



FPRA
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The Voice of Leaseholders

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GOVERNMENT ENERGY EFFICIENCY SCHEME COULD EXCLUDE MILLIONS OF PRIVATE FLAT- DWELLERS

The Federation of Private Residents Association has responded to the recent Government Plans for UK homes to reduce carbon emissions by 2050 and question the improvements to the existing energy efficiency scheme.

The Government has announced that British households will be able to receive expert, targeted help to reduce their fuel bills and access low-carbon heat and power in their homes.

Responding to the draft plan to reduce household carbon emissions to almost zero, The Federation believes in order for the UK to achieve its ambitious target of an 80 per cent cut in emissions by 2050 the Government need to address the very real complications involving the private residential leasehold sector, the one to two million leasehold flats in the UK (a significant proportion of homes) are effectively excluded from carrying out many home insulation initiatives as a result of legislation or because there is no provision for this in their leases.

Federation Chairman Bob Smytherman said:

"I hope the plan when it is finally published includes proposals for improving the quality and availability of information and advice to leasehold flat owners and tenants and the new finance packages and options for the delivery system of energy efficient and low carbon improvements be available to every leasehold property in the country. "

"The Government's ambition must include providing cavity wall and loft insulation for all leasehold properties by 2015. "

"We need to move from the present incremental steps which currently exclude many leasehold flats from the household energy efficiency program to a comprehensive national plan for everyone."

"Wasted energy is costing families on average £300 a year, and more than a quarter of all our emissions are from our homes. "

Federation Chief Executive Robert Levene added:

"The Community Energy Saving Programme will help thousands of households living in the private leasehold sector to save energy and save money. Alongside this we want the Government to address the real barriers within the terms of many leases that are stopping many people getting involved."

Ends

Key proposals include:

Finance packages to install energy efficiency measures and low-carbon heat and power sources would be offered to householders. Repayment from part of the savings on energy bills would be linked to the property, rather than residents.

- Combined with guaranteed cash payments by way of a Renewable Heat Incentive and a Feed-in Tariff for small scale electricity generation, the payback for homeowners who switch to low-carbon technologies and save energy would start from day one.

- Options for improving the delivery of energy efficiency advice and measures, including establishing a central coordinating body funded by energy companies and working to Government-set targets.
- Rolling out low-cost home energy audits, developing a qualification for energy advisers, and establishing an accreditation scheme for installers.

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Notes to editors

1. Full copies of the three consultation documents and ministerial speeches are now available. Media fact sheets summarising the proposals are available from the DECC press office. Visit www.decc.gov.uk/hes.
2. The ambitions contained within the HES strategy apply across all of the UK. The Community Energy Saving Programme and CERT increase will apply in England, Wales and Scotland.
3. Regional emissions and energy consumption statistics:

Region	CO2 emissions		energy consumption	
	Total (million tonnes)	percent	Total (kWh)	percent
N Ireland	16	3.0	39,603.4	2.4
North East	33	6.3	83,617.6	7.7
Wales	33	6.3	97,377.2	5.8
East Midlands	41	7.8	129,422.1	7.7
South West	42	8.0	132,002.1	7.9
Scotland	43	8.2	171,942.3	10.3

West Midlands	45	8.6	147,505.0	8.8
East of England	45	8.6	156,267.2	9.3
Greater London	50	9.5	163,214.3	9.7
Yorkshire and Humber	53	10.1	168,410.8	10.1
North West	59	11.2	200,208.9	11.9
South East	66	12.5	225,534.5	13.5
Total	526	100	1,675,501.9	100

The FPRA exists to advise and support leaseholders (flat owners) and residential management companies, to lobby for the interests of leaseholders, to be a forum for debate, and to keep members informed of legal and practical developments in leasehold matters.

The FPRA was set up in 1971 as a non-political, non-profit making voluntary organisation by a group of private sector residents' associations.

It became a limited company in 1986. Its directors are unpaid volunteers, and have long experience in leasehold matters.

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