

Energy Saving Advice

For tenants in the private rented sector



Saving energy means saving money, and even in a rented property you can take step to save money such as:

- switching off lights and appliances
- using heating controls effectively
- washing at lower temperatures
- switching energy tariffs or suppliers
- fitting radiator panels, thick curtains and draught excluders

If you need help reducing your heating and energy bills call the **Affordable Warmth Helpline** on 0800 107 044

Getting your landlord to make energy improvements

Insulating and increasing the energy efficiency of your home can save even more money on energy bills and can also help reduce condensation and mould. The most effective measures are installation of loft and cavity wall insulation, an energy efficient condensing gas boiler, and double glazing. Other effective measures include draughtproofing, insulating pipes and boilers and installing individual thermostatic radiator valves (TRVs) on radiators.

Many energy improvements are the landlord's responsibility so you will need to ask your landlord to do them, or get their written permission to do them yourself. The first step is to talk amicably to him/her about what you need and remind them of their legal responsibilities and the financial incentives available to them (see OCC leaflet '**Energy Saving Advice for Landlords**' available at www.oxford.gov.uk/energy and www.oxford.gov.uk/Energygrants

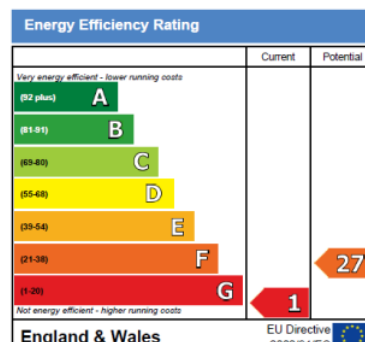
What are your rights as a tenant?

The Government's Energy Act 2011

From April 2016 landlords will not be able to refuse reasonable requests from tenants, or local authorities acting on behalf of tenants, to improve their property. **From April 2018** the government will make it unlawful to rent out a house or business premise which has less than an "E" energy efficiency rating so landlords will be **legally obliged** to make energy efficiency improvements from this date.

Energy Performance Certificates (EPCs)

EPCs are required whenever a building is rented out. The certificate provides 'A' to 'G' ratings for the building, with 'A' being the most energy efficient and 'G' being the Least. The average rating 'is D'. You should look at EPCs to decide whether or not to rent a property as it indicates how high energy bills are likely to be. An EPC with an F or G rating may indicate an excessively cold home.



Getting help from Oxford City Council

General Advice and support

Tenants can approach our HMO (Houses of Multiple Occupation), Enforcement Team or Private Sector Safety Teams for general advice and support on ways to keep your home warmer on **01865 249811**. Advice on dealing with problems with landlords is available from our Tenancy Relations Officer on the same number.

Enforcement of poor housing

If required, these teams can also assess your home for 'Excess Cold'; one of the hazards dealt with under the Housing Health and Safety Rating System (HHSRS) and can compel your landlord to carry out certain energy efficiency measures that are considered to be reasonable in order to make your home warmer and more energy efficient e.g. install loft and cavity wall insulation, install central heating, draughtproof or replace windows.