

A blurred background image of a residential street with brick buildings, trees, and parked cars.

Improving Energy Efficiency in the Private Rented Sector

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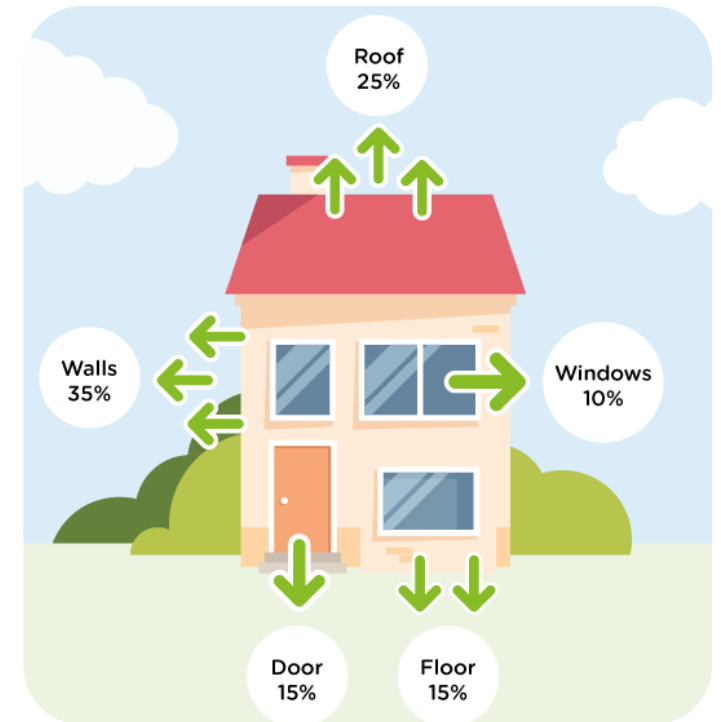
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1. What is Energy Efficiency and EPC
2. Advantages of improving Energy Efficiency
3. Regulation around Energy Efficiency
4. Support Available
5. Upcoming changes
6. How to stay up to date

What is Energy Efficiency

“Energy Efficiency simply means using less energy to perform the same task – that is eliminating Energy waste”

Environmental and Energy Study Institute



Simple Heating Services

Energy Performance Certificate

Energy performance certificate (EPC)

D	Energy rating	Valid until: 28 January 2032
		Certificate number: 3700-8383-0322-4020-3923

Property type	Mid-terrace house
Total floor area	94 square metres

Rules on letting this property

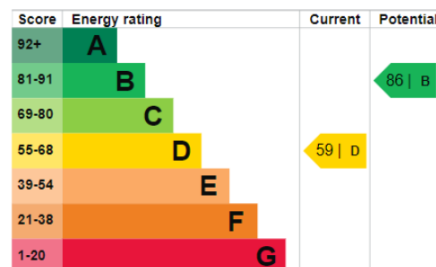
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property's energy performance

This section shows the energy performance for features of this property. The assessment does not consider the condition of a feature and how well it is working.

Each feature is assessed as one of the following:

- very good (most efficient)
- good
- average
- poor
- very poor (least efficient)

When the description says "assumed", it means that the feature could not be inspected and an assumption has been made based on the property's age and type.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Timber frame, as built, insulated (assumed)	Good
Roof	Pitched, 150 mm loft insulation	Good
Roof	Pitched, no insulation (assumed)	Very poor
Roof	Flat, insulated (assumed)	Good
Window	Fully double glazed	Average
Main heating	Electric storage heaters	Average
Main heating control	Controls for high heat retention storage heaters	Good
Hot water	Gas multipoint	Average
Lighting	Low energy lighting in 63% of fixed outlets	Good
Floor	Suspended, no insulation (assumed)	N/A
Floor	Solid, insulated (assumed)	N/A
Secondary heating	Room heaters, mains gas	N/A

Primary energy use

The primary energy use for this property per year is 361 kilowatt hours per square metre (kWh/m²).

Energy Performance Certificate

How to improve this property's energy performance

Making any of the recommended changes will improve this property's energy efficiency.

If you make all of the recommended changes, this will improve the property's energy rating and score from D (59) to B (86).

Recommendation	Typical installation cost	Typical yearly saving
1. Internal or external wall insulation	£4,000 - £14,000	£211
2. Floor insulation (suspended floor)	£800 - £1,200	£56
3. Low energy lighting	£15	£26
4. Gas condensing boiler	£3,000 - £7,000	£301
5. Solar water heating	£4,000 - £6,000	£28
6. Replacement glazing units	£1,000 - £1,400	£32
7. Solar photovoltaic panels	£3,500 - £5,500	£353

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name: Lawrence Glover
 Telephone: 0208 519 2262
 Email: george_glover812@yahoo.co.uk

Accreditation scheme contact details

Accreditation scheme: Elmhurst Energy Systems Ltd
 Assessor ID: EES/020648
 Telephone: 01455 883 250
 Email: enquiries@elmhurstenergy.co.uk

Assessment details

Assessor's declaration: No related party
 Date of assessment: 28 January 2022
 Date of certificate: 29 January 2022
 Type of assessment: [RdSAP](#)

How do I find an EPC

Google

Google Search

I'm Feeling Lucky

Good EPC Vs Bad EPC



Energy rating	
G	
Valid until	Certificate number
11 February 2025	8985-7122-3370-9312-9996

Energy rating	
B	
Valid until	Certificate number
7 October 2028	0754-3890-7231-9878-3441



Advantages of Improving Energy Efficiency

Reduce Fuel Bills

Improve relationship with Tenants

Reduce mould and damp damage

Improve Health

Tenants stay longer in a comfortable home

Compliance the regulations

Ready for future regulatory changes

Positive Environmental Impact

Regulation around Energy Efficiency

Minimum Energy Efficiency Standards 2015

1st April 2018 – New tenancies

1st April 2020 – Existing tenancies



Renting out an F or G rated property



Misleading Exemption
Fine – Up to **£1,000**



Up to £2,000 < 3 Months
Up to £4,000 > 3 Months



Compliance Notice
Fine – Up to **£2,000**



18 Months



6 Months to improve
the property following
a penalty notice



Housing Health and
Safety Rating System

Exemptions

- Exemptions must be registered on the PRS Exemption Register, along with evidence
- Majority of Exemptions last 5 years

‘All Relevant improvements made’ – All works completed up to the cost cap but the property is still below an E

‘High Cost Exemption’ – If no improvement can be made because the cost of installing even the cheapest recommended measure would exceed £3,500 (incl. VAT)

‘Property devaluation exemption’ – Is there is evidence showing that making energy efficiency improvements to a property would devalue it by more than 5%

‘Consent exemption’ – If the relevant improvements require consent for another party such as tenant, free holder or planning department and despite best efforts this can not be obtained

‘Temporary exemption due to recently becoming a Landlord’ - If a Landlord has recently become a Landlord used certain circumstances they may claim a 6 month exemption from the day they became a Landlord

Regulation of HMO's

Separate Tenancies

“HMO's (Houses in Multiple Occupation, for example these can be bedsits, hostels, shared houses etc) which have not been subject to a sale in the previous ten years, or which have not been let as a single rental in the past years”

No obligation to obtain an EPC on individual units

However

If property has an EPC rating of F or G covering the whole property (i.e it's been sold in the last 10 years)

The Landlord will not be able to issue new tenancies (April 2018) for the individual units within the property.

Problems with EPC's

- Energy Performance Certificate (EPC) data does not have a Unique Property Reference Number
- EPC's can be put under the wrong address on the register
- Variations in EPC quality from different assessors

Two different EPC's, same property

66 | D

30 March 2022

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, insulated (assumed)	Good
Roof	Flat, insulated (assumed)	Average
Window	Fully double glazed	Average
Main heating	Room heaters, electric	Average
Main heating control	Programmer and room thermostat	Good
Hot water	Electric immersion, off-peak	Average
Lighting	Low energy lighting in all fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	Suspended, no insulation (assumed)	N/A
Secondary heating	None	N/A

27 February 2015

30 | F

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Very poor
Wall	Cavity wall, as built, partial insulation (assumed)	Average
Roof	Flat, limited insulation (assumed)	Poor
Window	Fully double glazed	Average
Main heating	Room heaters, electric	Very poor
Main heating control	Appliance thermostats	Good
Hot water	Electric instantaneous at point of use	Very poor
Lighting	Low energy lighting in 80% of fixed outlets	Very good
Roof	(another dwelling above)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Problems with EPC's

- Energy Performance Certificate (EPC) data does not have a Unique Property Reference Number
- EPCs can be put under the wrong address on the register
- Variations in EPC quality from different assessors
- Open Source EPC data can be 6 months out of date

Actions to date

Over 100 Compliance
Notices sent

Over 50 Penalty Notices
Sent

Over 50 Properties improved

- Happier and Healthier Tenants
- Warmer homes
- Reduce heating bills
- Better tenant Landlord relationships
- Tenants who stay longer and complain less

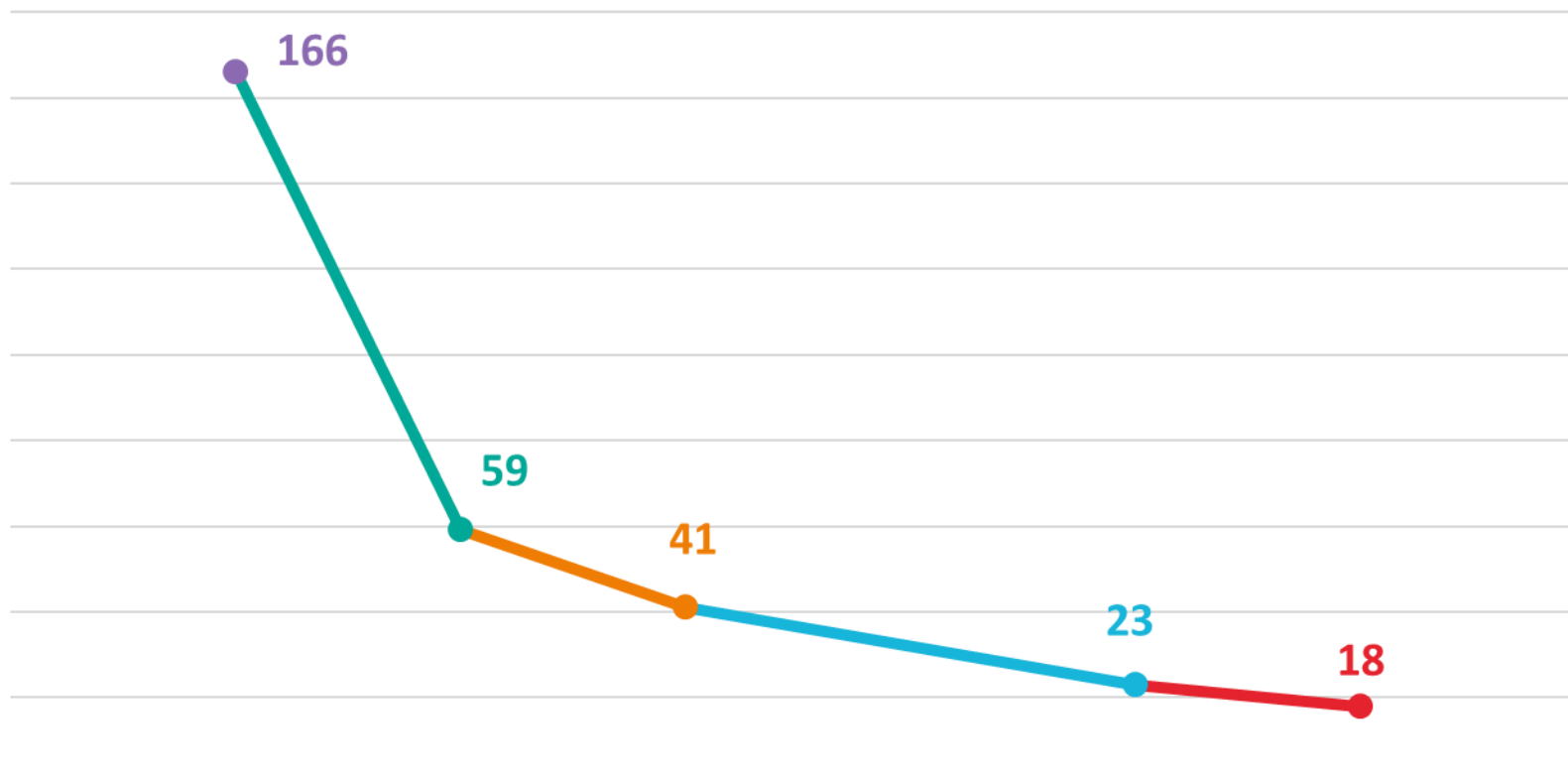
Actions to date

G Rated Properties in Newham

Properties appear rented + requiring improvement

107 Properties improved:

- 249 Information letters sent
- 143 Reminder letters sent



Non compliant properties moved to enforcement

Properties improved

G rated properties remaining in the borough

- 6 Months to be improved
- Potential use of HHSRS

Actions to date

Over 100 Compliance Notices sent

Over 50 Penalty Notices Sent



Identify least Energy Efficient properties in the borough so we can **signpost** the tenants and Landlords to **grants and support available**

Support Available



Green Homes Grant

What does it Cover?

- Up to £5,000 to cover 2/3 of the work for Landlords
- Meaning you can get £7,500 worth of work completed for just £2,500
- Landlords are welcome to agree additional works with the scheme manager at their own expense

Who is Eligible?

- Occupier income below £30,000, or under £20,000 per year after tax, NI, rent and Council Tax
- If you have multiple properties you can put forward all eligible properties
- Property with EPC rating D-G



Energy Company Obligation

Who funds it?

- Medium and Large energy suppliers fund installation of energy efficiency improvements
- Administered by Ofgem on behalf of the Department for Energy, Business & Industrial Strategy

What does it Cover?

- ‘Unlimited’ amount to improve the energy efficiency
- Works such as cavity wall, party wall and loft insulation

Who is Eligible?

- Occupier in receipt of means tests benefit
- Property with EPC rating E-G

Support Available

Boiler Upgrade Scheme

- Government scheme to encourage property owners to install low carbon heating systems
 - **£5,000** off the cost and installation of an air source heat pump (*Average cost £8,000 - £14,000*)
 - **£5,000** off the cost and installation of a biomass boiler (Rural properties)
 - **£6,000** off the cost and installation of a ground source heat pump (*Average cost £18,000-£30,000*)
- 1 You [find an MCS certified installer](#) that is able to carry out the work.
 - 2 The installer advises you on whether an installation is eligible for a grant.
 - 3 You agree a quote for the installation.
 - 4 The installer applies for the grant.
 - 5 You confirm that the installer is acting on your behalf when you're emailed by Ofgem.

Support Available



shine

- Telephone advice service who can offer advice on grants available
- If you are worried about a tenant who you feel might be in Fuel Poverty, they can arrange an Energy Doctor to visit
 - Simple tips to save energy
 - Offer simple measures such as draught excluders, LEDs

0300 555 0195

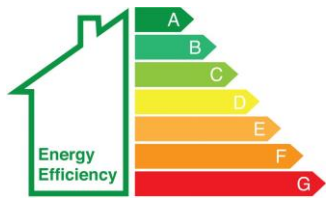


Newham London

- Advice on grants available
- Support during the grant process
- Advice on compliance with regulations
- Preventing applications to scam grants

EPC@Newham.gov.uk

Upcoming Proposals



Update the Minimum Standard to **C**
From April 2025 – New Tenancies
From April 2028 – Existing Tenancies



Increasing the cost cap from £3,500 to **£10,000** per property



Increasing the Maximum financial penalty for non-compliant landlords per property per breach to **£30,000**



More grants and support, such as the fourth phase of the Energy Company Obligation and the Home Upgrade Grant (for off gas properties)

How to stay up to date

Minimum Energy Efficiency Standards (MEES)

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| 1. Minimum Energy Efficiency Standards (MEES) | 4. Help available |
| 2. What is MEES? | 5. Exemptions |
| 3. Landlord responsibilities | 6. Enforcement |

Pages related to Minimum Energy Efficiency Standards (MEES)

ECO (Help to Heat)

Minimum Energy Efficiency Standards (MEES) – Newham Council

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- | | |
|---|--|
| 1. Energy and sustainability | 5. Organisations providing support for tenants |
| 2. What you can do to save energy at home and spend less on energy bills? | 6. ECO (Help to Heat) |
| 3. What the council is doing? | 7. Green Homes Grant - local authority scheme |
| 4. Advice for businesses, landlords and developers | 8. Free energy advice service - Seasonal Health Intervention Network (SHINE) |
| | 9. Solar Together Newham |

ECO (Help to Heat)

Keep Warm Keep Well Scheme offers free home insulation to Newham residents

ECO (Help to Heat) – Energy and sustainability – Newham Council

Newham Private Rented Sector E-Bulletin

June 2022
Private Sector Housing Standards
Email: Propertyenquiries@newham.gov.uk
Ph: 020 3373 1950



Message from Councillor Mohammed - Lead Cabinet Member for Housing



Thank you for watching!
Any Questions please?

Vincent Whyte & Meghan Kingsley-Walsh

Contact us:
EPC@Newham.gov.uk