

Energy Efficiency in Privately Rented Homes in South West Wiltshire: how to seek advice and support

This brief note is a follow up to the June 2022 Area Board discussion, to strike a better balance between enforcement and support - reasonably acknowledging that private landlords require support, guidance and ideally funding assistance, where available, to help bring their properties up to the required standards.

(1) This is how you can get help and advice as a tenant

- If you have concerns about the EPC rating for a privately rented property please click on the link below to check the current rating. You will need a postcode and house number for this search. [Find an energy certificate - GOV.UK \(www.gov.uk\)](https://www.gov.uk)
- If the property has a F or G rating you can also check to confirm whether it is on the exemption register via the link below. [Property exemption - PRS exemptions register \(beis.gov.uk\)](https://beis.gov.uk)
- Should the property prove to have no EPC or a low rating then please refer the details to Private Rented Housing using our online form [Private rented and owner occupier housing - Wiltshire Council](#) or phone 0300 4560100

Notes:

The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 'The Regulations' (as amended) are designed to improve the least energy-efficient properties in England and Wales – those with Energy Performance Certificates (EPC) rated F or G. Local authorities are required to enforce the Regulations which apply to new tenancies starting after 1 April 2018 and existing tenancy from 1st April 2020. There is discussion at Govt Level about introducing further regulations to reduce the EPC rating to E or better.

Wiltshire Council is required to investigate and, if necessary, enforce cases of non-compliance regardless of the start date of tenancies. Since 1st April 2018 private landlords may not let domestic properties on new tenancies to new or existing tenants if the EPC rating is F or G unless an exemption applies. From 1st April 2020 the prohibition on letting F and G rated properties extended to all relevant properties even where there has been no change in tenancy.

Wiltshire Council has adopted a policy for the enforcement of non-compliant homes which allows fines to be made following the discovery of a breach of the Regulations, in addition the council has tools provided in the Housing Act 2004 using the Housing Health and Safety Rating systems to identify and enforce against excess cold. We would generally engage with the parties. We will investigate all cases of non-compliance regardless of the date

In relation to our enforcement activities, we would always seek the opinion of the tenant and in some cases, this may mean that we take no action as to do otherwise would be mean acting in direct opposition to the wishes of the tenant.

(2) Advice for landlords

[GOV.UK: Guidance How to rent a safe home](#)

[Houses in multiple occupation](#)

[Disrepair - private tenants](#)

[Housing health and safety rating system \(HHSRS\)](#)

(3) Advice for tenants in Wiltshire council houses

For advice and information about Wiltshire Council's strategy to improve energy efficiency in its housing stock – please see here [Housing Energy Efficiency Programme \(HEEP\) - Wiltshire Council](#)

(4) Advice for tenants in other social housing – see [Home energy efficiency - Wiltshire Council](#)