

PS3. Excess Cold

Further Reading Handout

This is not an exhaustive coverage of the subject, but just a reminder of some of the issues covered in the talks, to help as a mental checklist.

Legislation, guidance and online information is frequently updated, so links quickly become obsolete or broken. We recommend that you check and update these at regular intervals – as the general topics do not change, you may find that searching using the words in the topic headings may bring up new links. **Do NOT take any action based on these notes until you have checked and confirmed the current state and content of the legislation, guidance and local practice.**

Housing Health and Safety Rating System

- a) [Housing health and safety rating system \(HHSRS\) guidance](#)
- b) [Housing Health and Safety Rating System Guidance for Landlords and Property Related Professionals](#)
- c) [Excess cold guidance](#)
- d) [Housing Health and Safety Rating System \(England\) Regs 2005](#) – The Regulations are intended to be read alongside statutory guidance. The Regulations have 3 main elements: 1) prescribe descriptions of hazards for the purposes of the Act, 2) make provision about the manner and extent of inspections 3) prescribe the methodology for assessing hazards.
- e) [Housing Act 2004 - Enforcement power](#)
- f) [Deregulation Act 2015 – unable to serve Sec 21 if HHSRS notice served.](#)
- g) [Housing and Planning Act 2016 - Rent Repayment Orders](#)

General Guidance

- a) [How to Rent a Safe Home](#)

Landlord & Tenant Act 1985

- a) Section 11- landlord Repairing Obligation
 - (a) In a lease to which this section applies (as to which, see sections 13 and 14) there is implied a covenant by the lessor—
 - (b) to keep in repair and proper working order the installations in the dwelling-house for the supply of water, gas and electricity and for sanitation (including basins, sinks, baths and sanitary conveniences, but not other fixtures, fittings and appliances for making use of the supply of water, gas or electricity), and
 - (c) to keep in repair and proper working order the installations **in the dwelling-house for space heating** and heating water.
- b) [Pre-Action Protocol for Housing Conditions Claims \(England\)](#)

Decent Home (white paper due this summer to include the PRS in this standard)

- a) [Guidance A Decent Home Definition and Guidance for Implementation June 2006](#) requirement for a dwelling to be provided with reasonable degree of comfort although in meeting this standard the dwelling may still contain a Category 1 damp or cold hazard.

Houses in Multiple occupation

- a) [The Licensing and Management of Houses in Multiple Occupation and Other Houses \(Miscellaneous Provisions\) \(England\) Regulations 2006](#)

Schedule 3 - Heating

1. Each unit of living accommodation in an HMO must be equipped with adequate means of space heating.
- 2(4). All bathrooms in an HMO must be suitably and adequately heated and ventilated.

Minimum Energy Efficiency Standard (MEES)

- a) [Government guidance](#)
- b) [Exeter City Council advice on MEES page](#)
- c) [Guidance on PRS exemptions and Exemptions register evidence requirements.](#)

Energy Performance Certificates

- a) [Guidance](#)
- b) [EPC register](#)
- c) [Register an Exemption](#)
- d) [Exemption register search](#)
- e) Historic buildings information
 - [Historic England - Historic Buildings](#)
 - [Historic England - Energy Saving Advice](#)
- f) Conservation Areas & Listed buildings
 - [You may need planning permission to do carry out works to your property](#)
- g) [Energy Performance Certificate](#) – move to “C” proposal new tenancies by April 2025 and existing 2028.