#### **Residential Tena**

#### 1. Introduction

This subfolder contains docume provisions of Part 2 of The Energy Regulations 2015. Part 2 of the request the landlord's consent t property.

Tenants must demonstrate that the They may be financed by gree company, funded by a grant or pa

Landlords must not unreasonably 2015 Regulations.

#### 2. "Domestic Private Rented Pro

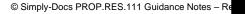
Part 2 of the 2015 Regulations definition covers assured (and ass

Temporary buildings with a time obuildings that are due to be demol

#### 3. Relevant Energy Efficiency In

Part 2 applies only to "relevant" are:

air source heat pumps
biomass boilers
biomass room heaters (with radia
cavity wall insulation
chillers
cylinder thermostats
draught proofing
duct insulation
gas-fired condensing boilers
ground source heat pumps
hot water showers
hot water systems
hot water taps
external wall insulation systems
fan-assisted storage heaters
flue gas heat recovery devices



Improvements

and tenants in navigating the ed Property) (England and Wales) s residential tenants the right to cy improvements to their rented

made at no cost to the landlord. d free of charge by an energy combination of the above).

enant's request complies with the

tic private rented property". The s and certain other tenancies.

are excluded from Part 2, as are

vements. Relevant improvements

1

provements

heating controls for wet central he heating ventilation and air-condition high performance external doors hot water controls (including timer hot water cylinder insulation internal wall insulation systems (for lighting systems, fittings and contr loft or rafter insulation (including ld mechanical ventilation with heat re micro combined heat and power micro wind generation oil-fired condensing boilers photovoltaics pipework insulation radiant heating replacement glazing roof insulation room in roof insulation sealing improvements (including d secondary glazing solar blinds, shutters and shading solar water heating transpired solar collectors under-floor heating under-floor insulation variable speed drives for fans and warm-air units waste water heat recovery devices water source heat pumps a measure installed to enable the property where the property is not metres from a main of a gas trans

#### 4. Tenant's Request for Consen

The tenant's request for consent r 2015 Regulations. See:

> Tenant's Request for Cons

The tenant's request must:

- Specify the relevant energy
- If relevant, include written whom consent is required
- Be accompanied by a cop surveyor's report in whic recommended;

r systems coning controls) ls) amps and luminaires)

a service pipe to the d is situated within 23

### ficiency Improvements

st comply with Regulation 8 of the

Improvements.

provements

s for which consent is sought; other tenant of the property from

dation report, green deal report or ficiency improvement has been

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- Be accompa funding), ev energy com of the impro
- If green dea a copy of a installer star
- If green dea
  - iden
    requ
    Deal
    2012
  - o be a Fran
- Specify any relevant energy

### 5. When a Tenant'

Regulation 9 of th make a request for

- After the ter
- Within 3 me notified the
- Where the l quit to end t
- Where the 150(2), sec (Wales) Act
- Where the l the tenancy order for po
- Where the t property wit
- Where the t the propert improvement (a third part applied.

# 6. Landlord's Duty

Under Regulation consent to the mak request.











/ funding secured by the tenant (e.g. green deal ment will be provided free of charge (e.g. by an at the tenant will wholly or partly fund the making

ed for all the improvements, be accompanied by deal installer or an installer who meets relevant Regulations 2010;

fund all or some of the improvements:

s certain confirmations required under the Green , Acknowledgement, Redress etc.) Regulations

irmation required from another person under the

tenant will undertake at its own expense after the ents are made.

# nade

out circumstances in which a tenant may not

end the tenancy;

of a fixed term tenancy, where the tenant has vacate;

id section 8, notice section 21 notice or notice to

otice seeking possession served under section 6(4) or section 194(5) of the Renting Homes

proceedings for possession or for a breach of ceedings are ongoing or the Court has made an

n energy efficiency improvement to be made the ler a green deal plan;

6 months made a tenant's request in relation to either the devaluation exemption (making the erty by more than 5%) or the consent exemption or granted subject to an unreasonable condition)

# <u>efuse a Tenant's Request</u>

ons, the landlord must not unreasonably refuse efficiency improvement specified in the tenant's

3

The landlord may r

- Another ten within the la relation to the ten relation to ten relation to ten relation to ten relation ten r
- A notice h (HHSRS) in
- A demolition
  under the H
- The proper clearance a
- The reques internal wal written opin due to its po
- The reques
  as an energ
  which the te
- The landlor has been re reasonably
- An indepen reduction of

There may also be consent.

### 7. Superior Landle

In some situations, consent of the land

The landlord must the superior landlor (if relevant) and full

- Landlord's Improvement
- Landlord's L
- Landlord's L

The superior landl consent.

#### 8. Landlord's Initia







quest to the landlord in relation to the property dlord has complied with the 2015 Regulations in

the Housing Health & Safety Rating System nd remains in force;

and remains in force, in relation to the property

er under the Housing Act 1985 in relation to a

insulation, external wall insulation systems or external walls) and the landlord has obtained a t an appropriate energy efficiency improvement, n the fabric or structure of the property;

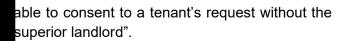
nt which is the same, or substantially the same, t proposed by the landlord in the last 6 months to

efforts to obtain third party consent but consent t to a condition with which the landlord cannot

states that the improvements would result in a rket value of the property.

which it is reasonable for the landlord to refuse





rd informed of any tenant's request and provide lord's initial response, intended counter proposal

erior Landlord regarding Energy Efficiency

d enclosing Counter Proposal; d enclosing Full Response.

uty to the landlord not unreasonably to refuse

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The landlord must In some circumstar

- The landlore
- There is a s
- The landlore to an energy
  - o the repo
  - the obta impr
  - o the
  - imprthe thas

See:

Landlord's I

The initial response

- Whether the must state that the sup
- Whether the
- Whether the
- That the lan

### 9. Landlord's Full

The landlord must

Landlord's F

If no initial respons one month after the

If an initial respons that the landlord w later than 3 months

If an initial respon counter proposal, t service of the tenar

The full response n



the tenant's request letter (see section 9 below). also required. This is the case where:

ter proposal (see section 10 below);

ce or advice before deciding whether to consent because:

ot accompanied by an EPC recommendation a surveyor's report;

to wall insulation and the landlord intends to o whether it is an appropriate energy efficiency

y on the devaluation exemption (making the he property by more than 5%);

s an improvement for which third party consent

garding Energy Efficiency Improvements.

d whose consent is required. If so, the landlord uire the superior landlord's consent and confirm erved with a copy of the tenant's request; n evidence or advice (as set out above); e a counter proposal; ponse.

the tenant's request letter. See:

rding Energy Efficiency Improvements.

l, the full response must be served no later than nant's request.

stating that there is a superior landlord and/or or advice, the full response must be served no of the tenant's request.

ed stating that the landlord intends to serve a served no later than 4 months after the date of

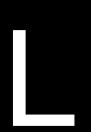
t's Energy Efficiency Improvements

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- State, in re landlord giv
- If green dea whether the Framework
- Be accomp below);
- If the landle relation to g supporting e

### 10. Landlord's Co

The landlord's full improvements whic

Landlord's

If a superior landl landlord must not s given their consent

A counter proposal

- Specify the
- Specify any improvement
- Confirm tha would delive property as request letter
- Confirm tha would not re of all the rel
- Specify the improvement proposal);
- Seek the ter
- If green dea that the tena (Disclosure,
   Confirm tha
- Commun

### Where a counter pr

• The tenant's



d energy efficiency improvement whether the nt, whether the superior landlord has consented; to fund all or some of the improvements, state confirmations required under the Green Deal ement, Redress etc.) Regulations 2012;

roposal made by the landlord (see section 10

or refusing to give any confirmation required in it the landlord's reasons and be accompanied by

a counter proposal specifying energy efficiency fied in the tenant's request. See:

## rgy Efficiency Improvements.

d before the improvements can be made, the sal on the tenant until the superior landlord has

ement(s) proposed by the landlord; e undertaken after the relevant energy efficiency

r improvements specified in the counter proposal ally the same, savings on the energy bills for the efficiency improvements specified in the tenant's

r improvements specified in the counter proposal nuing, cost to the tenant which exceeds the cost nprovements specified in the request letter;

ord proposes to make all the energy efficiency on the from the date of service of the counter

king of the improvements;

o fund all or some of the improvements, request ations required under the Green Deal Framework ress etc.) Regulations 2012; ed any third party consent.

effect;

t's Energy Efficiency Improvements

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- The tenant counter proj
- ➢ Tenant's Re
- If the tenant landlord mu proposal.

#### 11. Effect of an Im

If the landlord rece System (HHSRS), will be carried out Any tenant's reque

#### 11. Enforcement

If the landlord has response, unreaso counter notice, the making of the energy







within one month of the date of service of the

#### osal for Energy Efficiency Improvements.

ent and (if relevant) green deal confirmation, the nent(s) by the date specified in the counter

## er HHSRS

ice under the Housing Health and Safety Rating a copy on the tenant and specify the works that and the timescale for completion of the works. ct.

he 2015 Regulations, e.g., by failing to serve a or failing to carry out the works specified in a First Tier Tribunal for an Order consenting to the ts specified in the tenant's request.

