

Fact Sheet – No 4

Energy efficiency measures For privately rented property

All landlords should be aware of the importance of making their property as energy efficient as possible. In particular, if you are refurbishing a property prior to letting it, you should consider taking a few simple, cost effective measures which will benefit both you and your tenant.

The advantages for your tenant of increasing the energy efficiency of your property include a warmer, healthier environment and reduced fuel costs, but there are significant advantages for a landlord as well.

These include

- Reduced condensation and mould growth
- Reduced maintenance and redecoration costs
- A more easily lettable property
- Increased asset values
- Fewer tenant complaints
- Avoidance of prosecution under Housing legislation

Heating

You should choose heating controls and systems which can be readily operated by your tenants, and which is most suitable for their needs. It is important that the tenants understand how to use the heating system most effectively. There should also be adequate insulation throughout the house or flat.

Lighting

You should consider installing low energy lamps, especially in communal areas such as kitchens and stairs where lights are often left on for long periods.

Hot Water

The hot water system should be suitable for the size of the property and the number of occupants – there is a wide range to choose from. Hot water tanks should be fitted with a thick insulating jacket and a thermostat to control water storage temperature. Tenants should be advised on how to operate the thermostat effectively.

Ventilation

It is important to ensure the property has sufficient ventilation to prevent accumulation of moisture, which may lead to condensation and mould growth. Mechanical or passive stack ventilation systems should be installed in kitchens, bathrooms, lavatories and laundry rooms.

For further information and advice, you may wish to contact Swindon Borough Council's Energy Efficiency Officer on telephone 01793 466105.