

Landlords and tenants benefit from energy saving

Kent scheme offers grants and discounts to make properties energy efficient

A scheme supported by all Kent local authorities, the Energy Saving Trust and the Government, is benefitting both landlords and tenants.

Under the scheme landlords and tenants can take advantage of a range of grant funded and discounted measures, including; cavity wall and loft insulation, heating systems and controls. The result is a warm, comfortable environment to live in which benefits the tenant with the additional advantage of a reduction in fuel bills. The landlord benefits by having a happier tenant and the resulting energy saving measures means the property is in a better position to be more easily let in the future.

The requirement for rental properties to have an Energy Performance Certificate (EPC) will offer opportunities for landlords to differentiate their property from similar available properties and give landlords a distinct marketing advantage. The introduction date is June 2007 for the buy-to-let market with an anticipated date of October 2008 for the private rental market. Properties will be rated on an A to G basis and the certificate will show running costs for the electricity and gas used in the property. An example of what the certificate is likely to look like is available at www.cen.org.uk/landlords

The Griffith brothers show that energy saving makes sense

In Kent, Simon and Andrew Griffith of GB Investments own a growing portfolio of private rental property and they are the first to acknowledge the commercial benefits of taking advantage of energy saving schemes. A typical example of a property to benefit is a terraced house the brothers rent out in Gillingham. The added advantage in this instance was that the tenant was entitled to a 100% grant so a full heating system comprising a combi boiler, controls and radiators was installed at no cost to either the tenant or the landlord.

Simon Griffith says 'This Government grant supported program enabled the work to go ahead, and both we as landlords and the tenant are very happy with the result'. For further information on available grant and discount schemes telephone the Kent Energy Centre on 0800 358 6669, or go to www.cen.org.uk/landlords



Key points

Overview

Discounted and grant-funded measures to make rental property more energy efficient - all properties will be required to have an Energy Performance Certificate in the future

Measures

The programme covers loft and cavity wall insulation, heating systems and controls

Typical Costs

Some tenants may be eligible for 100% grants on heating and insulation measures. Otherwise a typical cost for insulation is £250 and for a condensing boiler prices start from £2000



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