

# Landlord Forum Dec 24

## Energy Efficiency update

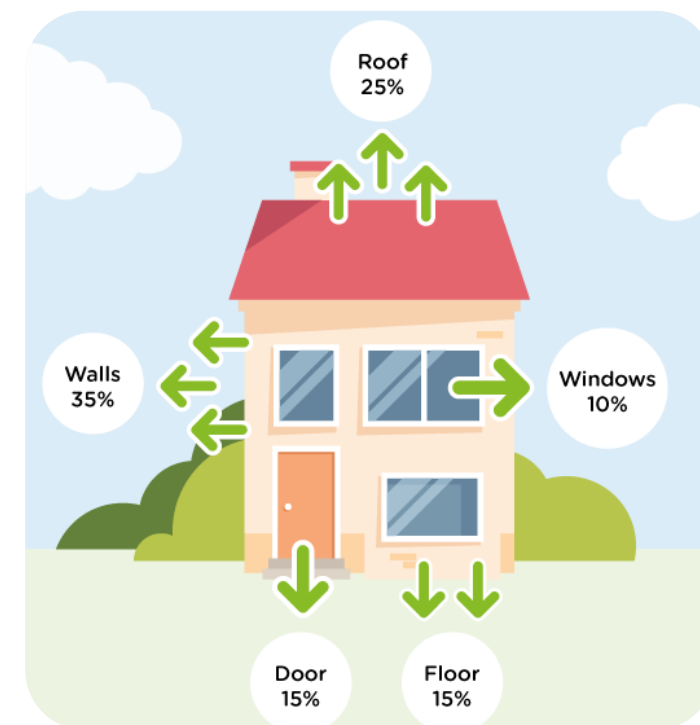
# What is retrofit

Retrofit is the term that is given to any improvements made to a property that improve its **Energy Efficiency**, therefore making it cheaper to heat and more comfortable to live in.

The key principle of retrofit is that the needs of every property are different and therefore each property needs to be considered individually. There is no “one size fits all retrofit”.

*“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

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# Why consider retrofit

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

Discount on property  
licence

# Legislation

## Minimum Energy Efficiency Standards 2015

1<sup>st</sup> April 2018 – New tenancies

1<sup>st</sup> April 2020 – Existing tenancies



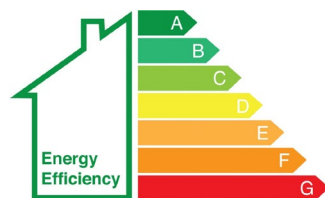
Renting out an F  
or G rated  
property



£5000 penalty

New Government committed to raising the  
Minimum EPC to C by 2030

“One thing this government will do that the last government did not is demand that landlords raise the standard of their accommodation to a proper energy performance certificate rating of C by 2030.” Secretary of State for Energy Security and Net Zero, Ed Miliband



Overhaul to the current Energy Performance  
Certificate



# Funding and support

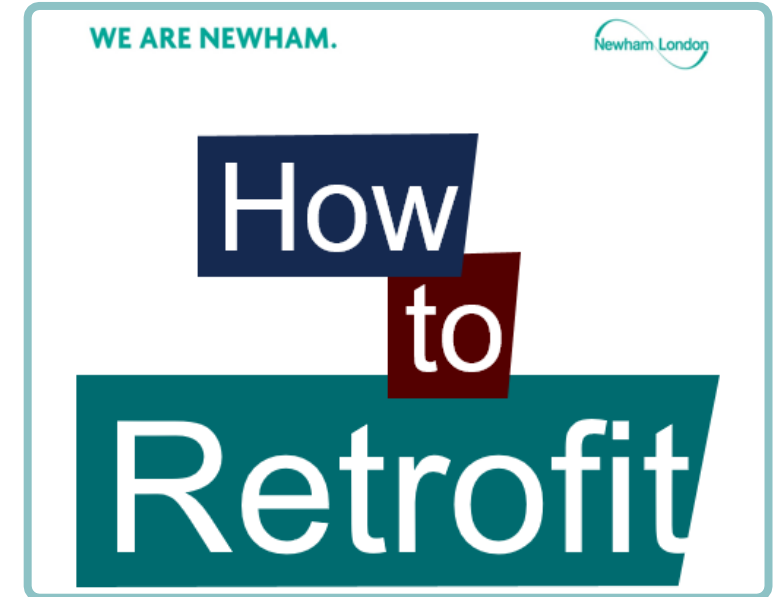
# Available support

## ECO4

- Fully funded improvements to Energy Efficiency – including solar panels, insulation, heat pumps
- **Eligibility**
- ✓ EPC E-F
- ✓ Tenants low income (below £31k) or receive means-tested benefits or vulnerable to the cold
- Smaller support available for non eligible
- **Find out more**
- [Energy Company Obligation \(ECO\) – Energy and sustainability – Newham Council](#)
- **Apply**
- [futurefithomes@repowering.org.uk](mailto:futurefithomes@repowering.org.uk) or calling 020 3674 7519.

## Boiler Upgrade Scheme

- £7,500 towards to cost of a Heat Pump
- **Eligibility**
- ✓ Own the property
- ✓ Replacing fossil fuel heating
- **Find out more & Apply**
- <https://www.newham.gov.uk/public-health-safety/energy/14>
- [Get A Heat Pump | Heat Pumps Explained | Octopus Energy | Octopus Energy](#)



Link to Guide - <https://www.newham.gov.uk/downloads/file/7359/how-to-retrofit-for-landlords>

# Upcoming support – Warm Homes Local Grant



- **£15,000 energy performance cost cap per included property** that can be averaged across the application

- Insulation
- Draughtproofing
- Double Glazing
- Energy Efficient doors
- Solar PV
- Smart Controls
- Battery storage

- **£15,000 low carbon heat cost cap per included property**

- **First property is fully funded, free to the landlord**
- **Any subsequent properties owned by the same landlord will require 50% landlord contribution**
- **No restriction on how many properties the Landlord can own**

## **Eligibility: (tenants that meet one of)**

**Pathway 1:** Households in Indices Multiple Deprivation (IMD) Decile 1-2 (Eligible Areas shown later)

**Pathway 2:** Households that are in receipt of means tested benefits

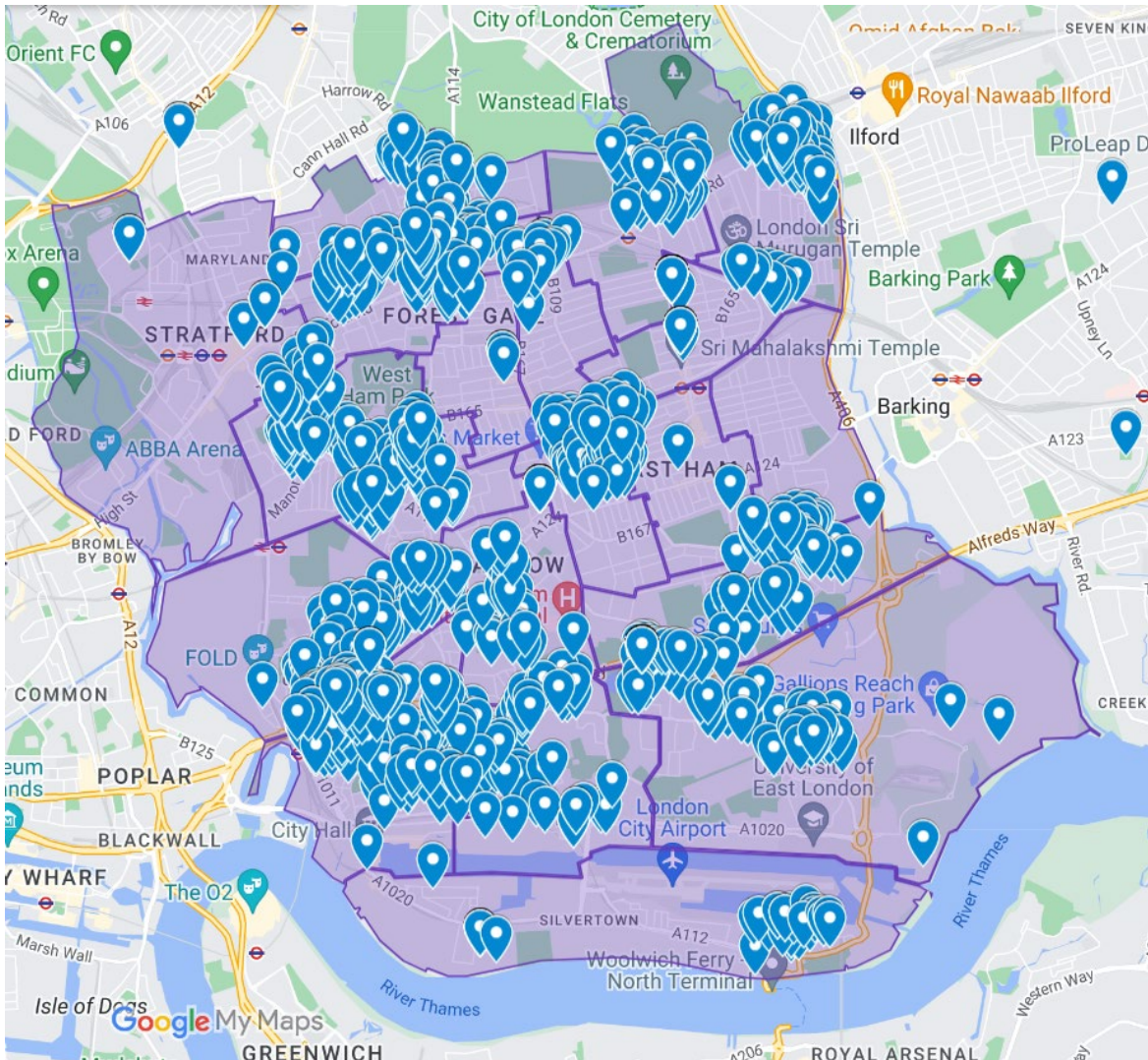
**Pathway 3:** Households with an annual gross income below £36,000 or below the 'after housing cost' threshold

And

EPC D-G



# Eligible Postcodes



2026 of the eligible postcodes are in Newham  
 This means that all properties that have EPC D-G in these postcodes are automatically eligible

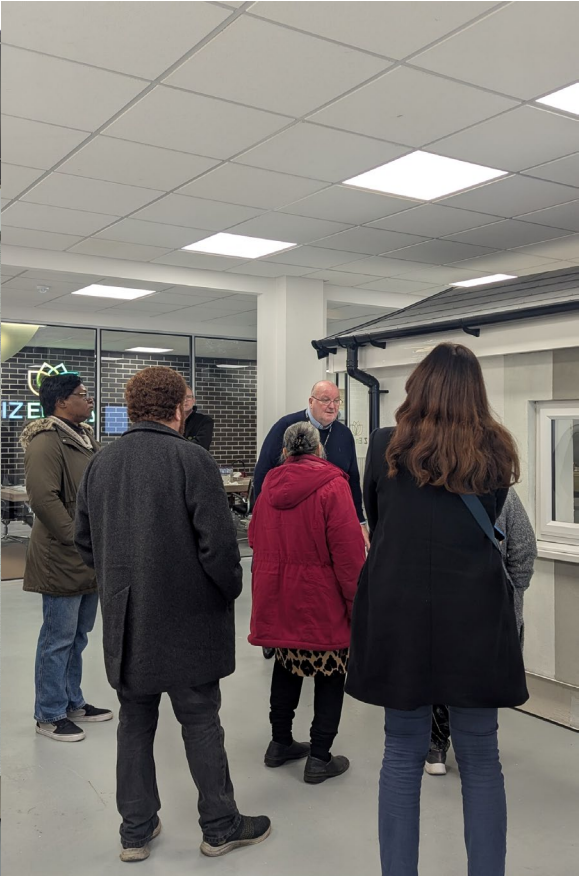
Using the most recent EPC data from August 24 over 13,000 properties are eligible through this route in Newham

List of Postcode and LA names in IMD Income Decile 1-2

Postcode	Local Authority name	Postcode look up:	Eligible
E6 5AJ	Newham	E6 5YX	Eligible
E6 5XF	Newham		
E15 4JS	Newham		
E6 6BT	Newham		
E6 5XA	Newham		
E6 5AF	Newham		
E6 5YX	Newham		
E15 4JL	Newham		

[https://assets.publishing.service.gov.uk/media/673dac005aadb65be090fe9d/warm-homes-local-grant-eligible-postcodes\\_\\_2\\_\\_.xlsx](https://assets.publishing.service.gov.uk/media/673dac005aadb65be090fe9d/warm-homes-local-grant-eligible-postcodes__2__.xlsx)

# Ongoing outreach



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**Thank you for watching**  
**EPC@Newham.gov.uk**