



Private Sector Landlords

Making your properties more energy efficient

Improving the energy performance of your properties in Scotland

As a landlord you will be aware that the energy performance of housing has become increasingly important with rising fuel prices and the introduction of the Energy Performance Certificate (EPC).

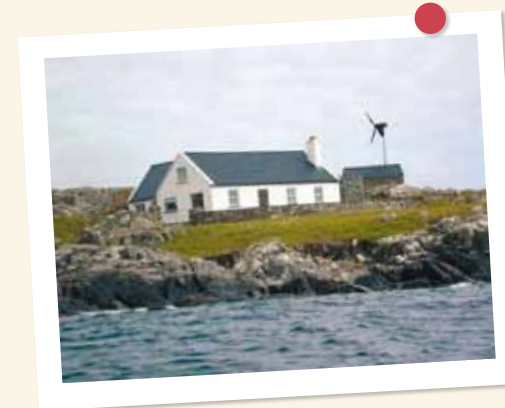
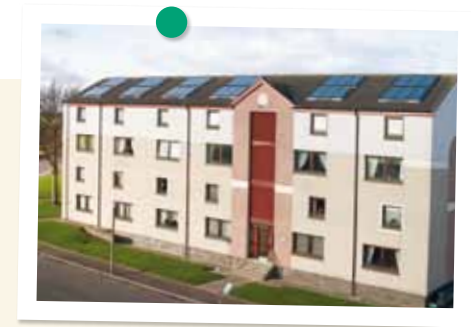
Advice and financial assistance are available to help improve the energy performance of your properties in Scotland. Your local Energy Saving Scotland advice centre can advise on the range of support suitable for you, your properties and your tenants.

Benefits to landlords of improving the energy efficiency of their properties

Some of the benefits from making your properties more energy efficient are:

- Raised property values
- Higher EPC ratings, which could make properties easier to let
- More satisfied tenants leading to lower turnover of tenancies
- Lower energy bills for tenants leading to reduced rent arrears and defaults
- Meeting energy and heating efficiency standards set for the landlord accreditation scheme
- Reduced levels of fuel poverty experienced by tenants
- Reduced incidence of condensation and dampness
- Reduced carbon dioxide emissions from properties.

To find out more visit
[energysavingtrust.org.uk/
privatesectorlandlords](http://energysavingtrust.org.uk/privatesectorlandlords)
or call free on 0800 512 012



What support is available to landlords?

Much of the support available to you as a private sector landlord depends on the circumstances of your tenants. Your local Energy Saving Scotland advice centre will be able to advise you of which offers you are eligible for and how to access these.

Support available includes*:

Carbon Emissions Reduction Target (CERT)

The Carbon Emissions Reduction Target (CERT) requires gas and electricity suppliers to fund CO₂ emission reductions in domestic properties.

CERT funding can be used to support the following:

- Insulation of cavity walls and lofts
- External and internal insulation of solid walls
- Switching heating to a lower carbon fuel, such as replacing electric or solid fuel heating with gas central heating
- Installing renewable energy technologies, such as ground source heat pumps, solar panels and wood fuel heating systems
- Energy saving devices, such as meter monitors, power down switches and adaptations to shower heads.

The level of CERT funding depends on which measure is being installed and the circumstances of your tenants.

To find out more about CERT contact your local Energy Saving Scotland advice centre.

Energy Assistance Package

The Energy Assistance Package from the Scottish Government offers personalised support to anyone in Scotland who finds it hard to heat their home. A range of support may be given according to needs and circumstances; from energy saving advice to help in accessing benefits and low-cost energy tariffs. Free insulation and grants for measures such as new heating systems are also available for eligible people. Private landlords should encourage tenants to call their local Energy Saving Scotland advice centre to find out what they are entitled to. The Energy Assistance Package benefits the tenants and if the tenant qualifies for insulation and heating measures, this may make the property more energy efficient, may increase its value and lead to a lower turnover of tenancies. The Energy Assistance Package could be especially helpful to elderly people and families with children. Landlords are encouraged to pass this good news on to any tenants who need help heating their home.

Landlord's Energy Saving Allowance

Landlords can reduce the amount of tax they pay, when they improve the energy efficiency of their properties. The "Landlord's Energy Saving Allowance" (LESA) is available to:

- Individual landlords who pay income tax on profits from letting
- Corporate landlords whose rental business is registered as a company and who pay corporation tax on profits from letting.

The tax allowance is up to £1,500 for each property installing any of the following measures:

- Loft insulation
- Cavity wall insulation
- Solid wall insulation
- Draught Proofing
- Hot water system insulation
- Floor insulation.

The allowance will be available up to 1st April 2015.

To find out more about the Landlord's Energy Saving Allowance contact your local Energy Saving Scotland advice centre.

To find out more visit
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 or call free on 0800 512 012

Energy Saving Scotland small business loans

Funded by the Scottish Government, the Energy Saving Scotland small business loans scheme provides interest free loans of £1,000 to £100,000 to help businesses to install renewable energy technologies or measures that reduce energy consumption, which will increase their profitability and reduce their environmental impact.

Loans are available to private sector landlords and can be used for a wide range of measures including:

- improved lighting and controls
- new boilers and heating controls
- building and pipe work insulation
- heat pumps (ground, air and water source)
- solar water heating.

Advisors based in your local Energy Saving Scotland advice centre can advise private sector landlords on making their properties more energy efficient as well as assisting with the small business loans application.

To find out more about the Energy Saving Scotland small business loans scheme contact your local Energy Saving Scotland advice centre.

Support for gas connection costs

The companies that operate the gas transportation network can provide support towards the cost of gas connections for some households that are at risk of experiencing fuel poverty. To qualify for this support, properties usually have to be in the most deprived areas, or your tenant should be in receipt of qualifying benefits, meet certain age requirements or meet the Scottish Government's definition of being in fuel poverty. To be in fuel poverty a household must spend more than 10% of its income, net of housing costs on energy. Connections for recipients of measures funded by the Scottish Government through its Energy Assistance Package can also qualify for the gas connection subsidy. Connections can often be provided at no charge for households that qualify.

Scotland Gas Networks can provide additional support through rebates funded by CERT. These rebates are only available when the connection is completed and where gas central heating is installed. They can be claimed in addition to any assistance given to support connections to fuel poor households.

To find out more about support for gas connection costs contact your local Energy Saving Scotland advice centre.

*Some of the support mentioned above may be accessed by the tenant with the permission of their landlord. Contact your local Energy Saving Scotland advice centre on **0800 512 012** and an advisor will be able to advise on what support you are eligible for.

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 or call free on **0800 512 012**

What to do next

Call your local Energy Saving Scotland advice centre on **0800 512 012** to speak to an advisor.





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or call free on **0800 512 012**

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