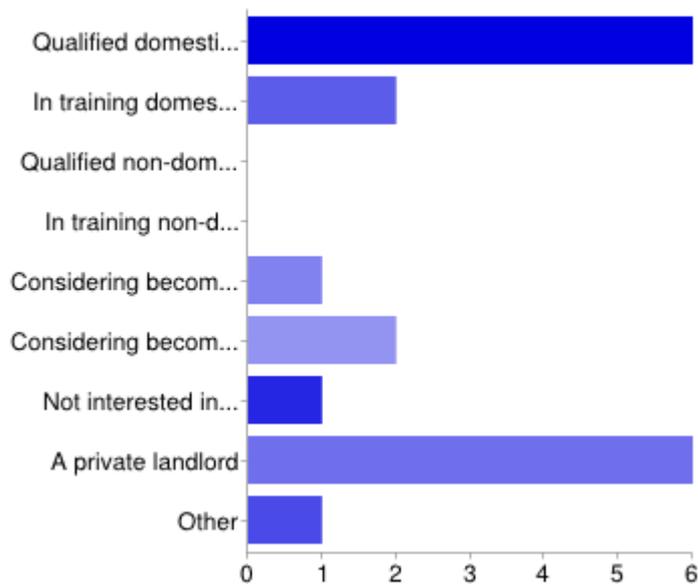


12 responses

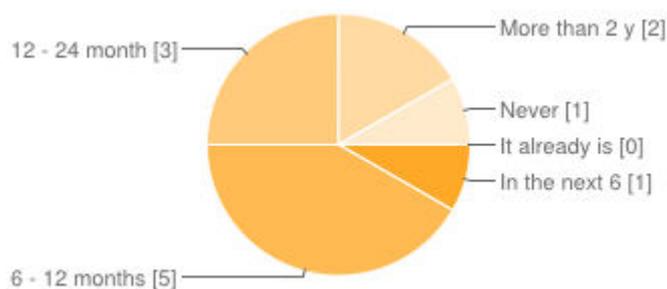
Summary

What is your Green Deal status?



Qualified domestic GDA	6	32%
In training domestic GDA	2	11%
Qualified non-domestic GDA	0	0%
In training non-domestic GDA	0	0%
Considering becoming a domestic GDA	1	5%
Considering becoming a non-domestic GDA	2	11%
Not interested in becoming a GDA	1	5%
A private landlord	6	32%
Other	1	5%

When will Green Deal really start to work?



It already is	0	0%
In the next 6 months	1	8%
6 - 12 months	5	42%
12 - 24 months	3	25%
More than 2 years from now	2	17%
Never	1	8%

What are the best features of Green Deal?

An objective assessment of the state of the property with unbiased and costed recommendations on what can be done to improve its energy efficiency an attempt at activating the ECO measures recommended in the EPC bank Facilitates improvement and updating for those without the budget The broad concept In it's present form not a lot Deposit free loan. Based on EPC so in theory it will reduce CO2/bills The link with ECO will help many people in desperate situations, but it is not very generous. The fact that it is now a requirement for RHPP is a money-spiner. I hope it can provide credit for those who might not otherwise get it. However there must be some credit checking. GD may prompt clients to think about things that had not occurred to them before - the EPC recommendations. Providing a finance option for people who would be unable to access a traditional loan, enabling people with high need and limited resource to improve the property. Not sure at this stage because most has not been tested Informative for the property occupier offering an alternative way of property improvements from altertative funds Potentially offers funding to household's that may not be able to secure funding via other routes. I don't feel able to comment The availability of measures and the ability to 'pick & mix' The concept is good.

What are the worst features of Green Deal?

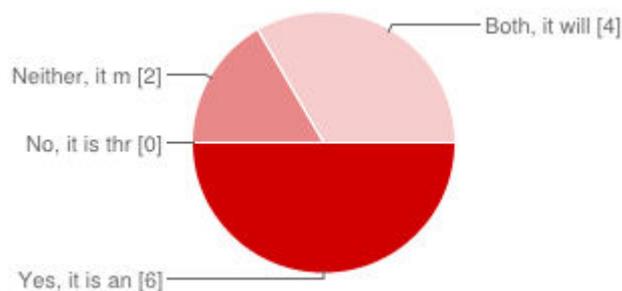
The interest rate is too high. Can't find providers easily. Again I have little or no experience, but from talking with those already in the system, the whole accreditation with GDAOs and all associated ABs seems to be crazy, when I only have one accreditation for ALL the other strands that I cover. I realise that if I were accredited with more than one AB I would have more, but only one per AB, not as seems to be the case currently, of several per AB/GDAO. currently too many player between customer and improvments Need to go through GDOs therefore too many layers taking money. High

interest rates The risks associated with the above. It does not follow that the savings achieved by the measures implemented go to repay the initial loan. Unnecessary bureaucracy making it hard to access and adding both time and cost to the process.. Too many intermediaries GDAO, GDorg No standard operating manual Lack of clear steer , communication & cooperation DECC, CLG, OfGen, Un attractive financial proposition It seems to be more focussed on the social housing market and private tenants living on government benefits. The bloody bureaucracy involved. far too much paperwork and no 'standardisation' between GDAO's. The multiple accreditation system with AB's & GDAO's meaning multiple e-mail addresses, registrations etc. The need for a GDA to ask intrusive questions of the occupier and see energy bills which have nothing to do with the overall efficiency of the building. The Golden Rule which allows /disallows measures dependent on the CURRENT occupiers instead of whether it makes sense for the property The loan attached to the GD plan which is charged at commercial rates. It should be cost plus. The cumbersome bureaucracy attached to the whole scheme Too heavily legislated Software still poor quality and unreliable. Questions still to vague and need to reflect actual usage ie play stations TV's computers. Finance rates way to high.

If there was one thing the Government would change about Green Deal what should it be?

Remove GDAO's from the process Get rid of the need for an OA and work everything from the EPC Totally separate it from the confusion of ECO Clear out the bureaucracy that surrounds our accreditation and registration with the ABs the GDAOs and Landmark. Get some money rolling into the providers and make it easy to apply for these grants/loans Do away with the requirement to lodge through a GDAO and treat the same as EPC's, current system far to complex, being forced into multi AB's, inconsistent software and auditing etc. Be more focussed on the private property ownership market simplification and lower base lending rate Make it more simply with appropriate regulation. Abolish need for GDOs The above situation Finance rate. Remove the GDAO level from the process and make the GDAR an extension of the EPC processed and audited by the same accreditations who oversee the EPC.

Is Green Deal good or bad for private landlords?



Yes, it is an opportunity for private landlords

6 50%

No, it is threat to private landlords	0	0%
Neither, it makes no real difference to private landlords	2	17%
Both, it will be good for some and bad for others	4	33%

Green Deal is bad for private landlords

Why do you think Green Deal is bad for private landlords?

No responses yet for this question.

What can private landlords do to reduce the negative impact of Green Deal?

No responses yet for this question.

Green Deal is good for private landlords

Why do you think Green Deal is good for private landlords?

If they target the right tenants they can get free measures. Although this is ECO rather than green deal. In theory if they have a good occupancy rate they can still get energy improvements at no cost to themselves. Because they can have their property improved with the cost of the improvement being borne by the tenants. They can get assistance with up-grading their properties. Those that do not get the right score will be barred from letting properties. So GD can become a competitive advantage. the improvements can be put in place a payment is through the tenants meter They have the opportunity to have their properties thermally improved at little or no cost to them if they have the right tenants/ property & even if they have tenants who are not on benefits etc the land lord can benefit from the minimal cost as the tenant will pay through the meter & the landlord will get a better property. Hopefully gives an opportunity to improve efficiency of private rental housing stock which is also good for tenants

How can private landlords make the most of the opportunity Green Deal gives them?

Its more to heed the advice from an advisor to reduce electricity costs which may in turn, reduce building fabric damage and to attract responsible tenants. by working with their tenants to get the improvements in place a and forming an arrangement were both parties benefit Use GD to upgrade whilst at the same time get their tenants to pay for it. Improve properties with no up front cost to them plus improve the value Get their properties surveyed and get on the list for the appropriate GD package By making sure they understand the opportunity and then explaining the benefits to their tenants. If landlords raise the "list price" of the tenancy because the property is a higher standard

and then offer it at a discount equivalent to the Green Deal loan so the tenant feels the landlord is actually giving them the money to cover the loan it should be welcomed by the tenant.

Green Deal is good and bad for private landlords

In which ways is Green Deal good for private landlords?

Landlords with tenants can obtain quite a lot of property improvements with only giving their consent at no cost to them, a no brainer. To answer this you need to consider what category the landlords fall into, those that are in it by design, to the accidental or reluctant landlords that are renting due to other circumstances, e.g. can't sell the property and also the type of property / market they are supplying. The advantage is as with a home owner, potentially the Green Deal offers an alternate source of funding, however the landlord that's in it by design is probably never going to consider the Green Deal. Stimulates home improvement and updating Motivates them as cost set against tenant Gives added value Opportunity for them to improve the energy efficiency of the property funded by the charge on the meter which is the tenants responsibility.

In which ways is Green Deal bad for private landlords

If the sitting tenant doesn't agree to the charge being applied on the meter. There is no incentive for private landlords with tenants that are not receiving benefits. Perceived as something for nothing So badly launched and operated theft is already needing re branding The properties / landlords that would possibly most benefit from the Green Deal are more likely to be in the prime / market sector that attracts a higher turnover of tenants. I suspect that the potential additional costs of the Green Deal are likely to complicate / delay finding new tenants who will not see / appreciate / understand the benefits of why they should be paying a premium on the utility bills for a particular property

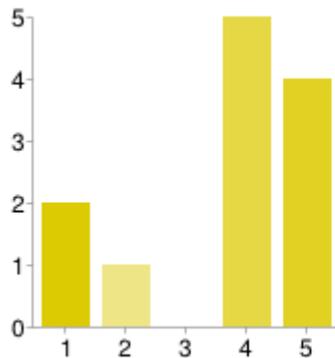
How should private landlords approach Green Deal to make the most of it?

On their own requirements / needs. If you break down the different types of landlords / sectors, the answer is likely to be different in each case. A small increase in monthly rent over several years could potentially cover the costs of a cheaper loan for improvements without all the complications of the Green Deal and to a potential tenant they will see the property e.g. new boiler or whatever it may be, but only one monthly rent and no premium on the utility bills. Initially by talking it through with their tenant to ensure that they understand the benefits and providing them with either the information available or

the links to web based resources. As an opportunity to motive stock and conform to 2018 e rate req. take in social tennants and use eco or other free hand outs

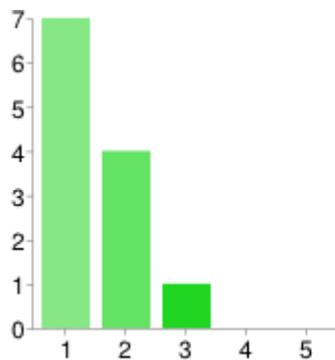
Confidence

Thinking about the idea behind Green Deal of attaching a loan to the energy meter and trying to ensure the savings financed the loan. Was it a good idea?



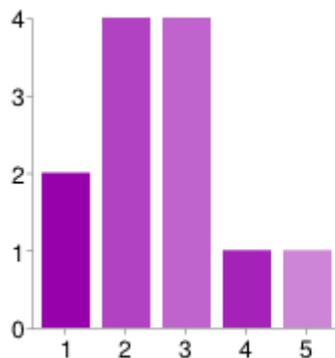
1	2	17%
2	1	8%
3	0	0%
4	5	42%
5	4	33%

Thinking about Green Deal as it has been introduced, how well has it been designed?



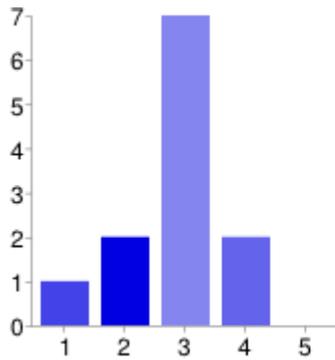
1	7	58%
2	4	33%
3	1	8%
4	0	0%
5	0	0%

Will the Green Deal make a difference to getting people out of fuel poverty?



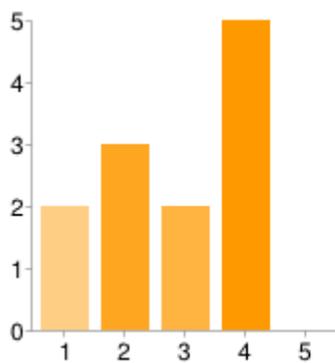
1	2	17%
2	4	33%
3	4	33%
4	1	8%
5	1	8%

Will Green Deal make a significant contribution to reducing energy use



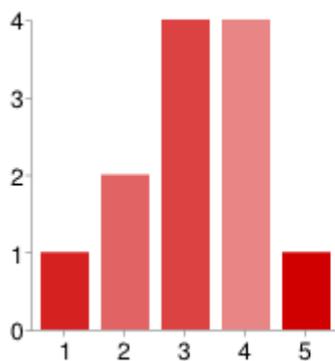
1	1	8%
2	2	17%
3	7	58%
4	2	17%
5	0	0%

Will Green Deal make a significant contribution to raising the standards or private rented property?



1	2	17%
2	3	25%
3	2	17%
4	5	42%
5	0	0%

To what extent will the business viability for private rental landlords be affected by Green Deal?



1	1	8%
2	2	17%
3	4	33%
4	4	33%
5	1	8%

Number of daily responses

