

The Green Deal

for residential landlords



Department
of Energy &
Climate Change

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

Heat rises and it may be leaking into the loft. Insulating the loft, or topping up the existing insulation, will keep heat inside the living spaces for longer.

CREATE YOUR OWN ENERGY

Technologies like air or ground source heat pumps and solar panels can capture energy and turn it into electricity or heat for your home.

WINDOWS

Homes leak heat through their windows. By replacing windows with double or triple glazed windows, or installing secondary glazing to existing windows, the home can be kept warmer and outside noise could be reduced.

BOILERS OR RENEWABLE HEAT

Older boilers tend to lose a lot of heat so they use more energy. High efficiency condensing boilers and air or ground source heat pumps recover a lot of heat so they use less energy.

DRAUGHT PROOFING

Gaps around doors, windows, loft hatches, fittings and pipework are common sources of draughts. Sealing up the gaps will stop heat escaping the home and your tenants will be able to turn down their thermostat.

CAVITY WALL INSULATION

Homes built after 1930 usually have walls with a hollow space in the middle. Putting insulation in this space is quick and makes no mess because the work can be done from outside the home.

EXTERNAL AND INTERNAL SOLID WALL INSULATION

Homes built before 1930 usually have solid walls. Installing insulation on the inside or outside of the wall can dramatically reduce the heat that escapes the home.



Five things landlords need to know

1 The electricity bill payer makes Green Deal repayments

Green Deal repayments are part of the electricity bill for the property. The person responsible for paying the electricity bill – usually the tenant – is responsible for making repayments for the improvements. If a bill payer defaults on their electricity bill, you will not be held liable – the electricity company will use their normal collection processes.

2 You need tenants' permission before you take out a Green Deal

Where the tenant is the electricity bill payer, they will need to make repayments for the Green Deal on their electricity bill. So you will need their express permission before taking out a Green Deal at the property.

3 Your tenant needs your permission before taking out a Green Deal.

Your tenant needs your permission before taking out a Green Deal. If your tenant wishes to take out a Green Deal Plan, they will first need your agreement to both the improvements and the financial aspects of the plan, like the amount of the repayments and how long repayments need to be paid for.

4 All improvements are quality assured

Installations can only be carried out by Green Deal authorised companies.



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5 New tenants need to be aware of the Green Deal and acknowledge the repayments they need to make

When renting out a property with a Green Deal you need to provide the tenant with a copy of the Energy Performance Certificate (EPC) (or, in Scotland, the EPC and the Recommendations Report) showing:

- the improvements that have been made under the Green Deal
- the repayment amounts the electricity bill payer needs to make
- the length of the Green Deal
- the name of the Green Deal Provider.

You will need to make sure that tenant acknowledges the Green Deal and the repayments by including standard prescribed wording.

Get a Green Deal

To start, you or your tenant will need a Green Deal Assessment.

When you book an assessment you may be asked if there are any accessibility issues, like access to your loft, and whether you can provide bills showing your recent energy use.

Keep in mind Green Deal Assessors may charge for their service – it's best to check when you make an appointment.

For help finding a Green Deal Assessor, call the Energy Saving Advice Service (England and Wales) on 0300 123 1234 or Home Energy Scotland on 0808 808 2282. Alternatively, visit www.gov.uk/greendeal

Energy Act 2011

The Energy Act 2011 contains powers so that from 2016 landlords should not unreasonably 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.

**GET
HELP**

Free and impartial advice about the Green Deal is available. Call the Energy Saving Advice Service (England and Wales) on 0300 123 1234 or Home Energy Scotland on 0808 808 2282. Alternatively, visit www.gov.uk/greendeal