

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

Date:

Monday 11th February 2013, 2pm-4pm

Location:

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

Attendees:

Chair - Miles Keeping (Deloitte)
Better Building Partnership - Chris Botten
British Property Federation - Tom Younespour and Patrick Brown
British Council of Shopping Centres - Helen Drury
British Land - Justin Snoxall
Carbon Trust - Katherine Deas
Country & Land Business Association - Danielle Troop
Department of Communities & Local Government - Sheldon Ferguson
Department of Energy & Climate Change - Marcia Poletti and Chenab Mangat
Jones Lang LaSalle - Emma Hoskyn
Kingston University - Dr. Sarah Sayce
Royal Institute of Chartered Surveyors - Martin Russell-Croucher
Squire Sanders - Christopher Brigstock
Sustainable Investment & Asset Management LLP - Charles Woollam
UK Green Building Council - Richard Griffiths

Apologies:

See Remainder of Membership List.

Welcome/Role:

The Chair welcomed the attendees to the 1st Working Group on the PRS Non-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 minor changes to the following:

- The focus should also be on making the Regs workable and enforceable.
- Reference to the 'Commercial' Sector should be changed to the 'Non-Dom' sector.
- Reference to Energy Efficiency should be made.

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 questions.

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

The Chair then moved on to discuss a variety of Issues, & how to group them.

Attendees suggested the following additions:

- What should the energy efficiency standard be?
- Is a Green Deal assessment the most appropriate tool for testing viability of improvement works for the purposes of MEPS?
- What must landlords do to demonstrate compliance?
- How might the regulations be designed to ensure that early action is not penalised or undermined (for example by requiring multiple Green Deals)?
- If a property was exempt from the requirements, for example due to the works being blocked by a third party, how long would this exemption last?

It was agreed that:

- That Members would start thinking of questions relating to the 2018 provisions (to be added to the Issues List).
- That the Chair & Secretariat would consider the additional questions.
- That the Chair & Secretariat would brigade the full list of issues and questions into 4 workstreams.
- That a template would be circulated with the issues and questions ordered into workstreams prior to the next meeting.

-That (linked to this) evidence to back up Members views/solutions should be identified and provided to the Secretariat.

Next steps:

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

- An agreement on the recommendations and evidence to inform a position on the first workstream.

Other:

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

Actions:

All - To:

-Note that the next meeting will take place on 11th March, but that April's Group will sit on a different date (TBC).

-Send any additional Issues that may need to be considered to the Secretariat (with a deadline of 9am Monday 18th Feb).

-Send any existing International/Domestic Evidence that may be relevant to the Secretariat.

Secretariat - To:

-Update the ToRs.

- Place the final Minutes & additional papers on the website when cleared.

-Collate additional issues and questions with the existing list and organise them into 4-5 work streams.

-Develop templates for evidence to be gathered/reviewed.

-Circulate a guide to the Green Deal.

Websites:

(Along with a link to the separate 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>