

Energy efficiency grants - guidance for landlords

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Improve the energy efficiency of your properties and help your tenants reduce their energy bills.

Under Central Government legislation, domestic private rented properties are required to meet a minimum energy efficiency standard (MEES) before they can be rented to tenants. The current MEES requirement is an energy performance certificate (EPC) rating of E or above, unless an exemption applies and is registered.

Central Government consulted in January 2021 on a scenario of requiring 'new tenancies' to reach C from April 2025 and 'all tenancies' to reach C by April 2028. No outcome or new regulations have been announced at this stage.

Various schemes are available which aim to reduce fuel poverty and improve the energy efficiency of homes across the UK which will help landlords meet their MEES requirements. Many of these are free or at a reduced cost for properties in the Private Rented Sector (PRS); eligibility criteria usually includes factors such as household income of tenants, council tax band of the property, the EPC rating of the property, suitability of property for proposed measures and funds are often distributed on a first come first served basis.

Find out

- Your council tax band www.gov.uk/council-tax-bands
- Your EPC rating and recommendations www.gov.uk/find-energy-certificate
- Find an EPC Assessor in your area www.gov.uk/get-new-energy-certificate
- EPC exemptions and how to apply for them
<https://www.gov.uk/government/publications/private-rented-sector-minimum-energy-efficiency-standard-exemptions>
- Government recommendations for home improvements Simple Energy Advice
www.gov.uk/improve-energy-efficiency

Energy efficiency grants and schemes for PRS properties

Connected for Warmth

Fully funded loft and cavity wall insulation

Eligibility criteria for free measures

- Full details here www.connectedforwarmth.org.uk/eligibility-for-insulation
 - houses in Council Tax Bands A-D
 - households are not means tested
 - Suitability of property for the measures
 - No EPC requirement



Air Source Heat Pumps

Eligibility criteria for **reduced** cost Air Source Heat Pumps

- Full details here www.connectedforwarmth.org.uk/ashp-eligibility
 - available to households that don't currently have a central heating system in any Council Tax Band, *see appendix 1*
 - in receipt of means tested benefits, *see appendix two*
 - Landlords may need to make a financial contribution

The funding for Connected for Warmth comes from the Warm Homes Fund established by National Grid and is administered by Affordable Warmth Solutions. Find out more about the Connected for Warmth scheme and apply for free measures visit www.connectedforwarmth.org.uk/ or call 0800 995 6564 for insulation or 0121 592 0162 for heat pumps

Energy Company Obligation 4 (ECO4)

Landlords are included for insulation, such as under floor insulation, room in roof insulation, loft insulation, cavity wall and internal wall insulation, subject to property suitability and ECO installer assessment.

Landlords are NOT included within gas boiler replacement under ECO4 unlike owner occupiers, but First Time Central Heating and replacing Electric Heating is available to landlords. No other scheme does gas boiler replacements with a gas boiler.

Eligibility criteria for free measures –

- PRS properties – EPC rated D - G
- the tenant being eligible, qualifying benefits, *see appendix 2*

The Energy Company Obligation (ECO) is a Central Government energy efficiency scheme to tackle fuel poverty and help reduce carbon emissions, it is now in its fourth phase. The scheme is regulated by OFGEM, but funded by energy supply companies.

Accessing the scheme

Contact an ECO installer who does measures suitable to your needs. Appendix 3 includes some locally active installers, but others will be operating in your area.

Find out more www.ofgem.gov.uk/environmental-and-social-schemes/energy-company-obligation-eco/homeowners-and-tenants

The Boiler Upgrade Scheme grants fitting Air Source or Ground Source Heat Pumps.

Eligibility criteria for a grant towards the cost

- Full details here www.gov.uk/apply-boiler-upgrade-scheme/check-if-youre-eligible
 - Replacing a fossil fuel heating systems (such as oil, gas or electric) with a heat pump

- Property must have a valid Energy Performance Certificate with no outstanding recommendations for loft or cavity wall insulation.

OFGEM is the scheme administrator you can find out more here

www.ofgem.gov.uk/environmental-and-social-schemes/boiler-upgrade-scheme-bus. Or find a local installer www.mcscertified.com/find-an-installer who can advise you as to what measures your property would be eligible for and apply for the grant on your behalf.

Smart Meters

Smart meters measure how much energy a household is using in near-real time, and show what it's costing on a handy in-home display. Smart meters help households take control of their energy use and find ways to save money.

Either the landlord or the tenant can request a **free smart meter** from the electricity supplier to the property.

Find out more here <https://www.smartenergygb.org/> or contact the property's supplying energy company.

Green Doctors

Groundwork's Green Doctors are energy efficiency experts who provide over the phone advice, helping vulnerable households to save money and stay warm and well. These are some of the free services they offer when someone signs up for a Green Doctor consultation:

- Identifying causes of heat loss in the home
- Helping identify and tackle damp or mould problems
- Installing small energy and water efficiency measures, such as draft excluders

Find out more here www.groundwork.org.uk/projects/green-doctor/

Or you or your tenant can apply directly here for a consultation.

<https://groundwork.secure.force.com/CadentEnquiryForm>

Coming Soon

Home Upgrade Grant 2 (HUG2)

HUG 2 is expected to be very similar to the recently closed HUG1 scheme with a variety of measures available to lift off-gas grid households out of fuel poverty.

Measures include air source heat pumps, insulation, solar panels.

Eligibility criteria for free measures tbc but expected to be similar to HUG1

- Off-gas property
- Energy Performance Certificate (EPC) of E, F or G
- combined annual household income under £30,000 (gross) or within an approved LA area



Nottingham Energy Partnership is the local coordinator of the scheme, find out more and pre-register your interest visit www.nottenergy.com or call 0115 985 9057

Find out more www.midlandsnetzerohub.co.uk/domestic-retrofit/hug

Coming Soon

ECO+ / ECO Plus

ECO+ is set to be finalised and launch in April 2023 and will be open to a wider eligibility group than ECO4. Measures expected to include solid wall insulation, room in roof and flat roof insulation and floor insulation.

Eligibility criteria for **reduced** funding

- full details to be confirmed
 - PRS properties with and EPC rating D and E only (D EPC required tenant to receive ECO4 means tested benefits – see appendix 2
 - PRS excluded from loft and cavity wall insulation unless tenant is eligible under ECO4 criteria for means tested benefits - see appendix 2.
 - houses in Council Tax Bands A – D*
 - Landlord contribution of 10% is expected

Access is expected through the ECO installer network.

Pre Registering is available from the following energy companies – they do not have to be the supplier of energy to the property

- EDF www.edfenergy.com/form/eco-plus-register-your-interest
- Bulb: <https://help.bulb.co.uk/hc/en-us/articles/360036940992-The-Energy-Company-Obligation-ECO-scheme>

Find out more www.ofgem.gov.uk/environmental-and-social-schemes/energy-company-obligation-eco/homeowners-and-tenants

This information has been compiled by the Housing Strategy Team at Nottingham City Council.

Housing.Network@nottinghamcity.gov.uk

Follow on twitter [@NottinghamNouse](https://twitter.com/NottinghamNouse)

Please note that the criteria for receiving grants is set out by the various scheme administrators and is subject to change. For further information about the schemes please use the contact information given on this information sheet.



Appendix 1 - Connected for Warmth Air source heat pumps

Details of eligibility criteria for privately rented properties

Properties that are off-gas and heated by one of the following are likely to be eligible

- electric storage heaters
- room heaters
- open fires
- electric warm air systems
- electric underfloor or ceiling heating (not connected to an electric boiler)

AND

Households in receipt of any means-tested benefits below

- Child benefit
- Child Tax Credit
- Housing Benefit
- Jobseekers Allowance
- Income related Employment and Support Allowance
- Income Support
- Pension Credit Guarantee
- Pensions Credit Savings Credit
- Universal Credit
- Working Tax Credit

Appendix 2 – Income and benefit eligibility criteria for ECO 4

Households in receipt of the following benefits

- Income based jobseekers allowance
- Income related Employment & Support
- Pension Credit Guarantee Credit
- Pension Credit Savings Credit
- Working Tax Credit
- Child Tax Credit
- Universal Credit
- Housing Benefit
- Warm Home Discount Rebate
- Child benefit (household income cap applies)

Type of Claimant	Number of children or qualifying young persons Household income before tax and National Insurance			
	1	2	3	4 or more
Single claimant	£19,900	£24,800	£29,600	£34,500
Couple claimants	£27,500	£32,300	£37,200	£42,000

Appendix 3 – Local Installers for ECO Measures

Energy Company Obligation 4 is a Central Government scheme regulated by OFGEM, but funded by energy supply companies.

Access to the funding is via ECO installers who are private companies. The different companies will carry out different measures. ECO installers are encouraged by OFGEM to do two or more measures, rather than just one.

It is not a Nottingham City Council scheme, but we know of many ECO installers operating locally and what measures they are doing – see list below, others are expected to also operate in Nottingham.

Installer	Measures	Contact Details
Broad Oak Properties Ltd	First Time Central Heating/Gas Boiler/Under Floor Insulation	https://www.broadoakproperties.co.uk/ 01782550371 hello@broadoakproperties.com Broad Oak Properties Ltd, Broad Oak Lane, Green Head, Kingsley Moor, Stoke-on-Trent, Staffordshire, ST10 2EL
ECO Corp UK Ltd	Electric Storage Heaters/Loft insulation/Internal and External Wall Insulation	www.ecocorpuk.com 07305050377 Admin@ecocorpuk.com 4 Thurland Street, Nottingham, NG1 3DR
ECO Home Experts Ltd	First Time Central Heating/Gas Boiler /Electric Storage Heaters /Loft insulation/Internal Wall Insulation	https://www.ecohomeexperts.co.uk/ hello@intueco.co.uk Repton, Derbyshire DE65 6RH
Free ECO Funding Ltd	Gas Boiler/ Under Floor Insulation /Loft	https://freeecofunding.org/ 07857652277 Lanchard House, West Bromwich, B70 8ER
Golden Globe Merchants Ltd	First Time Central Heating/Internal Wall Insulation/ Electric Storage Heaters	https://goldenglobeltd.com/ 0800 999 5097 0207 0965 097 info@goldenglobeltd.com Fortis House, 160 London Road, Barking IG11 8BB
Green Home Plans Ltd	Gas boiler/ Under Floor Insulation	http://greenhomeplans.co.uk/ 0121 523 6440 Suite1, 156 Hockley Hill, Birmingham B18 5AN
<i>Lets Talk Eco Services Ltd</i> LTE Services Ltd	Electric Storage Heaters /Internal Wall Insulation/loft insulation	www.letstalkeco.co.uk 03303327180 Carlton Business Centre Carlton Nottingham NG4 3AA
Midland Gas & Heating Services Ltd	Gas boiler/ Under Floor Insulation/ First Time Central Heating	https://www.midlandsgasandheating.co.uk/ 0800 111 4553 Bridgford Business Centre, 29 Bridgford Road, West Bridgford NG2 6AU
Network Energy Ltd	Gas boiler/ Under Floor Insulation	https://www.networkenergyltd.co.uk/ 0203 689 5196 info@networkenergyltd.co.uk Suite 21 Trinity House, Heather Park Drive, Wembley HA0 1SU
Origin Energy Services Ltd	Cavity Wall Insulation/Loft insulation	info@originenergyservices.co.uk 0800 7830071 www.originenergyservices.co.uk/ Origin UK Energy Services Ltd,11 Eagle Park, Alfreton Road, Derby, DE21 4BF



Installer	Measures	Contact Details
Polar ECO Services	Electric Storage Heaters /Internal Wall Insulation/Room in Roof insulation	07903946205 Grange Street, Derby DE23 8HA
RJM Insulations Ltd	Gas boiler/ Electric Storage Heaters/ Under Floor Insulation /loft insulation/ Room in Roof insulation	https://www.rjmenenergy.co.uk/ 0203 417 7474 Uxbridge House, 464 Uxbridge Road Hayes UB4 0SB
Skilled Force Ltd	Electric Storage Heaters/Solar PV/Internal and External wall insulation/cavity and loft insulation/ Under floor insulation.	https://www.skilledforceld.co.uk/ 01204214399 info@skilledforceld.co.uk Registered office - Farnworth, Bolton, England, BL4 9DR
Urban Retrofit Projects Ltd	Electric Storage Heaters / Room in Roof insulation/ Internal and External Wall Insulation/ loft insulation	https://urpltd.co.uk/ 0800 6442676 0114 2473085 info@urpltd.co.uk Unit 11 Holbrook Commerce Park, Holbrook Drive Sheffield S20 3FJ

If things go wrong

Energy Company Obligation is a Central Government scheme, overseen by OFGEM, but they don't engage with installation problems. However the installers are registered with TrustMark, which is a Central Government scheme that operates a Dispute Resolution Process.

<https://www.trustmark.org.uk/>

<https://www.trustmark.org.uk/homeowners/if-things-go-wrong>