

## RESIDENTIAL LETTINGS UPDATE

### GREEN HOMES GRANTS

The latest Domestic Minimum Energy Efficiency Standard (MEES) came into force on 1<sup>st</sup> April 2020 stating that all let property must have an EPC rating of E or above. The government announced in September that they are now offering a Green Homes Grant allowing for homeowners and Landlords to apply for vouchers towards the cost of energy efficient improvements for their properties (tenants are not eligible to apply).

The improvements are split into two sections-

Primary measures: including cavity wall insulation, loft insulation and low carbon heating such as air source heat pumps

Secondary measures: including installing double glazed windows, replacement doors and hot water tank insulation

The work must include at least one primary measure, but you can also use it to cover the cost of secondary measures of the same value. You will need a quote from a Green Homes Grant registered installer when you apply for vouchers, and the vouchers cover the cost of labour, materials and VAT. The vouchers will not cover the installation of a new fossil fuel burner such as gas or oil boilers.

Vouchers will cover two-thirds of the cost of any eligible improvements up to a maximum government contribution of £5,000. If you, or a member of your household, receive certain benefits, the voucher can be for a maximum of £10,000 covering 100% of the improvements. Vouchers will be valid for 3 months and you must redeem the vouchers and ensure improvements are completed by 31<sup>st</sup> March 2021.

Below are links to two helpful websites with full details regarding the grants, eligible improvements and approved contractors:

<https://www.gov.uk/guidance/apply-for-the-green-homes-grant-scheme>

<https://www.simpleenergyadvice.org.uk/pages/green-homes-grant>

The government claim that utilising the voucher scheme can save occupants on average £200 per year, reduce the carbon emissions of 700kg annually and increase the value of homes by between 5%-14% depending on the improvement.

Should you like a copy of the EPC for your property please do not hesitate to contact us.

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