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The National Association of Estate Agents (NAEA)
The Guild of Letting and Management
Sanctuary Shaftesbury Housing
The National Landlords Association

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Your local NALS agent:



Going Green

Tips for Landlords



for peace of mind use



Government backed

Going Green – Tips for Landlords

Without doubt one of the hot topics for debate is currently the environment and the energy we use. But although the debate is unquestionably fashionable, this is one trend that is unlikely to fade from public consciousness as we become more and more aware of the possible consequences if we don't "think green".

So what can you as a landlord do to play your part? And what, if any, benefit can you gain by becoming more environmentally friendly by the way in which you present your property?

What's in it for you?

Taking the moral issue as read, in real terms you will:

- Increase the value of your property
- Ultimately save money
- Attract tenants with the promise of lower energy bills
- Attract tenants who care about the environment - and therefore their home
- Contribute towards carbon neutrality



What can you do?

There may be initial outlay involved in making your rented property more energy efficient but by taking advice from the organisation listed below you may well be able to claim some financial help where appropriate in carrying out some of the measures we suggest. You may also want to take advice from your Accountant as to whether any costs can be offset against tax.

The Energy Saving Trust

(www.energysavingtrust.org.uk)



has a lot of advice for property professionals on its website on how to save energy and money. It also has a grant information database that indicates any financial help that may be available to improve a property. Call them for free advice on 0800 512012.

- Insulate the loft to a depth of 10 inches (27cms approx) - 25% of heat is lost through the roof
- Fit energy efficient light bulbs - expensive initially but can save ££s over a year
- Insulate water tanks and pipes
- Install automatic timers for water and heating systems
- Insulate walls - filling cavities can reduce heat loss by 40%
- Replace any old appliances (fridge/freezer/washing machine etc) with energy (A grade)/water efficient models
- Supply Energy Saving Recommended appliances
- Install a high-efficiency boiler
- Light walls and large mirrors reflect more light and reduce need for energy use
- Inform tenants of any local recycling initiatives and provide appropriate bins
- Check windows, doors and skirting boards for gaps and therefore draughts and fit draught excluders and energy saving glazing where possible

NALS agents are well aware of the benefits of energy efficient and environmentally friendly properties and can give more information to landlords if required.

