

Energy Efficiency for Landlords

Helping Landlords to increase the rental potential of properties

Energy Efficiency

Energy efficiency improvements cost less than you think, can increase the value of your properties, and increase their rental potential.

There are some simple things you could do to improve the energy efficiency of your properties:

- Top up your loft insulation and insulate your walls. There are various generous discount and grant schemes available depending on the location of your property.
- Update your heating system with a high-efficiency condensing boiler and effective heating controls
- Take advantage of discounts and buy a new, more energy efficient washing machine, fridge or freezer

Your tenants will benefit from lower running costs and a more comfortable living environment, making them more likely to stay longer in your property.

Energy efficiency improvements can help you meet your legal requirements, whilst supporting your reputation as a landlord who takes the quality of their properties seriously and delivers a professional service for tenants.

Help is at Hand

A network of Energy Efficiency Advice Centres operates across the UK. To contact your local centre, simply call 0800 512 012. *If you are in Kent please telephone 0800 358 6669.*

Fact sheets for tenants

We understand that it is difficult looking after the fabric of your property(ies) when you are not the one living in the property.

To help tenants look after your property we have produced a series of 3 fact sheets. They explain how to get the best out of the existing heating system and how to reduce condensation. The sheets are titled;

- Condensation, damp and mould
- Controls on gas heating systems
- Controls on electric heating systems

These are also available as hard copies by telephoning 0800 358 6669, or by downloading as a pdf at the web address at <http://www.cen.org.uk/landlords>

Useful Links

General Information

Energy Saving Trust – general information about energy efficiency in the home

<http://www.est.org.uk/>

What to buy? Energy Saving Recommended products – a list of the most energy efficient household appliances and heating systems available

<http://www.est.org.uk/myhome/efficientproducts/recommended/>

Southern Private Landlords Association – this is a not for profit organisation representing good residential landlords throughout Southern England. It actively seeks to achieve and maintain quality accommodation for rent whilst protecting and furthering landlords' interests at both a local and national level.

<http://www.spla.co.uk/>

Funding Information

There are various grants and discount schemes running across the UK for energy efficiency improvements. Your local Energy Efficiency Advice Centre will have the details of available schemes that apply in your area. To contact your local centre, simply call 0800 512 012. *If you are in Kent please telephone 0800 358 6669.*

The Landlords Energy Saving Allowance – an income tax allowance for private landlords

<http://www.hmrc.gov.uk/budget2004/revbn31.htm>

Technical Information and legislation

The Housing Health and Safety Rating System – What It Means For Landlords

<http://www.odpm.gov.uk/index.asp?id=1152825>

Technical guidance on integrating energy efficiency into property refurbishment and extensions

<http://www.est.org.uk/housingbuildings/publications/index.cfm?mode=doctype&audtype=100>

Making Private Rented Housing Energy Efficient – the Flagship Home case study

<http://www.est.org.uk/download.cfm?p=1&pid=741>

Government policy for the private rented sector – includes comprehensive information on legislation that specifically affects private landlords

<http://www.communities.gov.uk/index.asp?id=1151893>

Building Regulations 2005

<http://www.odpm.gov.uk/index.asp?docid=1161226>