

# Renovating your empty home: Energy efficiency funding

**Please note that the following  
information is correct as of Feb 2014**

## Overview

There are various funding streams in Scotland aimed at increasing energy efficiency and reducing carbon emissions that can be accessed by private sector empty home owners, depending on the situation. These schemes can vary by area, and so you are advised to check with your Council's Home Energy Advisor for what is available for you.

Considering energy efficiency measures as part of a refurbishment project can provide a number of benefits, including:

- Access to upfront loans and funding
- Increased property value
- Higher EPC (energy performance) levels making the property easier to let
- Lower energy bills for either you or your tenant

You are advised to check with the Building Standards section at your council to ensure that you are meeting the latest requirements of insulation and energy efficiency for the property.

Below is a summary of current funding schemes relating to energy efficiency and carbon reduction (we will seek to update this list as new information becomes available):

## All home owners

### Home Insulation Grants and Discounts Database

The Energy Saving Trust has an online grants and discounts database that will show you the best insulation schemes available for your home and circumstances.

Access the database here:

<http://gidscotland.est.org.uk/SchemeWizard.aspx>

### Home Renewables Loan Scheme

This scheme consists of interest free loans of up to £2,000 for the installation of renewable heat or electricity generating systems. The scheme is administered by the Energy Savings Trust.

Further details and details of how to apply can be accessed here:

[www.energysavingtrust.org.uk/scotland/Take-action/Grants-and-offers/Home-renewables-loan-scheme](http://www.energysavingtrust.org.uk/scotland/Take-action/Grants-and-offers/Home-renewables-loan-scheme)

## Feed-in tariffs

If you install an eligible renewable electricity technology, you will receive payment for any electricity you produce.

This includes both the electricity you use and any surplus, which you in effect sell back to the grid. Over time this should allow you to recover the cost of installing the technology and you will also benefit from free electricity.

Eligible electricity-generating renewables systems are up to 5MW in size, for example:

- Solar electricity (PV) roof mounted or stand alone
- Wind turbines (free standing or building mounted)
- Hydroelectricity
- Micro combined heat and power
- Anaerobic digesters

These feed in tariffs are also applicable if the property is rented out. In such situations the landlord could take advantage of the payments whilst the tenant would benefit from free electricity.

For more information go to:

[www.energysavingtrust.org.uk/Generate-your-own-energy/Financial-incentives/UK-Government-changes-to-Feed-in-Tariffs-new-and-proposed](http://www.energysavingtrust.org.uk/Generate-your-own-energy/Financial-incentives/UK-Government-changes-to-Feed-in-Tariffs-new-and-proposed)

Further information is available at

<https://www.gov.uk/feed-in-tariffs/overview>

## Landlords

There is also specific funding available for private landlords. If you are considering renting out your property these schemes are worth exploring.

### Landlords Energy Saving Allowance (LESA)

If you are a landlord, and pay income tax on any profits from letting, you can reduce the amount of tax you pay if you improve the energy efficiency of your property. You can claim up to £1,500 against tax for what you have spent on any of the following:

- Loft insulation
- Cavity wall and solid wall insulation
- Floor insulation
- Hot water system insulation
- Draught Proofing

For more information and details of how to claim:

<https://www.gov.uk/landlords-energy-saving-allowance>

### Private Sector Landlord loans

Private landlords have access to Scottish Government funded interest free loans of between £1,000 and £100,000 for installing measures that reduce energy

consumption or to install renewable energy technology. The loan can be used for a range of measures including:

- Improved lighting
- Boiler replacements
- Efficient heat, electricity and lighting controls
- Building and pipe work insulation
- Wood fuel heating systems
- Ground source pumps (ground, air and water source)
- Solar water heating

For more information and to apply for a loan go to:

[www.energysavingtrust.org.uk/scotland/Take-action/Business-funding/Small-business-loans](http://www.energysavingtrust.org.uk/scotland/Take-action/Business-funding/Small-business-loans)

## Upcoming funding

### Green Deal

This scheme was launched in January 2013. Through the scheme your property will be assessed for measures to improve energy efficiency. The owners can take the report findings to Green Deal providers to obtain cost and arrange for works to be carried out. The Energy Saving Trust have details on how the scheme works on their website at

<http://www.energysavingtrust.org.uk/scotland/Take-action/Find-a-grant/Green-Deal-and-ECO>

### Not sure what applies to you?

The Energy Saving Trust have a network of advice centres which are always a good point of contact for information and advice on the ever changing landscape of energy efficiency funding schemes.

Each advice centre has a specific private landlord advisor who will know the best deals available and can help you navigate application forms.

Contact your local advice centre on 0800 808 2282.

**For further information please contact your Empty Homes Officer:**

**Lesley Cockburn,  
Policy & Strategy Team, 2-6 The Cross  
Prestwick, KA9 1AN**

**Tel: 01292 616014**

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[www.south-ayrshire.gov.uk/Empty-Homes](http://www.south-ayrshire.gov.uk/Empty-Homes)

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