

Energy Efficiency Tips for Landlords

Benefits of Improving the Insulation and Heating Systems in your Properties:

- 1. A warmer home and lower bills will help to retain your current tenant resulting in fewer void periods:** With the rising cost of gas and electricity, tenants are increasingly choosing properties that are cheaper to heat.
- 2. Increase the asset value:** Having a modern efficient heating system or double glazing can increase the value of the property.
- 3. Reduce condensation & damp:** This common complaint is mainly as a result of under heating and lack of ventilation, especially when cooking or bathing. The situation can be improved through better insulation and upgraded boilers and radiators.
- 4. Comply with Housing Health and Safety Rating System (HHSRS):** Every landlord has a legal responsibility to protect their tenants from the risk of ill health caused by excess cold. HHSRS is a risk-based evaluation tool used by local authorities to identify and protect against potential risks to health and safety from deficiencies identified in dwellings. If tenants are found to be at risk of excess cold, under the HHSRS, the local authority can legally order landlords to make the necessary improvements.
- 5. Improve Energy Performance Certificate rating:** It is a requirement that energy performance is advertised on the sale or rental of a dwelling through an Energy Performance Certificate (EPC).

Insulation and Heating Improvements:

Cavity Wall Insulation



If your property was built after 1930, it is likely to have cavity walls, which could be insulated. 35% of heat is lost through the walls of an average house. Installing cavity wall insulation can save around 20% on fuel bills. An installer can check if you have un-insulated cavity walls and whether your property is suitable for insulation.

Installation Costs: approx £370 - £720
Savings = £95 - £250 per year

Solid Wall Insulation



If your property has solid walls (pre 1930), they can still be insulated – from the inside by fitting rigid insulation boards to the wall, or by building a stud wall filled in with mineral wool fibre; or externally by fixing a layer of insulation material to the wall, then covering it with a special type of render (plasterwork) or cladding. The finish can be smooth, textured, painted, tiled, panelled, pebble-dashed, or finished with brick slips. Solid wall insulation could save you around 60% on the fuel bills.

Installation Costs: External wall insulation: £9,000 to £26,000. Internal wall insulation: £4,000 to £16,000.
Savings = £180 - £460 per year

Loft Insulation



Up to 25% of the heat in your property could be escaping through the roof if it is not insulated. If your property has an accessible loft with no damp or condensation problems, then loft insulation should be easy to install either by DIY or by contacting an installer.

Installation Costs: No Existing Loft Insulation (0 to 270mm) £285 - £395. Savings = £140 - £250 per year

Installation Costs: Loft Insulation Top-Up (100 to 270mm) £215 - £265. Savings = £15 - £25 per year

Solar PV Panels

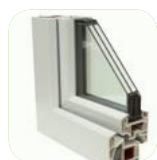


Installing solar photovoltaic (PV) panels can reduce energy bills by providing free electricity and can also provide an income the Government's Feed in Tariff, even when the property is empty. The average domestic

solar photovoltaic (PV) system is 4kWp. kWp = kilowatt peak - the rate at which the system generates energy at peak performance (e.g. at noon on a sunny day). An average 4kWp system costs between £6,000 and £7,400 (including VAT at 5%) and can generate around 3,700 kilowatt hours of electricity a year – roughly equivalent to a typical household's electricity needs, and also generates energy bill savings and income.

Saving/Income = approx £750 a year.
Visit www.gov.uk/feed-in-tariffs for more information

Double Glazed Windows



Energy-efficient double or triple glazing will keep your property warmer and quieter, as well as reducing energy bills. Replacing all single-glazed windows with A-rated double glazing could reduce energy bills by £80 - £175 a year.

The costs and savings for energy-efficient glazing will be different for each home and each window, depending on the size, material and installer. The lower the U-value, the less heat will be needlessly escaping. A less costly way to increase a window's efficiency is to fit draught-excluding strips and to apply purposely designed plastic sheeting to the inside of each pane, otherwise known as secondary glazing, which can be done DIY.

Savings = £80 - £175 per year

New Boiler



If the boiler in your property is over 15 years old, then it could be time to replace it with a new energy efficient one. Replacing an old boiler with an A-rated condensing model with a full set of heating controls could save 25% of the annual heating bill on average for a gas heated property.

Saving = approx £235 per year

Other Ways to Reduce Energy Bills:

Switching energy tariff or supplier

Shopping around for your energy supplier could save you as much as £200 if you have never switched before. Comparison websites can help you find the best deal for you in your local area and provide you with a free and easy-to-use switching service. They also give detailed information on each tariff, including gas and electricity unit prices and any discounts that are available. Visit www.goenergyshopping.co.uk/en-gb for more information.

Schemes

Green Deal

The Green Deal can help landlords and tenants understand which energy saving improvements they can make to their rental property without having to pay all the costs up front. These improvements can lead to warmer homes and reduced energy bills over time. Improvements that could be made to your rental property:

- Loft insulation
- Double or triple glazed windows or secondary glazing
- Draught proofing
- High efficiency condensing boilers
- Air or ground source heat pumps
- Solar photovoltaic panels
- Cavity wall insulation
- External and Internal Solid Wall Insulation

To start, you or your tenant will need a Green Deal Assessment. For more information or for help finding a Green Deal Assessor, contact the Energy Saving Advice Service, visit www.gov.uk/greendeal or call 0300 123 1234.

Heating Controls



Install and correctly use a room thermostat and thermostatic radiator valves. Set them to the level you want for the room. A lower setting uses less energy.

Saving = £70 - £150 per year

Hot Water Cylinder Insulation



Insulate your hot water cylinder – a well fitted tank jacket could save around £20 - £30 a year, more if the water is heated electrically. Insulating the hot water pipes will save more energy, and can help the taps to run hot more quickly.

Saving = £20 - £30 per year

Draughtproofing



Draught-proofing around windows and doors could save on average between £10 - £50 per year. Draught-free homes are comfortable at lower temperatures – so the thermostat will be able to be turned down and save 10% off the heating bill.

Saving = £10 - £50 per year

Landlords Energy Saving Allowance (LESA)

LESA is a tax allowance scheme which enables individuals or corporate landlords renting out residential property to claim tax allowances, against their income or corporation tax return. This includes the cost of buying energy saving items such as cavity wall and loft insulation, solid wall insulation, draught proofing and hot water system insulation and floor insulation, up to 1st April 2015.

Visit www.gov.uk/landlords-energy-saving-allowance for more information.

Upcoming Legislation

The Energy Act 2011 contains powers so that from 2016 landlords should not reasonably be able to refuse requests for consent to install Green Deal measures from their tenants. From 2018 landlords should ensure their privately rented properties meet a minimum energy efficiency standard (likely to be set at EPC rating 'E') or install the maximum package of improvements under the Green Deal, Energy Company Obligation or any available Government incentives. Visit www.gov.uk/government/consultations/private-rented-sector-energy-efficiency-regulations-domestic for more information.