

UK landlords face energy clampdown

June 15, 2011 | guardian.co.uk

Landlords will be forced to refurbish hundreds of thousands of the UK's most draughty and [energy](#)-inefficient homes or find themselves blocked from renting them out, under proposals unveiled on Tuesday.

The government has bowed to pressure from campaigners and brought forward an amendment to its energy bill, discussed by MPs yesterday, that would stop landlords from renting out [homes that fell into the worst two bands of energy efficiency – F and G](#). The clause was missing from the original bill.

As a result, the estimated 680,000 rented homes falling into this category – about one-fifth of the total number of private rented residences – must be refurbished or taken off the market by 2018.

In addition, from 2016, private sector landlords will not be allowed to refuse "any reasonable request" to make [energy efficiency](#) improvements to their properties.

Landlords will be able to finance such improvements through loans taken out under the government's ["green deal"](#) scheme, under which the cost of the loans will be paid for in installments on the [energy bills](#) at the [property](#). The costs should be outweighed by the savings as less energy is used. "This means tenants will get a warmer home and cheaper bills, and the landlord gets the work done," said a spokeswoman for the [Department of Energy and Climate Change](#).

[For the full story, click here.](#)

Posted on WinnipegRentNet.ca

