

## **The Advisory Working Group on Domestic Private Rented Sector Regulations (Under The Energy Act 2011)**

### **Date:**

Monday 11th February 2013, 11am-1pm

### **Location:**

British Property Federation, St Albans House, 5th Floor, 57-59 Haymarket, London, SW1Y 4QX.

### **Attendees:**

Chair - Dave Princep (RLA)  
British Property Federation - Tom Younespour  
Camden Federation of Private Tenants - Robert Taylor  
Chartered Institute of Environmental Health - Bob Mayho  
Citizens Advice Bureau - Anne Pardoe  
Consumer Focus - Hannah Mummery  
Country & Land Business Association - Danielle Troop  
Department for Communities & Local Government - Mark Malvisi  
Department of Energy & Climate Change - Marcia Poletti and Chenab Mangat  
Electricity Safety Council - Daniel Walker-Nolan  
Friends of the Earth - Dave Timms  
Islington Council - John Kolm-Murray  
National Landlords Association - David Cox  
North West Tenants & Residents Association - Jimmy Devlin  
National Union of Students - Neil Jennings  
Residential Landlords Association - Simon Gordon  
Trowers & Hamblins - Christopher Paul

### **Apologies:**

See Remainder of Membership List.

### **Welcome/Role:**

The Chair welcomed the attendees to the 1st Working Group on the PRS Domestic Regulations.

He noted that the Groups has been convened to focus purely on PRS Regulations, due to be laid in 2014, but that DECC would note wider PRS points and feedback to Members on these individually (& collectively where relevant).

### **Process:**

DECC noted that:

- The Group would run until June, with Minutes and related papers (where cleared) added to a dedicated website (see below).
- As per previous email, the meetings would take place on the 2nd Monday on each month (with the exception of April - date TBC).
- That a Report to officials in DECC would be requested by the Department, and that Ministers would be updated and invited to comment on the Report.
- Responses to the Media or wider enquiries should be channelled via the Secretariat.

### **Terms of Reference:**

The Groups discussed the ToRs and agreed them with a minor change (point on Enforcement to be added).

FoE did not recognise the interpretations of the Energy Act 2011 in the ToRs overview and requested that should be noted for the record.

### **Issues:**

The Chair reminded Members that the Issues list was meant to be a base for discussions, and that it would be up the Memberships to inform DECC (& other Members) on the key points.

DECC stated that will be important to obtain a clear sense of the main concerns & solutions (e.g. over Exemptions) and welcomed a broad range of views.

The Chair led discussions over a variety of questions, & how to group them (e.g. CLA's view of additional rural tenancies).

It was agreed that:

- One distinct group of Issues would consist of the 2016 Tenants Request provision and that these should be discussed at the next meeting.
- That Members would start thinking of questions relating to this and 2018 provisions (to be added to the Issues List).
- That the Chair & DECC would then consider the additional questions & how to allocate/discuss these until June.
- That a formal and consistent template would also be circulated so views can be captured in a helpful format, prior the next meeting.
- That (linked to this) evidence to back up Members views/solutions should be identified and circulated.

### **Next steps:**

That the next meeting (March 11th) would predominately consist of discussing:

- The 2016 Tenants Request provision.
- The Chair/Secretariat's recommendation of what groups of updated issues (re: 2018 provisions) should be covered, and over which future meetings.

### **Other:**

The Green Deal is closely linked to how the PRS Regulations will be implemented Requests were made for general guide to Green Deal to be circulated as that would help the Membership consider related issues.

It was also recommended that a rep from the Residential Letting Agents sector would also be able to offer a welcome contribution to the Group's work (Secretariat to discuss potential names with the Chair).

### **Actions:**

*All - To:*

- Note meetings will take place on the 2<sup>nd</sup> Monday of each month with the exception of April (date TBC).
- Send additional list of Issues that may need to be considered to the Secretariat (DECC), ideally before Wednesday 20<sup>th</sup> February.
- Consider positions & ideas on the 1st part of the PRS Dom Regs (2016 Tenants request).

*DECC/ Secretariat - To:*

- Collate these with the existing Issues and consult the Chair on how best to group these (and discuss them, between April and June).
- Obtain Templates for evidence to be gathered/reviewed.
- Update the ToRs.
- Re-invite a rep from Residential Lettings Agencies to the Group.
- Place the final Minutes & additional papers on the website.

### **Websites:**

(Along with a link to the separate Non Dom Group)

<https://www.gov.uk/government/policy-advisory-groups/130>

<https://www.gov.uk/government/policy-advisory-groups/133>

They have also been linked to the Green Deal householders/landlords page.

<https://www.gov.uk/getting-a-green-deal-information-for-householders-and-landlords>