

Motion submitted by Councillor Hoy regarding Government consultation on two measures in the private rented sector

The Government are consulting on two measures in the private rented sector:

- Change to Energy Performance Certificate. All properties that are let out currently have to meet minimum energy standards. This was recently tightened resulting in additional costs to landlords. Now the Government are suggesting that this may be changing yet again, meaning that properties rated (C) and below will not be allowed to be let out. Not only is this adding an excessive additional financial burden of many thousands of pounds, it is also not always possible to achieve, particularly in the older houses within the District
- end of Section 21 - FDC are aware that the Government are planning to stop landlords from serving Section 21 notices which allows them to gain control of their property with 2 months' notice without giving any reason. This will mean that landlords effectively give over all rights to their property as they will only get possession back in very limited circumstances

Fenland District Council recognises that Landlords provide a much-needed service in the District and if it becomes financially unviable for them to provide this service they may exit the District. If the supply of private rental properties decreases this may lead to an increase in homelessness.

Furthermore, the council recognises that rents are already high in the District, particularly in the Wisbech area, and any reduction in supply will ultimately increase rents even further.

Whilst we recognise the need for robust regulations to prohibit rogue landlords, we feel that these measures are a step too far and harm good landlords who are providing a valuable service.

This council resolves to: -

- Write to DHLUC expressing our concerns and ask them to reconsider the changes to EPC

- Write to DHLUC expressing our concerns and asks them to reconsider the changes to section 21