



## Landlords Fact Sheet

### The Warm Front Grant

The Warm Front Grant is a government scheme to help owner-occupiers and tenants who rent their home from a private landlord, to make improvements to the heating and insulation of their home. The grant is funded by the Department of Energy and Climate Change (DECC), and eaga plc are the administrators of the grant.

The Warm Front Grant offers up to £3,500, or up to £6,000 to cover oil central heating. The qualifying criteria are listed over the page.

### Support from private landlords

We would like your support for this grant scheme. Your property would benefit from improved insulation and heating, and your tenant would also benefit from a warmer and healthier environment. If you would welcome the improvements available to your property under the Warm Front Grant, please encourage your tenant to apply.

You will not have to pay for the improvements. However, We will ask for your permission for the work to go ahead.

### Your responsibilities as a landlord

If we provide loft or cavity wall insulation, you must not increase the rent for one year after we install it and if we install any heating equipment you must not increase the rent for two years. However, if the property is regulated under a fair rent agreement or subject to an annual rent review under the tenancy agreement, this may continue, providing any rent increase does not take into account any insulation and/or heating measure carried out under the Warm Front Scheme at the property.

Where gas central heating is installed eaga will complete the first two annual gas safety inspections of this gas central heating system. Note that we do not issue the Gas Safety Certificates (CP12). The landlord is responsible for obtaining the annual Gas Safety Certificate (CP12), as part of their statutory obligations. The system will also have breakdown cover for the first two years.

### Central Heating

If your tenant is eligible for Warm Front we will provide gas central heating if the property has a gas supply, or a supply can be provided within the standard connection price (so if the existing gas main is within a reasonable distance of the property and can take the supply, and providing at least one main insulation measure is being or has been installed).

The systems are designed for properties with a floor space of more than 60 square metres. Where a property is less than 60m<sup>2</sup> total floor area the tenant has a choice of either 1 or 2 mains gas room heaters; or electric off-peak storage heaters (subject to grant limits and any restrictions imposed by the property). Properties larger than 60 square metres will receive a condensing combination boiler with up to five radiators for the main living areas.

All pipe work will be above the floor surface to reduce disruption, and to be accessible for maintenance, and this should not take longer than two days to install. If you want to have the pipe work boxed in or arrange for us to put the pipes in a different place you will need to discuss this with the heating engineer and you will have to pay the extra costs. The system will be fitted with all appropriate controls including thermostatic radiator valves, a room thermostat and central heating control panel.

## Do my tenants qualify for a Grant?

### Warm Front Grant

Your tenants may qualify if they have a child under 16 or are pregnant and have a maternity certificate MAT B1 and also receive one or more of the following benefits:

- Income Support
- Council Tax Benefit
- Income-based Jobseeker's Allowance
- Housing Benefit
- Pension Credit
- Income-related Employment and Support Allowance

Or your tenants may also qualify if they receive one or more of the following benefits:

- Working Tax Credit (with an income of less than £16,040 and which must include a disability element)
- Child Tax Credit (with an income of less than £16,040)
- Attendance Allowance
- Disability Living Allowance
- Income Support (which must include a disability premium)
- Council Tax (which must include a disability premium)
- Housing Benefit (which must include a disability premium)
- War Disablement Pension (which must include a mobility supplement or Constant Attendance Allowance)
- Industrial Injuries Disablement Benefit (which must include Constant Attendance Allowance)

Your tenants may also qualify if they are over 60 and receiving one of the following benefits:

- Pension Credit
- Housing Benefit
- Income-based Jobseeker's Allowance
- Council Tax Benefit
- Income-related Employment and Support Allowance
- Income Support

### What does the Warm Front Grant provide?

Insulation improvements

- Loft insulation
- Cavity-wall insulation
- Hot-water-tank insulation
- Draughtproofing

Heating improvements

- Gas, electric or oil central heating, and repairs
- Converting an open solid-fuel fire to a modern glass-fronted fire

Tenants will also receive energy advice from a Warm Front Technical Surveyor/Assessor.

If you would like more information, you can contact our Landlords Team or call our Contact Centre on the freephone number below.

**Landlords Team** (Lines are open Monday to Friday from 9am to 5pm)

**Phone: 0191 247 3836 Fax: 0191 247 3809**

**E-mail: [landlord@eaga.com](mailto:landlord@eaga.com)**

**Contact Centre: 0800 316 2814**

(Lines are open Monday to Friday from 8am to 6pm and Saturday 9am to 5pm)

You can also find more information on our website at [www.warmfront.co.uk](http://www.warmfront.co.uk)