



**“Landlords are going to have to ensure that they and their communal schemes are compliant by April 2015”**

## Getting Communal About Compliance

Welcome to our second newsletter. In our last newsletter we outlined some of the work we have been doing on energy supply in social housing and we are now busy working with a range of providers to get them a better service for them and their customers – its proving even more popular than even we thought it would be.

But for this newsletter we wanted to let you know about another area we have been working on which is going to have some pretty big implications for landlords. This one snuck upon us all a little. The EU Directive has been in place since 2010, but the regulations have only just been outlined by DECC and some of it is good news and some of it less so. Either way, landlords are going to have to do quite a lot of work to make sure they are compliant.

Luckily we have been working with a range of social housing providers, as well as DECC and the registration body, to open up the communication channels and to help get the sectors concerns and issues in front of the regulator and help come up with the practical solutions to compliance as easy as possible.

**“DOING SOME LEG WORK NOW WILL MAKE LIFE MUCH EASIER LATER ON”**

Adecoe  
Kemp House  
152 City Road  
London  
EC1V 2NX

[info@adecoe.co.uk](mailto:info@adecoe.co.uk)  
[www.adecoe.co.uk](http://www.adecoe.co.uk)

## SO WHO'S BEING DIRECTIVE ABOUT COMMUNAL HEATING?

Well it's the EU and the long established Directive 2012/27/EU on energy efficiency and more specifically Articles 9-11. Now with a title like that it's not surprising that people didn't realise its implications, and that some of them could be quite far reaching for landlords.

Although the Directive implementation is relatively light touch, it still places a burden on landlords to assess their stock and register schemes, as well as identify when and where meters need to be installed. For some, this will be information they already have to hand and some have already begun gathering this where they don't. For others it will require quite a lot of work in a fairly short time frame of only a few months in order to comply.

It can also be seen as an opportunity. Communal schemes have often been the Cinderella of heating systems and get on with providing economical heating to thousands of homes with fewer maintenance and gas compliance issues than individual gas systems. Mapping what schemes landlords have could help to ensure that they continue to do this for years to come and help to identify the funding opportunities that are out to improve systems.

In the meantime we have been in discussions with DECC and the appointed registration body, the National Measurement Office (NMO) to highlight the impacts on the sector and work through how organisations can ensure they are compliant - we all aim for good practice. We have been encouraged by those discussions and have had some good feedback. We have also been promised some further guidance to come out from the NMO, which we hope will have addressed some of the concerns raised by housing providers.

As long as providers do the work in identifying schemes and getting the information required and then assess whether they need individual metering and billing they should be pretty much there. The key issue is getting to grips with the regulations and getting on with it - much of it is going to be down to leg work.

To try and make it a little more accessible we have come up with the *Five Things Landlords Should Know* which are outlined on this page.

If you want to find out more or want to talk through the options click [here](#)

## Five things Landlords should know in 2015

- 1. Does Directive change anything for landlords?** Yes. Housing providers with communal schemes will now be the designated 'Heat Providers' under the Directive and lots of responsibilities fall out of that designation.
- 2. What do landlords have to do?** The first thing will be to register communal and district heating schemes with the National Measurement Office Enforcement Authority by 30<sup>th</sup> April 2015 and then every four years after that.
- 3. What stock information will landlords now need?** By April 30<sup>th</sup> 2015 this will include locations of communal and district networks, their heating capacity, installed heating capacity, heat generated, heat supplied, number and type of buildings supplied, number and type of meters or heat cost allocators installed, number of final customers supplied by that district heat network or communal heating, name and business address of the heat supplier, cost effectiveness and technical feasibility carried out, expected frequency and content of billing information provided.
- 4. So do landlords now have to install heat meters in homes?** In most cases individual meters only have to be installed where it is cost effective and technically feasible. But in certain circumstances the installation of meters is a mandatory requirement.
- 5. What happens if landlords don't comply?** While the regulations are light touch, there are sanctions in place including in compliance notices, enforcement undertakings and non-compliance penalties. If these do not resolve the issue they are backed up with criminal sanctions.

**So in simple terms what does this mean for social housing?** Landlords will have to know what communal and district schemes they have, what they are and where they are and then register them. They will now have to assess if communal and district schemes should have meters, but will have to install meters in new communal schemes or homes that are being connected to communal or district networks or where their homes on communal or district networks are having a major works.