



Warmer Homes Stafford

Supporting Landlords to improve
Energy Efficiency

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Who are we?

Not for profit, registered charity based in Shrewsbury

Our job is to fix unsustainable energy: fuel poverty, energy security and climate change.

In ways that improve places economically, socially and environmentally.

Deliver Warmer Homes Stafford in partnership with Stafford Borough Council



The problem....

- Worst performing housing stock in Europe
- 'Broken' energy market
- Cost of living crisis, stagnant wages, rising bills
- Ageing infrastructure in desperate need of investment = bills rising further
- 7,087 households in Stafford Borough in Fuel Poverty (12.5%)

Here to help



- Stafford Borough Council's energy efficiency and affordable warmth service
- Free & impartial advice to all residents
- Freephone (0800 677 1785) or advice@mea.org.uk
- Community events, home visits, working with partner organisations
- Helping the Council maximise funding into the County





Warmer Homes Stafford for tenants

- A range of free & impartial advice on;
 - Energy use / keeping warm at home
 - Controlling / using their heating
 - Bills, tariffs and issues with suppliers
 - Warm Homes Discount (£140 bill discount)
 - Priority Service Register
 - Condensation & damp issues

Home visits available for those in most need!





Warmer Homes Stafford for landlords

A range of free & impartial advice on;

- Minimum Energy Efficiency Standards (MEES)
- Funding for replacement Heating systems
- Insulation improvements
- First time central heating grants





GRANTS - Tenants need to Qualify?

- 1) Through the Affordable Warmth Group, whereby a tenant is in receipt of;
 - Government benefits (e.g JSA, Universal Credit)
 - Disability benefits (e.g PIP, DLA, Carers Allowance)
 - Tax Credits
 - Armed Services benefits (e.g Armed Forces Independence Payment)
 - Child Benefit plus income threshold

FULL LIST AVAILABLE (ASK ME FOR THE HANDOUT)



GRANTS - Tenants need to Qualify?

2) Through the Council 'Flexible Eligibility' criteria

- Net household income of £22,000 per annum or less (after rent or mortgage cost deduction)
- Plus an additional qualifier such as
 - Aged over 65
 - Child under 5
 - Resident with a disability
 - Resident with a long term health condition



Warmer Homes Stafford can;

- discuss individual circumstances with you
- help check eligibility for funding (both in regard to the property and tenant(s))
- refer / signpost to framework of accredited installers
- Support tenants with billing/tariff concerns

- We can help landlords ensure they meet upcoming Minimum Energy Efficiency Standards.....



Minimum energy efficiency standards - recap

- **From 1 April 2018:** it will be unlawful to grant new leases of residential or commercial property with an EPC rating below an 'E' (soft introduction)
- **1 April 2020:** Landlords must not continue letting a relevant domestic property which is already let if that property has an EPC rating of band F or G (hard backstop)



Minimum energy efficiency standards - recap

- New cost cap in force - £3,500 per property (landlord investment). Previous cost exemptions expired!
- Government figures suggest average spend to get properties to required level = £865
- Landlords encouraged to take advantage of funding for 'more expensive' measures



Minimum energy efficiency standards – recap

- 6% of domestic properties have an EPC of F or G
- 290,000 of these are in the PRS
- 42% of landlords unaware of MESS regulations (gov't estimate)
- Government supporting LA's around enforcement options



Minimum energy efficiency standards – recap

- A range of exemptions (e.g listed status, property value drop etc)
- More info at <https://www.gov.uk/government/publications/private-rented-sector-minimum-energy-efficiency-standard-exemptions>
- At the moment – F & G rated properties ineligible for funding (about to change?)



Available Now – Staffordshire Warm Homes Scheme

- County wide programme to install first time central heating - E.ON as key delivery partner
- Private tenants / landlords qualify
- Intention to be 'free' in most cases
- Available if existing gas supply but no central heating – or if gas connection can be installed
- Tenants qualify (as in earlier slides)
- Applications open through Warmer Homes Stafford



Available Now – insulation grants

- Grants still available for insulation improvements – loft and cavity wall (quick wins).
- Same tenant criteria
- Some internal wall insulation funding emerging – on specific properties.



Available Now – Home Energy Checks

- Home energy checks available to tenants
- Free energy advice at home
- Check tenant eligibility for energy bill discounts
- Assess current insulation levels.
- Installation of a range of low cost measures (draught proofing, LED lightbulbs throughout, radiator panels etc)



Recap – Warmer Homes Stafford can;

- discuss individual circumstances / issues with you
- help check eligibility for funding (both in regard to the property and tenant(s))
- refer / signpost to framework of accredited installers
- Support tenants with energy issues (billing, suppliers, energy use etc)
- Refer you to ‘trusted’ and & experienced EPC assessors
- We can help landlords ensure they meet Minimum Energy Efficiency Standards.....



Thank You

Any Questions?





Next Steps:

For more information on available funding and to talk about what might be possible contact;

advice@mea.org.uk or call 0800 677 1785

If your tenants would benefit from energy advice
tell them to call

Warmer Homes Stafford on

0800 677 1785

