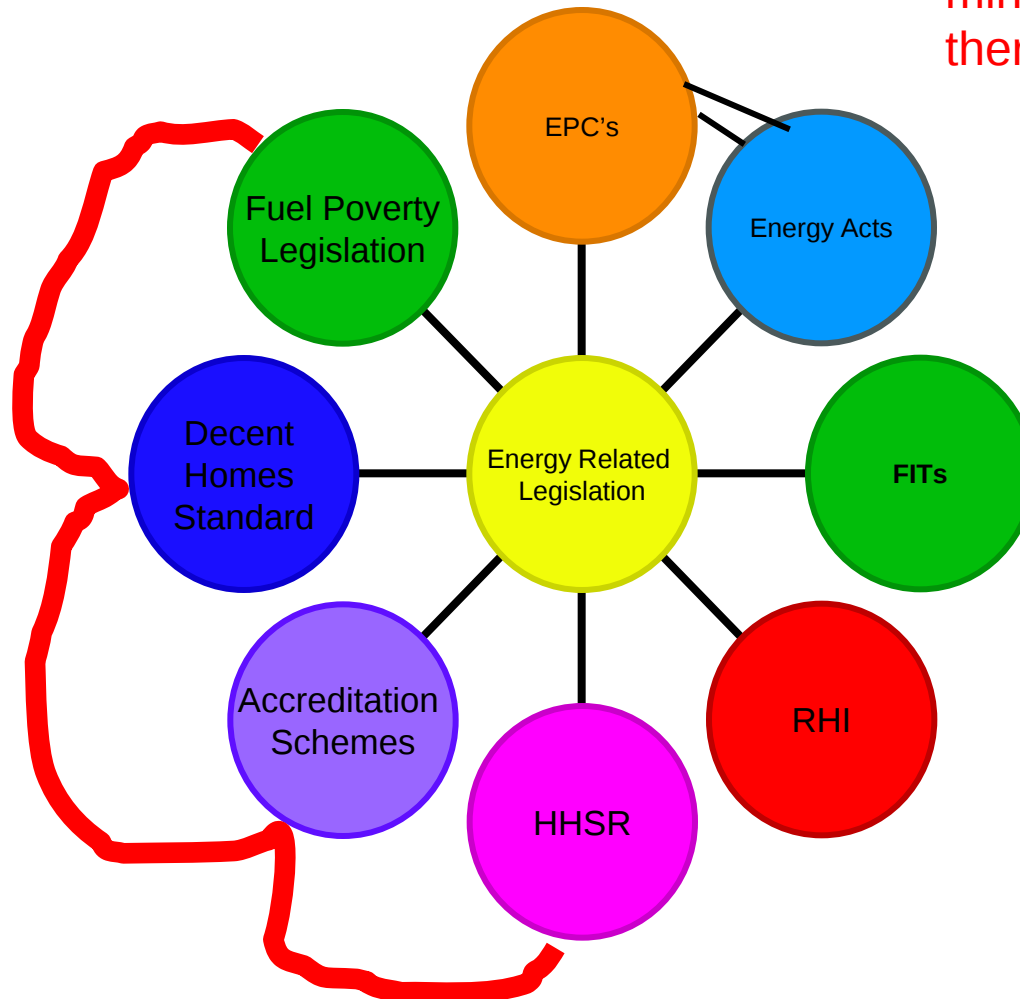


Energy Performance for rented dwellings

Energy Saving Trust advice centre -Midlands

Lynn Melling

Legislation relating to fuel poverty and affordable warmth has as great an impact as it requires minimum standards of thermal comfort



Help Available

LESA

£1500 per *dwelling* to install wall and loft insulation and hot water system insulation. End date April 2015

Carbon Emissions Reduction Target

Supplier discounted energy efficiency measures. Free to certain tenants. End date December 2012

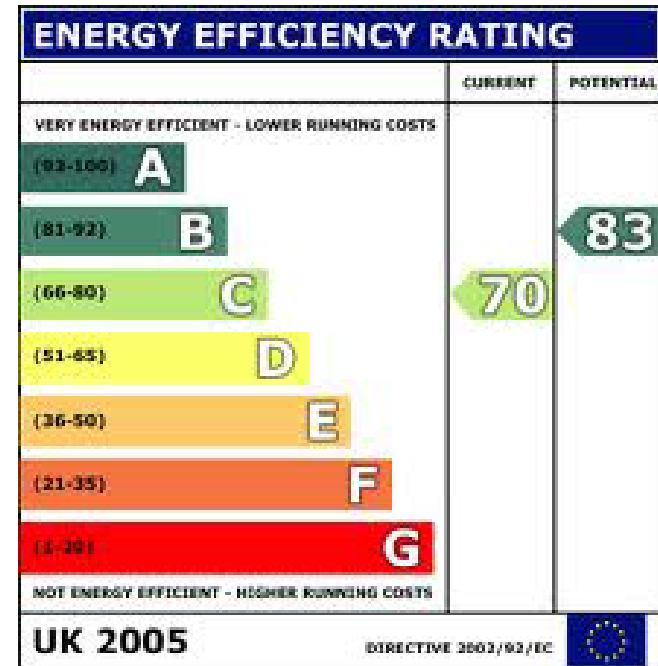
Warmfront

Heating and insulation measures free to qualifying tenants.

How do we determine what measures to undertake?

Energy Performance Certificates

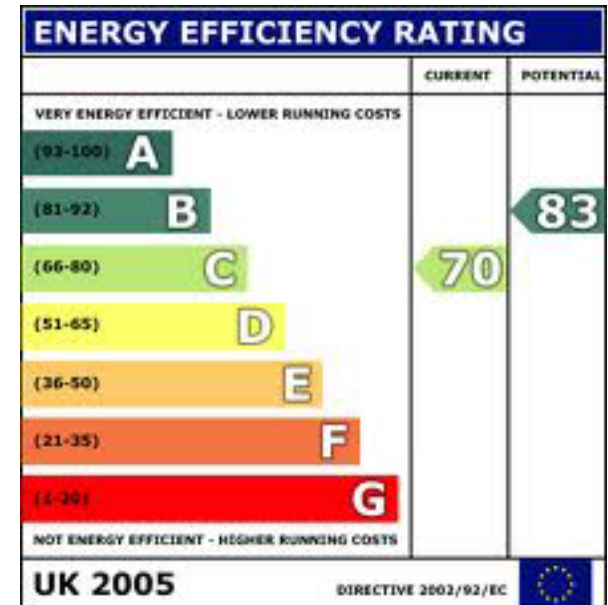
- Legal requirement since 2008
- Rating system A-G
- Penalty £200 for failure to make available



Energy Act 2011

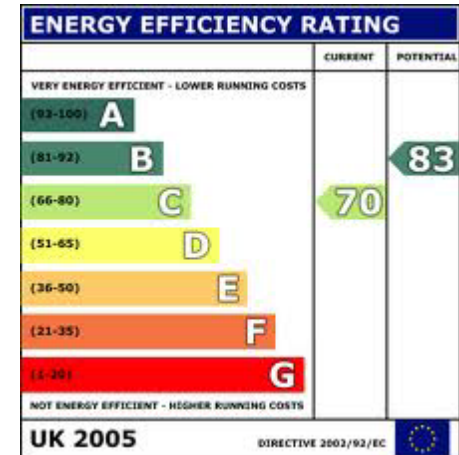
Green Deal

The Act creates a new financing framework to enable the provision of fixed improvements to the energy efficiency of households and non-domestic properties, funded by a charge on energy bills that avoids the need for consumers to pay upfront costs.



“The Golden Rule”

Energy Act 2011



The Act includes provisions to ensure that from **April 2016**, private residential landlords will be unable to refuse a tenant's reasonable request for consent to energy efficiency improvements where a finance package, such as the Green Deal and/or the Energy Company Obligation (ECO), is available.

Provisions in the Act also provide for powers to ensure that from **April 2018**, it will be unlawful to rent out a residential or business premise that does not reach a minimum energy efficiency standard (the intention is for this to be set at EPC rating 'E').

- 860,000 homes privately rented
- 86% homes do not achieve “C” rating
- “F” & “G” properties twice as common in private rented sector than in the rest of the housing stock.
- £7000 estimated cost of bringing a F or G property to decent standard.

Reasons to ACT now.

- 2018 Income arrested if property is below “C” rating.
- 2016 Reasonable requests for energy efficiency improvements will have to be met.
- 2015 LESA ends
- 2012 Subsidies will stop and market forces will take over the price of measures. It will be more expensive to retrofit.
- Studies have shown more energy efficient properties can support a premium and have fewer void periods.

Thank you

Any Questions?

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