

**London Borough of Islington  
Private Sector Eco Grant 2011/12**

**Solid wall / Flat roof insulation for Private Rented Properties**

**Making homes energy efficient, reduce energy bills/emissions and aid sustainability.**

*Maximum Grant £2,000 subject to reasonable cost assessment*

Insulation for external solid walls and flat roofs are available for *private rented properties*, (excluding registered social landlords and owner occupiers).

Types of internal insulation, include ready made plasterboard backed with insulation or wooden battens in-filled with insulation finished with plasterboard. A 'U value' of 0.35 W/m<sup>2</sup>K should be achieved with the contractors being registered with INCA, NIA or equivalent.

The improved construction reduces the amount of heat which would otherwise pass through into the wall to the outside. Internal wall insulation can be cheaper than external wall insulation and you could save around £470 a year on your energy bill. An average home could save around 2.4 tonnes of CO<sub>2</sub> a year. Ground floor insulation can also be included in this grant.

**Flat roof insulation**

Layer of insulating material above, or built into, a flat roof achieving a U-value of 0.25 W/m<sup>2</sup>K

**Warm deck flat roof:** Insulation is installed on a deck above the joists and covered by the waterproof membrane.

**Inverted flat roof:** Insulation is placed above the waterproof membrane and retained in place by heavy ballast or paving slabs.

**Cold deck flat roof:** Insulation is placed between the joists that support the deck and membrane. A ventilated void is required between the insulation and the deck that supports the waterproof membrane.

**Insulation to the ceiling internally:** Insulation-backed plasterboard is fixed internally in a similar way to internal wall insulation.

Warm deck and inverted flat roof constructions can be used in most cases where increased thickness is not a problem, but checks need to be done to ensure that the roof joists are able to take the extra weight of any ballast materials. Upstands, together with any stepped DPC or cavity trays, also need to be checked and raised where necessary.

Inverted construction is a less robust solution compared to warm deck, but has the advantage of being applicable without removing the existing waterproof membrane, which may have a number of year's life remaining. However, there is a risk of water percolating through the insulation, cooling the deck sufficiently to cause condensation to occur beneath it. BS5250 should be consulted.

Cold deck construction is not generally recommended because of the difficulty of ensuring effective ventilation of the void between the top of the insulation and the underside of the deck.

You must submit the roof design and specification when making an application.

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## How to apply for an Eco Grant

1. Contact Grant Support Services with your initial enquiry
2. An grant officer will visit you to verify the works are reasonable and practicable
3. In order to qualify for grant assistance you will need to submit all relevant paperwork within two months of your enquiry, otherwise your application will be withdrawn.
4. You will need to submit an application form with two itemised estimates for the works, identifying your preferred contractor. Include any agency or Local authority fees and a completed payment authority form.
5. The Council will approve (or refuse) the grant, within four weeks, and inform you how much grant has been approved.
6. If you change your builder, you must contact Grant Support Services. Any changes to the works need to be notified to the Council in writing and signed by the owner(s).
7. Works must to be completed within three months or the grant may be withdrawn.
8. Once works are complete the builder's final invoice and the all completion certificates and guarantees need to be sent to the council within two weeks of completion with a request for the final grant payment or the grant will be cancelled..
9. A grant officer will visit to check the works. If they are satisfactory, the final payment should be made within five weeks of the claim. However, it is important that you, as the owner of the property, you are satisfied with the work. If not, you must discuss your concerns with your builder or agent.

### Useful Contacts:

<p><b>Grant Support Services</b> Islington Council 222 Upper Street London N1 1XR Email: <a href="mailto:grants.residential@islington.gov.uk">grants.residential@islington.gov.uk</a> Tel: 020 7527 3104</p>	<p><b>The Energy Advice Team</b> Islington Council 222 Upper Street London N1 1XR Email: <a href="mailto:energy.advice@islington.gov.uk">energy.advice@islington.gov.uk</a> Tel: 0800 512 012</p>
<p><b>Planning Enquiries</b> Islington Council 222 Upper Street London N1 1XR Tel: 020 7527 2774 Email: <a href="mailto:planningenquiries@islington.gov.uk">planningenquiries@islington.gov.uk</a></p>	<p><b>Building Control Services</b> Islington Council 222 Upper Street London N1 1XR Tel: 020 7527 5999 Email: <a href="mailto:building.control@islington.gov.uk">building.control@islington.gov.uk</a></p>

## Sustainability

The Council supports the use of all sustainability technologies. We encourage contractors to dispose of waste at approved registered sites and to use green transport options (hybrid and electric vehicles) with workers using public transport where possible. The Council encourages the use of sustainable materials and "Green" electricity.

If you are not eligible for a grant under the Council's grants policy and you feel you should be, you can apply for consideration of exceptional need.

### **Please Note:**

Works must not start before the grant is approved by the council in writing. Unless a notice has been served where the start/completion dates must be strictly adhered too. Failure to comply with a notice will result in the grant being withdrawn.

Other grants are available for registered disabled people and vulnerable households please contact Grant support services for further information.

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