



APSE Scotland Building and Housing Seminar 2013

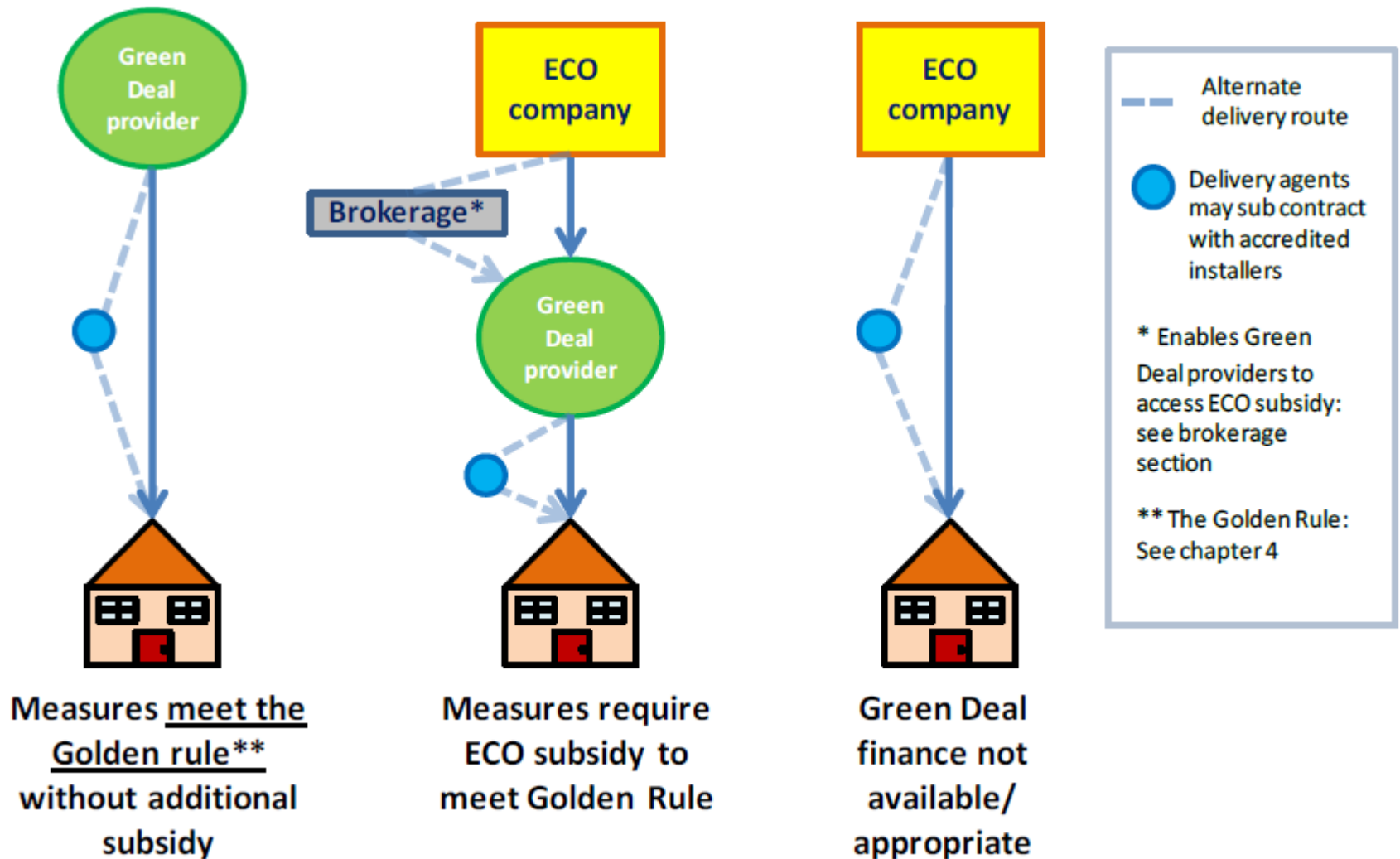
What about the law?

- Legal issues
- Who has the risk
- Problems and pitfalls

The Legislative Setting

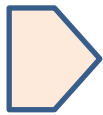
- The Energy Act
 - Chapter 1 The Green Deal
 - Chapter 2 Private Rented Sector England and Wales
 - Chapter 3 Private Rented Sector Scotland
- Home Energy Conservation Act 1995
- The Energy Efficiency Directive 2012
- Regulations

Green Deal / ECO Models

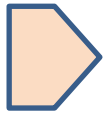


Green Deal Functions

Key



Could be undertaken by any party. No Green Deal accreditation needed



Needs assessor accreditation to do this function



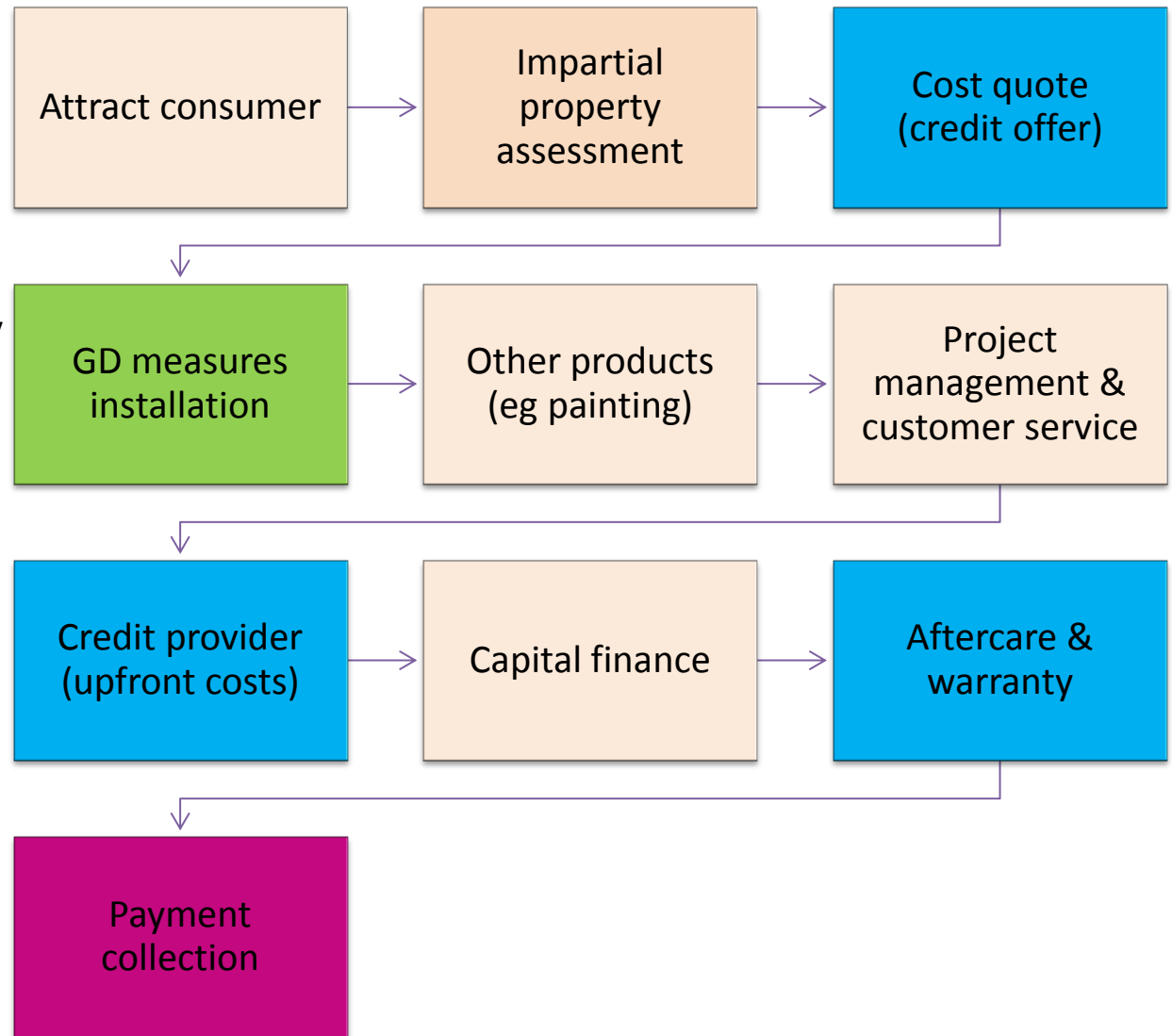
Green Deal Providers must do all these functions. Needs provider accreditation



Needs installer accreditation to do this function



Must be performed by energy companies through electricity bills



The Green Deal Roles and Risks

- Electricity Companies
- Green Deal Providers
- Green Deal Installers
- Green Deal Assessors
- Tenants and owner occupiers
- Landlords
- Local Authorities

Green Deal Provider, Assessor and Installer

- Green Deal Assessor
 - An impartial assessment
 - Recommends what customers need
- Green Deal Provider
 - Arranges quotes to customer
 - Provides finance
 - Arranges for installation
- Green Deal Installer
 - Installs energy saving improvements
 - Green Deal Approval Quality mark

The Tenant and Owner Occupier

- Repayment and cost implications:
 - Perceived costs – eg disruption
 - Ancillary costs – eg loft clearance
 - Other impacts – eg welfare reform
 - Moving to a Green Deal property
- Understanding
- Cold Calling

The Landlord

— Benefits

- Increase the EPC rating
- No upfront cost to Landlord

— Risks and disincentives

- Payments during voids
- When to implement improvement?
- Disclosure of Green Deal to future tenants
- Consistency across stock
- Damage caused by Green Deal improvements

The Local Authority

- Provider, Partner or Promote?
- Vires
- Financial covenants / prudential borrowing limits
- Structure to deliver
- Skills to maintain improvements

Procurement considerations

- Collaboration between authorities and RPs
- ECO works
 - Obtain own credits
 - Procure works with ECO funding
 - Existing contracts
- Green Deal and ECO in the wider community
 - Promotion – approved lists
 - Works Concession Contract?

— QUESTIONS?