

London Borough of Barnet
2 Bristol Avenue,
Colindale,
London, NW9 4EW
20 April 2023
Our ref: 9583016

Thank you for your request received on 11 April 2023, for the following information:

Questions for Private Sector Housing / Environmental Health/ Trading Standards

- 1. How many properties have had their EPC improved to an E or above as a direct result of the council engaging either formally or informally with landlords?**
- 2. How many proactive enforcement investigations has the council undertaken into suspected breaches of The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015, Regulation 23 for the years 2018/19, 2019/20, 2021/22, 2022/23? Please note a proactive investigation means one whereby the council has proactively identified a suspected breach of the regulations prior to contact with the tenant or landlord.**
- 3. How many reactive investigations has the council undertaken into suspected breaches of The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015, Section 23 for the years 2018/19, 2019/20, 2020/21, 2021/22, 2022/23? Please note reactive investigations includes investigations initiated in response to a complaint by a tenant or member of the public relating to any housing matter whereby the EPC is checked as part of the investigation and a suspected offense identified.**
- 4. How many penalty notices has the council served for breaches of Regulation 23 of The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 for the years 2018/19, 2019/20, 2020/21, 2021/22, 2022/23?**
- 5. What data sources does the council use to proactively identify rental properties with EPC ratings of G and F? E.g stock condition surveys**
- 6. Do you operate a selective licensing scheme? If yes, how many properties have been improved to an EPC rating of E or above as a direct result of the landlord applying for a license?**
- 7. Has the council received any funding from BEIS for the purpose of improving landlord compliance with the regulations? If so please include the total monetary allocation**

8. Has the council offered any financial incentives to landlords to assist them to comply with the regulations? If so please include the total amount paid by the council either directly to landlords or to 3rd party contractors between 2018 and 2023 and the number of properties directly improved as a result of the councils payments.

9. How many properties within the councils area are suspected to be let (or continued to be let) in breach of Regulation 23 of The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015?

10. Where does the team that enforce standards in the private rented sector sit within the council's structure? E.g Housing, Environmental Health, Regulatory Services

11. Does the council have a dedicated MEES penalty matrix to determine penalty amounts?

12. How many private rented properties within the Council's area have EPC ratings of C or below?

Trading Standards

1. How many investigations has the Council undertaken into suspected breaches of The Energy Performance of Buildings (England and Wales) Regulations, Regulation 6(2) in the following years 2017/18, 2018/19, 2019/20, 2020/21, 2021/22, 2022/23

2. How many penalty notices have the council served on landlords and/or agents under regulation 36 of The Energy Performance of Buildings (England and Wales) Regulations 2012 for breach of Regulation 6(2) in the following years 2017/18, 2018/19, 2019/20, 2020/21, 2021/22, 2022/23

We have processed this request under the Environmental Information Regulations 2004.

Response

The council holds the information requested and the answers to your questions are below

Questions for Private Sector Housing / Environmental Health/ Trading Standards

1. How many properties have had their EPC improved to an E or above as a direct result of the council engaging either formally or informally with landlords?

Information not held.

2. How many proactive enforcement investigations has the council undertaken into suspected breaches of The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015, Regulation 23 for the years 2018/19,

2019/20, 2021/22, 2022/23? Please note a proactive investigation means one whereby the council has proactively identified a suspected breach of the regulations prior to contact with the tenant or landlord.

None

3. How many reactive investigations has the council undertaken into suspected breaches of The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015, Section 23 for the years 2018/19, 2019/20, 2020/21, 2021/22, 2022/23? Please note reactive investigations includes investigations initiated in response to a complaint by a tenant or member of the public relating to any housing matter whereby the EPC is checked as part of the investigation and a suspected offense identified.

None

4. How many penalty notices has the council served for breaches of Regulation 23 of The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 for the years 2018/19, 2019/20, 2020/21, 2021/22, 2022/23?

None

5. What data sources does the council use to proactively identify rental properties with EPC ratings of G and F? E.g stock condition surveys

None at the moment.

6. Do you operate a selective licensing scheme? If yes, how many properties have been improved to an EPC rating of E or above as a direct result of the landlord applying for a license?

No

7. Has the council received any funding from BEIS for the purpose of improving landlord compliance with the regulations? If so please include the total monetary allocation

No

8. Has the council offered any financial incentives to landlords to assist them to comply with the regulations? If so please include the total amount paid by the council either directly to landlords or to 3rd party contractors between 2018 and 2023 and the number of properties directly improved as a result of the councils payments.

No

9. How many properties within the councils area are suspected to be let (or continued to be let) in breach of Regulation 23 of The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015?

Information not held

10. Where does the team that enforce standards in the private rented sector sit within the council's structure? E.g Housing, Environmental Health, Regulatory Services

Environmental Health

11. Does the council have a dedicated MEES penalty matrix to determine penalty amounts?

Yes

12. How many private rented properties within the Council's area have EPC ratings of C or below?

Information not held

Trading Standards

1. How many investigations has the Council undertaken into suspected breaches of The Energy Performance of Buildings (England and Wales) Regulations, Regulation 6(2) in the following years 2017/18, 2018/19, 2019/20, 2020/21, 2021/22, 2022/23

Nil

2. How many penalty notices have the council served on landlords and/or agents under regulation 36 of The Energy Performance of Buildings (England and Wales) Regulations 2012 for breach of Regulation 6(2) in the following years 2017/18, 2018/19, 2019/20, 2020/21, 2021/22, 2022/23

Nil

Further information

If you are interested in the data that the council holds you may wish to visit Open Barnet, the council's data portal. This brings together all our published datasets and other information of interest on one searchable database for anyone, anywhere to access. <http://open.barnet.gov.uk/>

Advice and Assistance : Direct Marketing

If you are a company that intends to use the names and contact details of council officers (or other officers) provided in this response for direct marketing, you need to be registered with the Information Commissioner to process personal data for this purpose. You must also check that the individual (whom you wish to contact for direct marketing purposes) is not registered with one of the Preference Services to prevent Direct Marketing. If they are you must adhere to this preference.

You must also ensure you comply with the Privacy Electronic and Communications Regulations (PECR). For more information follow this Link www.ico.org.uk

For the avoidance of doubt the provision of council (and other) officer names and contact details under FOI does not give consent to receive direct marketing via any media and expressly does not constitute a 'soft opt-in' under PECR.

Your rights

If you are unhappy with the way your request for information has been handled, you can request a review within the next 40 working days by writing to the Information Management Team at: foi@barnet.gov.uk. Or by post to Records & Information Management Service, Assurance Group, London Borough of Barnet, 2 Bristol Avenue, Colindale, NW9 4EW

If, having exhausted our review procedure, you remain dissatisfied with the handling of your request or complaint, you will have a right to appeal to the Information Commissioner at: The Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire, SK9 5AF (telephone: 0303 123 1113; website www.ico.org.uk). There is no charge for making an appeal.