secured over £1.5m of grant funding in last 3 years to:
 - Overhaul our approach to helping rough sleepers
 - Set up a Team of 7 Support workers
 - Secure a Homelessness Mental Health Practitioner role
 - 6 Room Accommodation facility – Lymington
 - 7 Flat accommodation facility – Totton
 - Personal support funds and landlord incentives

Meet James*



One of 4 long standing rough sleepers

- Bespoke accommodation solution required
- Close to Town but away from people
- Cheap and simple living
- Ongoing financial and practical support from the Council

What do we need?

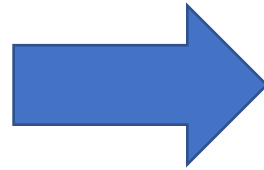
- That one hard to let property
- That caravan on land/Farm
- A Park Home, tucked away on a site
- An annexe or other habitable out building

*Not his real name

Statistics

Housing Register

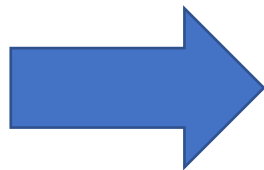
Band	March 2021	June 2021	Sep 2021	Jan 2022	March 2022	%
1	17	20	24	21	19	1.4
2	226	245	256	283	272	19.6
3	369	413	421	408	415	30
4	655	672	688	696	679	49
Total	1,267	1,350	1,389	1,408	1,385	



Lettings

Band	June 2021	Sep 2021	Jan 2022	March 2022	March %
1	22	10	10	14	23
2	88	39	57	33	53
3	36	26	20	11	18
4	21	8	7	4	6
Total	167	83	104	62	

Bedroom need	Count of Applicants	%
1 bedroom	615	44.4
2 bedroom	454	32.7
3 bedroom	254	18.4
4 or more bedrooms	62	4.5
Grand Total	1,385	



Bedroom need	Count of Applicants	%
1 bedroom	28	45
2 bedroom	25	40
3 bedroom	7	11
4 or more bedrooms	2	3
Grand Total	62	

Statistics

Average time to be allocated a property

Bedroom Need	Average Allocation time (Years)
1	1.4
2	2.2
3	3.2
4	2.6
Grand Total	2.1

Band	Average Allocation time (Years)
1	0.7
2	2.3
3	1.8
4	3.1
Grand Total	2.1

Call Before You Serve



If you are a landlord or letting agent and you are considering giving notice to your tenants, please complete our referral and consent form. We can provide help with:

- rent arrears
- mediation
- communication issues
- help and advice leasing your property

Please fill in the [Call Before You Serve Referral Form \(PDF\) \[61KB\]](#) and email it to us CB4YS@nfdc.gov.uk
Or call 02380 285 222.

The service includes:

- A personalised housing plan agreed with the tenant.
- Potential rent arrears assistance through housing benefit services, Universal Credit, local government housing prevention funds and charities.
- A financial assessment of tenants to maximise income.
- Referrals and signposting to specialist services for more long-term support, should the need be identified.
- A mediation service between landlords, tenants and local authorities.
- Help and advice on leasing properties to a range of supported housing providers.

Q&A
and
Networking with attendees