

# CASE STUDY

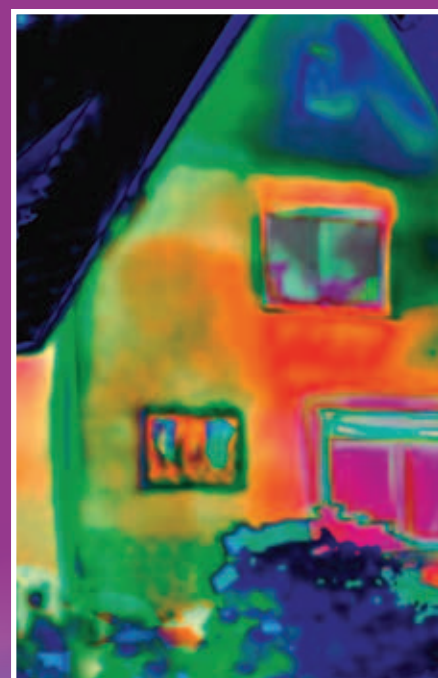
## **PROJECT BACKGROUND - Local landlord positions himself to take advantage of 'The Green Deal' and takes his property portfolio to the next level**

Tom Reynolds as a professional landlord has always been keen to maximise his property portfolio investment by keeping the properties in good repair and constantly maintaining them.

He is familiar with the latest requirements on having to produce Energy Performance Certificates which score the properties energy efficiency rating and highlight the costs of average heating, lighting and hot water use throughout the year. The costs of running a home have a lot to do with how they are insulated, the heating and controls within.

*We are taking advantage of government grants for cavity and loft insulation measures, that may not be available when the 'The Green Deal' is launched. Tackling these measures now will prepare us for the next level of low and zero carbon technologies which will significantly cut the cost of fuel bills and will become affordable under the deal. We are hoping that our properties will cost virtually nothing for the heating, lighting and hot water demands of the future, and carrying out insulation measures are the first job, increasing the value of our properties not only in rental income but in their ongoing asset value.*

Tom Reynolds



## PROJECT SPECIFICATION

As a professional letting agent Tom wanted to improve the energy efficiency of his private portfolio and maximise the energy efficiency of the properties at the same time, which had the following benefits:

- Increased comfort for his tenants
- Lower bills for his tenants
- Increased tenancy occupation
- Better relationships with his tenants
- Reduced carbon emissions

### Further Benefits included

- Less chances of condensation
- Less maintenance required on decoration
- Increase value of property
- Higher demand for energy efficient properties

### Financial Incentives

- Government Grant subsidies up to 70% & 100% are made available to householders and tenants, but may not be available indefinitely
- Low interest rates
- Increased profitability allowing further investments set against taxable income

With mortgage rates at their lowest, stable rental income and the taxable benefit increased, Tom was prompted

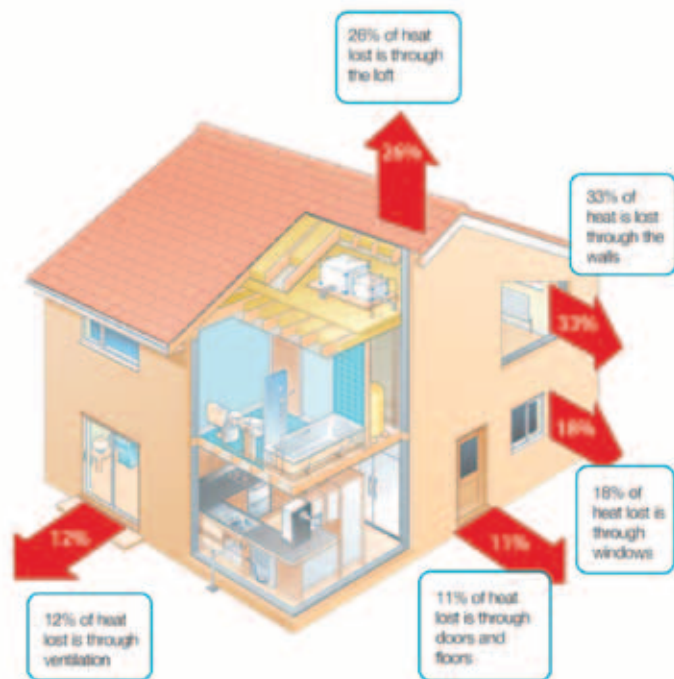


to look at investing in further maintenance.

To take advantage of the low rates and increased taxation potential Tom decided to invest in Energy Performance Certificates which would cover him for the next 10 years.

Home Survey Reports Ltd were approached to survey all of the properties for EPCs. In advance of this we suggested we carry out our Loft & Cavity Wall Insulation surveys to enhance the final certificates and improve the EPC rating.

In total we successfully installed 8 cavity wall insulations & 7 loft insulation installations prior to issuing the 19 Energy Performance Certificates.



## THE RESULTS

Properties tenanted by clients on benefits; received insulation measures free of charge and those which were not, were paid by Tom.

### Green

Tom has significantly reduced the CO<sub>2</sub> emissions from his properties and set himself up for further funding potential through the forthcoming Green Deal.

### Financial

Tom has increased the rental and asset value of his properties while his tenants' fuel bills have reduced significantly.

Having the assessments carried out together benefited from a better rate for the EPCs.

### Comfort

The properties are now better sealed

with draught proofing; achieved the property potential in cavity wall and loft insulation; significantly reduced potential condensation and created a more cosy environment.

### Maintenance

Tom's homes now cost less to maintain as a result.

Find out how Home Survey Reports can help you; call now before it's too late

