

London Borough of Islington

PLEASE GRANT 2011/12 Private Landlord Energy Award Scheme Heating and insulation Grants for landlords

The aim of the PLEASE scheme is to improve the heating systems, insulation & security standards in privately rented properties in Islington.

A grant will be available amounting to 50% of the reasonable cost of installing measures to meet the energy efficiency and security standard to a maximum of £5000.

Through PLEASE

- The value of your property may increase
- The property will be more attractive to tenants
- There will be less risk of burst pipes and condensation
- Tenants will be warmer and healthier
- You will be contributing towards National Energy Targets
- You will not have to repay the grant money as long as the property is available for residential letting and remains in your ownership for 3 years following the date of completion.

Which properties are eligible for a grant?

- Grants are available from Islington Council to all non resident landlords for improvement of energy efficiency and security.
- The grant is available for houses and flats
- The property must have appropriate planning permission.
- The property must meet both improvements relating to energy efficiency and security on completion.
- Grants are not available where Houses in Multiple Occupation are to be converted to self contained flats.
- All grants are subject to funding. Do not assume you have a grant until you receive written approval.
- A maximum of three grants by any landlord/company per annum can be applied for
- The property must be located in Islington
- You must have owned the property for at least one year



ISLINGTON

How to apply

1. Complete the attached form with details of the property you want to improve. Don't forget to complete the Energy Survey.
2. One form must be completed per property.
3. Sign the declaration and return the form to us
4. Your enquiry should be responded to within four weeks. A grant officer will then contact you to arrange a visit to carry out a survey of your property.

Central Heating

Dwelling must to have gas central heating with a programmer and thermostats on all radiators if a gas supply is available. Electric heating will only be grant aided a gas supply cannot be installed. Electric heaters must be thermostatically controlled with an incorporated timer.

Sustainability

The Council supports the use of all sustainability technologies and insists on using dual flush WCs and aerated taps if replaced when a grant is awarded. There are additional grants available for solid surfaces insulation.

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 supports the use of sustainable materials and "Green" electricity.

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

PLEASE grant enquiry 2011/12

Your name and address

Post Code: _____

Telephone Number: _____

Address of the property for improvements

Post Code: _____

Is any part of the property occupied by you? YES NO

Is the property vacant? YES NO

Declaration

I confirm the details above and overleaf are correct to the best of my knowledge.

Signed: _____

Name: _____ (please print)

Date: _____

PLEASE energy survey 2011/12

Property Address _____

Enter the details of the current heating and insulation of the property. Complete all the sections.

Loft insulation

- roof flat roof no insulation
 4" or less insulation 4"to 8" insulation over 8" insulation

Wall insulation

- uninsulated cavity wall uninsulated solid wall

Draught Proofing

- none windows only doors only

Heating system

- electric fires warm air system mix of electric and gas fires
 storage heaters balanced flue gas heaters
 gas fires in living and bedrooms

Central heating boiler (if applicable)

- over 10 years old Standard boilers less than 10 years old condensing boiler
 combination boiler less than 10 years faulty boiler with radiators

Central heating controls (if applicable)

- none programmer room thermostat
 Thermostatic radiator valves only

Water Heating

- immersion heater Economy 7 immersion heater
 from central heating

Hot Water insulation

- 2" thick jacket or less over 2" thick jacket or foam insulation

Hot Water Controls

- none hot water thermostat on cylinder
 hot water timer central heating programmer

Return your energy survey form to:

Grant Support Services
Islington Council
222 Upper Street
London N1 1XR

Tel. 020 7527 3104

Email: grants.residential@islington.gov.uk

ENERGY EFFICIENCY AND SECURITY STANDARD

Central Heating – Dwelling to have gas central heating with a programmer and thermostat radiator valves. Where a new boiler is installed, it should be a condensing boiler (discounts may be available, contact the Energy Advice Team). Consideration should be given to replacement of any boiler over fifteen years old.

There is a legal requirement in building regulations to install gas condensing boilers for all new gas boiler installations. However it may be difficult to ensure an adequate flow rate in HMOs with more than three occupiers. Landlords will therefore need to either install a large combination condensing boiler or supplement the boiler with a mains pressure hot water storage unit or similar.

Examples of models of these options are either a condensing boiler with an integrated hot water mains pressure hot water storage. This normally takes a foot print of 600mm x 600mm and will be 120mm high (about the size and shape of a washing machine). Alternatively a condensing boiler can be supplemented with a “Mega flow” mains pressure hot water storage installation or similar.

Any information about products does not amount to a recommendation by the council

Electric Heating - Oil filled electric heaters must be wall mounted. They must be thermostatically controlled with an incorporated timer. *This type of heating will only grant aided if a gas supply or gas central heating cannot be installed.*

Insulation to be provided to all lofts and hot-water tanks, flat roofs, solid walls, and cavity wall insulation should be applied for under an Eco grant. The level of insulation to be to the Building Regulation Standard.

Windows (not available under please grant) – Any replacement windows, except wooden double - hung sash windows, are to be double glazed. All existing windows and external doors to be draught stripped. (Planning permission and Building control approval may be required for replacement of windows).

Windows Locks Windows on the ground floor, or accessible from a flat roof or a wall, need to have key-operated locks. Where possible, they are to be lockable in a slightly open position to allowing ventilation. Any louvre windows in accessible locations must be replaced.

Front entrance doors (including internal entrance doors to flats) to have a rim automatic deadlock and a hand operated five lever mortice dead lock (snib). The locks should be fitted so they cannot be easily operated by any potential intruder breaking any glass transom, or through the letter box (a cowl to the letterbox should be fitted).

Smoke Alarms – all dwellings must contain a minimum of one smoke alarm per floor connected to the mains electricity supply with battery backup.