

Green Homes Grant Scheme (England only)

New scheme offering up to £5,000 per property opened 30th September 2020 and now extended to 31st March 2022.

Changes made in January 2021 are highlighted in yellow in the footnotes.

The aim of the scheme is to enable homeowners and landlords to upgrade their homes and properties with energy-saving features, such as insulation or double glazing, in order to reduce energy usage and improve the energy efficiency of a property.

Vouchers cover up to two thirds of the cost of specified home improvements up to a maximum of £5,000 for both primary and secondary measures. A voucher for 100% of the cost up to £10,000 is available for people on low incomes.

The £2bn funding is expected to fund improvements in up to 600,000 homes, a large number, but we expect significant demand. There are already reports of applicants struggling to find approved local installers but the one year extension announced on 18th November should allow more installers become registered.

What home improvements will it fund?

The list of approved **primary measures** is as follows:

- Solid wall insulation
- Cavity wall insulation
- Under-floor insulation
- Loft insulation
- Flat roof insulation
- Room in roof insulation
- Park home insulation (Gypsy and Traveller sites)
- Air source heat pump installation
- Ground source heat pump installation
- Solar thermal installation



The list of approved **secondary measures** is as follows:

- Draught Proofing
- Double/triple glazing (where replacing single glazing)
- Secondary glazing (in addition to single glazing)
- Upgrading to energy efficient doors (where replacing doors installed prior to 2002)
- Heating Controls and insulation (appliance thermostats, hot water tank thermostats, hot water tank insulation, smart heating controls, zone controls, delayed start thermostat, and thermostatic radiator valves)



What will not be funded?

The scheme does not cover the installation of solar panels.

New-build domestic properties and non-domestic properties are not eligible.

If my property is let, can I still apply?

Yes, most residential tenancies are 'specified tenancies' and eligible for the scheme, including:

- Assured Shorthold Tenancies.
- Assured tenancies, including Rent Act and Rent Agriculture Act.
- Agricultural tenancies granted for less than seven years which include a house.
- Houses within Farm Business Tenancies and Agricultural Holdings Act tenancies.





- Service occupancies where a rent is charged, even if not market rent.

Funding limits for primary and secondary measures

In order to be eligible for secondary measure funding, you must complete a primary measure; however, you can only receive the same amount for a secondary measure as you received for a primary measure (for example, if you only receive £1,000 for the installation of a primary measure, you can only receive £1,000 for a secondary measure).



Who is eligible and how does the scheme work?

1. In order to obtain a voucher, applicants have to make an online application through the Simple Energy Advice [find an installer tool](#), detailing the energy efficiency measures they wish to carry out. There is then a link to access the Trustmark list of registered installers. NB Only TrustMark registered or MCS certified businesses can do the work¹.
2. The government recommends getting three quotes but this may not be possible due to the limited number of registered installers. Some installers have been charging to produce a quote, so try to avoid them. Once a supplier has issued a quote, and the requested work has been approved, then the government will issue the voucher towards the work.
3. The vouchers will be issued from November 2020 (so this has already slipped from September) and the work must be completed by 31st March 2022. Installers can ask for a deposit but it can't be larger than your total contribution.

What is available in Scotland, Wales and Northern Ireland

While the Green Homes Grant is only available in England, there are alternative sources of help available for energy saving home improvements in Scotland, Wales and Northern Ireland:

- In Scotland - check with [Home Energy Scotland](#)
- In Wales - see what you can access via [Nest](#)
- In Northern Ireland we'd recommend contacting [NI Energy Advice](#).

Please contact [Jess Waddington](#), [Lauren Gibson-Green](#) or your local building surveying team for advice on the grant and, most importantly, to ensure that any measures you are considering are appropriate and effective for your property.

Jessica Waddington MRICS
Senior Associate Director
Direct: 01727 790 486 | Mobile: 07867 304 275
Email: Jessica.Waddington@struttandparker.com

Lauren Gibson-Green MRICS
Director
Direct: 01223 459492 | Mobile: 07725 660028
Email: lauren.gibson.green@struttandparker.com

¹ One of the changes to the scheme which came into effect on 4th January 2021 is that subcontractors are no longer required to be TrustMark registered and PAS or MCS certified. However, any subcontracted work must still be carried out in accordance with the relevant PAS or MCS requirements with regards to subcontracting.

However, on the same day, the Federation of Master Builders found just 3 out of 250 builders who have expressed an interest in the Green Homes Grant scheme have so far completed the necessary registration and training.

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