

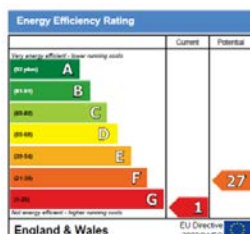
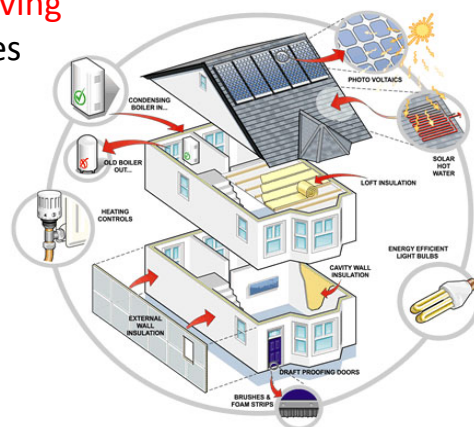
# Energy Efficiency

## Guidance for Landlords in Oxford

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 (e.g Green Deal or the Energy Company Obligation) is available. From 2018 it will be unlawful to rent out a residential or business premise that does not reach a minimum energy efficiency standard (Energy Act 2011)

Landlords should prepare for this deadline now by improving the energy efficiency of their stock. Large, 'easy' measures that would be considered reasonable to install include:

- Loft and cavity wall insulation
- Solid wall insulation
- Upgrading the boiler / heating controls
- Draught proofing
- Double glazing



### Energy Performance Certificates (EPCs)

An EPC should be commissioned before a property is put on the market, and the landlord must use reasonable efforts to obtain the EPC within seven days of the start of marketing. More information can be found at [www.gov.uk/buy-sell-your-home](http://www.gov.uk/buy-sell-your-home)

### What powers do Local Authorities have?

Local authorities have powers under the Housing Act 2004 to inspect properties using the Housing, Health and Safety Rating System (HHSRS) and require improvements to properties where there are unacceptable risks to the health and safety of the occupants. One such risk assessed under HHSRS is excess cold which can be caused by severe deficiencies in the thermal performance of a building.

*For more information or advice on anything covered in this leaflet please contact Debbie Haynes, Energy Efficiency Projects Officer on 01865 252566 or email [dhaynes@oxford.gov.uk](mailto:dhaynes@oxford.gov.uk)*

# Funding available to landlords

## The Affordable Warmth Obligation (AWO)

£££

AWO provides cavity and/or loft insulation and replacement boilers for low-income and vulnerable households on a means-tested basis. Call the Energy Saving Advice Service on 0300 123 1234 to check your eligibility and apply. Alternatively if you need boiler replacement (which might result in additional measures such as loft or cavity wall insulation) call Carillion on 0800 408 0474 or visit [www.carillionenergy.com](http://www.carillionenergy.com)

## 'Warming Oxford' in OX3 and OX4

£££

Oxford City Council are working with [Low Carbon Hub](#) and [Insulation NE](#) to help create warmer homes and lower energy bills in deprived areas of the city by providing part- or fully-funded insulation and boiler replacements. The pilot project begins OX3 and OX4 postcodes areas and landlords with properties in those areas are encouraged to get involved as they could increase the value of their properties and the comfort and satisfaction of their tenants. Visit [www.oxford.gov.uk/warmingoxford](http://www.oxford.gov.uk/warmingoxford) or call **0800 456 1050** for more details

## The Green Deal

£££

This Government initiative allows landlords to avoid upfront costs of improvements which instead are paid for over time through the savings generated on the property's energy bills. The obligation to make repayments falls to current payer of the electricity bill. To take advantage of the Green Deal, firstly a Green Deal Assessment must be carried out by an accredited Green Deal Assessor. More information on the Green Deal can be found at [www.gov.uk/green-deal-energy-saving-measures](http://www.gov.uk/green-deal-energy-saving-measures)

## The Green Deal Cashback Scheme

£££

This is a first-come, first-served offer where householders and landlords can claim Cashback from Government on energy saving improvements like insulation, front doors, windows and boilers. Packages could be worth over £1000 - the more you do, the more you get. Speak to the Energy Savings Advice Service for more details on 0300 123 1234 or visit the <https://gdcashback.decc.gov.uk>

## The Landlord Energy Savings Allowance (LESA)

£££

Allows up to £1,500 to be claimed against tax every year for the costs of buying and installing certain energy saving products for rented properties where Green Deal finance is not used. Measures included for this are loft insulation, cavity wall insulation, solid wall insulation, draught proofing, hot water system insulation and floor insulation. More details can be found at [www.hmrc.gov.uk](http://www.hmrc.gov.uk). LESA is available on qualifying expenditure on specified energy saving items incurred between 8 July 2008 and 6 April 2015.

## Reduced VAT

£££

This is also available for the installation cost of energy saving measures, the materials themselves and any additional work that needs to be done as part of the installation. More information can be found at [www.hmrc.gov.uk](http://www.hmrc.gov.uk). Landlords should be able to apply for standard financial incentives such as the Feed-in-Tariff and Renewable Heat payments. For more details check the [Energy Saving Trust website](#)

## Landlord Repairs

£££

Landlords can claim for tax relief on money spent on property repairs, including upgrades that bring the replaced item up to modern standards. For example, single-glazed windows with rotten frames being replaced with modern double-glazed windows, or an inefficient old boiler which might break down or become difficult to maintain could be replaced by a modern A-rated boiler. For info see [www.hmrc.gov.uk/manuals/pimmanual/PIM2020.htm](http://www.hmrc.gov.uk/manuals/pimmanual/PIM2020.htm)