

Haringey Landlord Forum January 2012

Questionnaires

Please take a moment to answer
before and after questions
to help us gauge
your understanding & views
about
the Green Deal



Haringey Landlord Forum January 2012

Introduction to The Green Deal

Minka McInerney
Environmental Resources
minka.mcinerney@haringey.gov.uk



The Green Deal

A new loan scheme under development by central government

Aims include:

- ❖ Save carbon
- ❖ Save energy and reduce fuel bills
- ❖ Remove upfront costs with provision of finance to install energy efficiency measures
- ❖ Improve living conditions

The Green Deal

A new loan scheme under development by central government

Aims include:

- ❖ Save carbon
- ❖ Save energy and reduce fuel bills
- ❖ Remove upfront costs with provision of finance to install energy efficiency measures
- ❖ Improve living conditions

September 2012

The Golden Rule

The monthly loan repayments must be less than the estimated monthly energy bill savings

The repayment period will be less than the lifetime of the measure

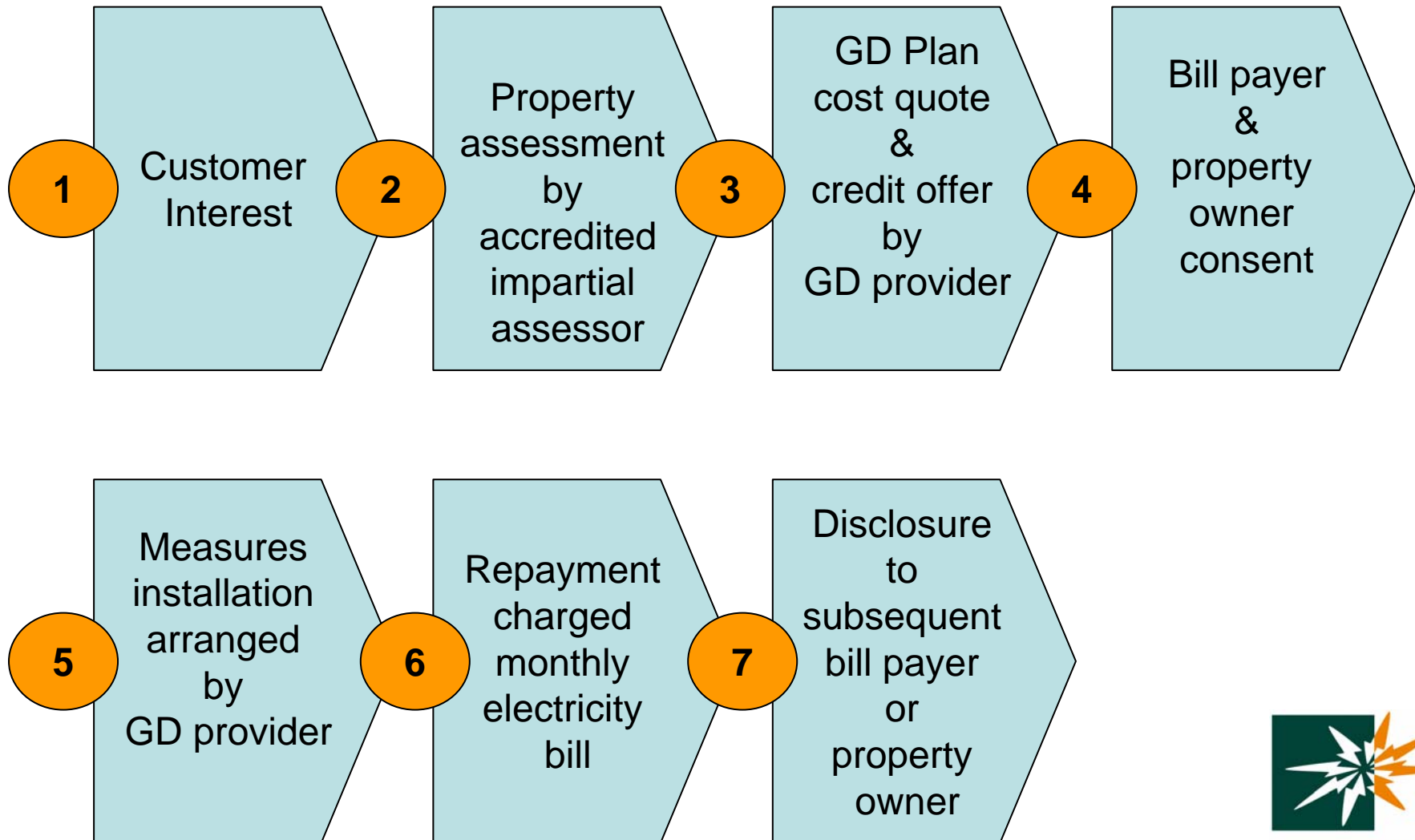
- ❖ Measures are chosen to meet the Golden Rule
- ❖ Energy savings not guaranteed

The Loan



- ❖ Loan secured as a charge on the energy meter
- ❖ Loan repaid as part of monthly electricity bill
- ❖ Loan remains in place on property: passed on to subsequent tenants/owners
- ❖ Loan subject to interest – expected rates 5-7%

Green Deal Journey



Green Deal Assessment

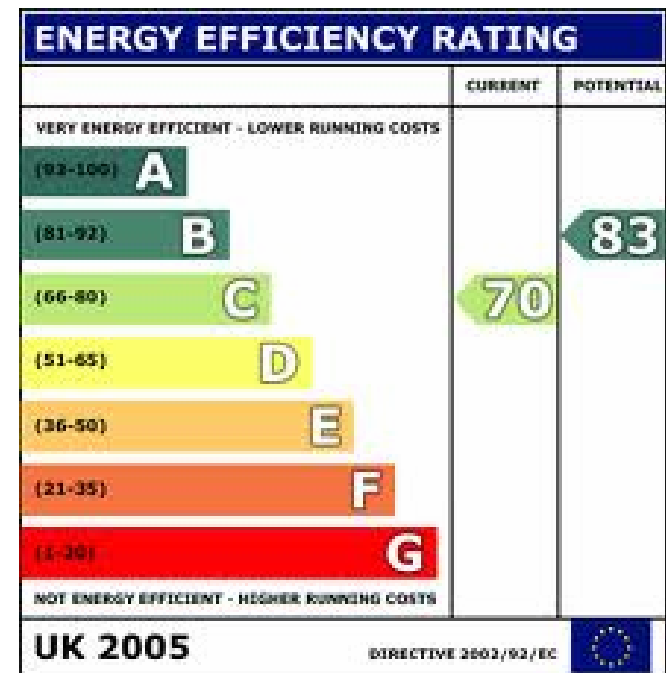
Similar to Energy Performance Certificate (EPC)

Part 1: Assessment

- ❖ Part 1: Fabric
- ❖ Part 2: Occupancy

Part 2: Behaviour change advice

Part 3: Proposed measures



Approved measures include

- ❖ Draught proofing
- ❖ Floor, wall and roof insulation
- ❖ Energy efficient window & door replacement
- ❖ High efficiency boiler replacement
- ❖ Heating controls
- ❖ Solar thermal & solar photovoltaic



Floor, Wall &
Roof Insulation



Heating, Hot Water
Insulation & Controls



Repair or Window
Replacement

Green Deal Provider

- ❖ One Stop Shop
- ❖ Prepares the Green Deal Plan containing:
 - ❖ financial terms of GD agreement
 - ❖ Product warranties
- ❖ Arranges for the work to be done by accredited installers, using accredited products
- ❖ Continuing administration of Green Deal
 - ❖ Complaints
 - ❖ Provide information to subsequent bill payers & owners

Who will be the GD Providers?

❖ Building Companies

Sainsbury's

❖ Energy suppliers
e.g. British Gas, E-on etc



❖ High street retail outlets
e.g. Sainsbury, B&Q etc

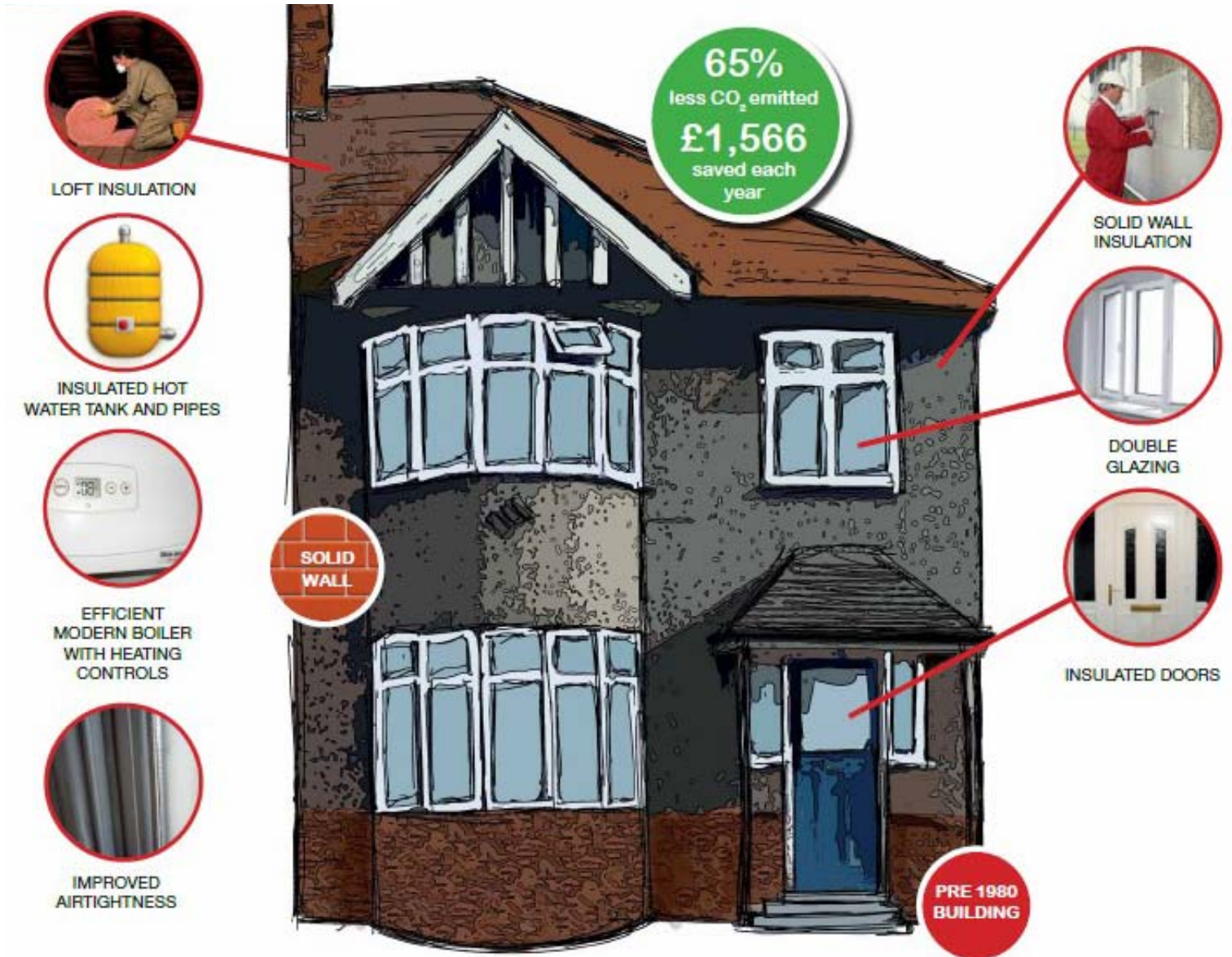


❖ Local Councils



Case Study:

1930's solid walled gas heated semi detached house



Case Study: GD Plan

- ❖ Loft insulation
- ❖ Double glazing
- ❖ Solid wall insulation
- ❖ Replacement boiler & pipe work insulation etc
- ❖ Insulated hot water tank

Amount borrowed:	£18,500.00
Loan term:	20 years
Monthly fuel bill savings:	£130.50
@ 7% monthly loan repayments:	£141.05
Total amount repaid:	£26,800.00

Case Study: GD Plan

- ❖ Loft insulation
- ❖ Double glazing
- ❖ Solid wall insulation
- ❖ Replacement boiler & pipe work insulation etc
- ❖ Insulated hot water tank

Amount borrowed:	£18,500.00
Loan term:	20 years
Monthly fuel bill savings:	£130.50
@ 7% monthly loan repayments:	£141.05
Total amount repaid:	£26,800.00

Golden Rule?



ECO: Energy Company Obligation

- ❖ Every energy consumer pays towards the ECO
- ❖ Carbon reduction ECO
 - ❖ Subsidy for expensive yet effective measures i.e. solid wall to help achieve the Golden Rule
- ❖ Affordable warmth ECO
 - ❖ Aimed at fuel poor householders on certain eligible benefits

Consents & Disclosure

- ❖ The property owner & bill payer must give consent for a Green Deal
- ❖ Green Deal Plan binding on future tenants/owners
- ❖ Early repayment fees will apply
- ❖ When property vacant GD repayments are Landlords responsibility
- ❖ The property owners responsibility to disclose details of Green deal to future tenants/owners
- ❖ EPC proposed means for disclosure

Landlord legal obligation

- ❖ From 2016 Councils and tenants will be able to demand reasonable energy efficient measures from landlords
- ❖ By 2018 there will be a legal minimum energy efficiency standard for homes rented by a landlord: G & F rated properties will be excluded

Implications for Landlords

- ❖ Green Deal is a new mechanism for financing energy efficient improvements to property
- ❖ Current norm of a landlord paying for refurbishment work is changing radically
- ❖ Legal obligations in force shortly introducing minimum energy efficiency standards in homes for private rent

Thank you Any Questions?

Minka McInerney
Environmental Resources
minka.mcinerney@haringey.gov.uk