

Green Deal Consents

June 2012

V0.2

Impact of Consents for GDP's

- > A green deal plan will be changing the fabric and/or equipment of a building. Different parties associated with the building will need to be informed and consent to the works.
- > A GD Plan is finance that “attaches” to the electricity bill and transfers between future bill payers. All known bill payers need to consent and future bill payers need to be legally informed – disclosure of the charge needs to be made through the lifecycle of the charge.
- > The data protection act applies to all information gained and stored by the GDP.

The GDP has to annex consent to the charge on the plan.

They should facilitate the acquiring of consents & permissions with the customer to minimise customer dissonance, future issues and reduce operational delays

The GDP should explain the customers responsibility to disclose the charge & what it means to future bill payers.

Consent

- > Both areas the responsibility of the improver to acquire
 - Consent to the charge (check who pays the electricity bill)
 - Consent to the works (details on tenancy agreement, deeds, mortgage documents)
- > A GD plan is only valid if there is consent to the charge. Current, potential and known future bill payers need to consent to the charge. This is an annex to the plan
 - Current bill payer (may or may not be owner, tenant)
 - Potential bill payer (all landlords as they are the default bill payer in void)
 - Future bill payer (such as known tenants)
- > The owner, and other parties with property rights, need to consent to measures on the property
 - The landlord as property owner
 - The freeholder, depending on extent of demise
 - Mortgage companies for certain measures
 - LA's planning departments for external changes and listed buildings
 - Potentially special interest conservation groups






Consent groups

Segment	Consenter	Method	Checks	Lead-time
Social Housing	RSL	Direct contact by improver to RSL. Letter, GD quote, planning consent & scope works form Responsible for any other related party to consent (eg freeholder)	Must have signatory to charge Visibility of consent to works.	4 weeks
	Tenant	Direct negotiation Letter, GD charge form Informed of works	Bill payer or tenant signatory	2 weeks
Private rental	Landlord / property owner	Direct contact by improver. Letter, GD quote, planning consent & scope works form Responsible for any other related party to consent (eg freeholder)	Must have signatory to charge Visibility of consent to works.	4 weeks
	Tenant	Direct negotiation Letter, GD charge form Informed of works	Bill payer or tenant signatory	2 weeks
Owner occupied	Freeholder	Direct negotiation Letter, planning consent, scope of works, form	Visibility/confirmation that gained	4 weeks
All	Planning Permission	Application to Planning Office of LA Works details & plans	Notification letter	8 weeks avg
	Conservation Area	Application to Planning Office of LA Works details & plans	Notification letter	
	Other	Check deeds for requirements		

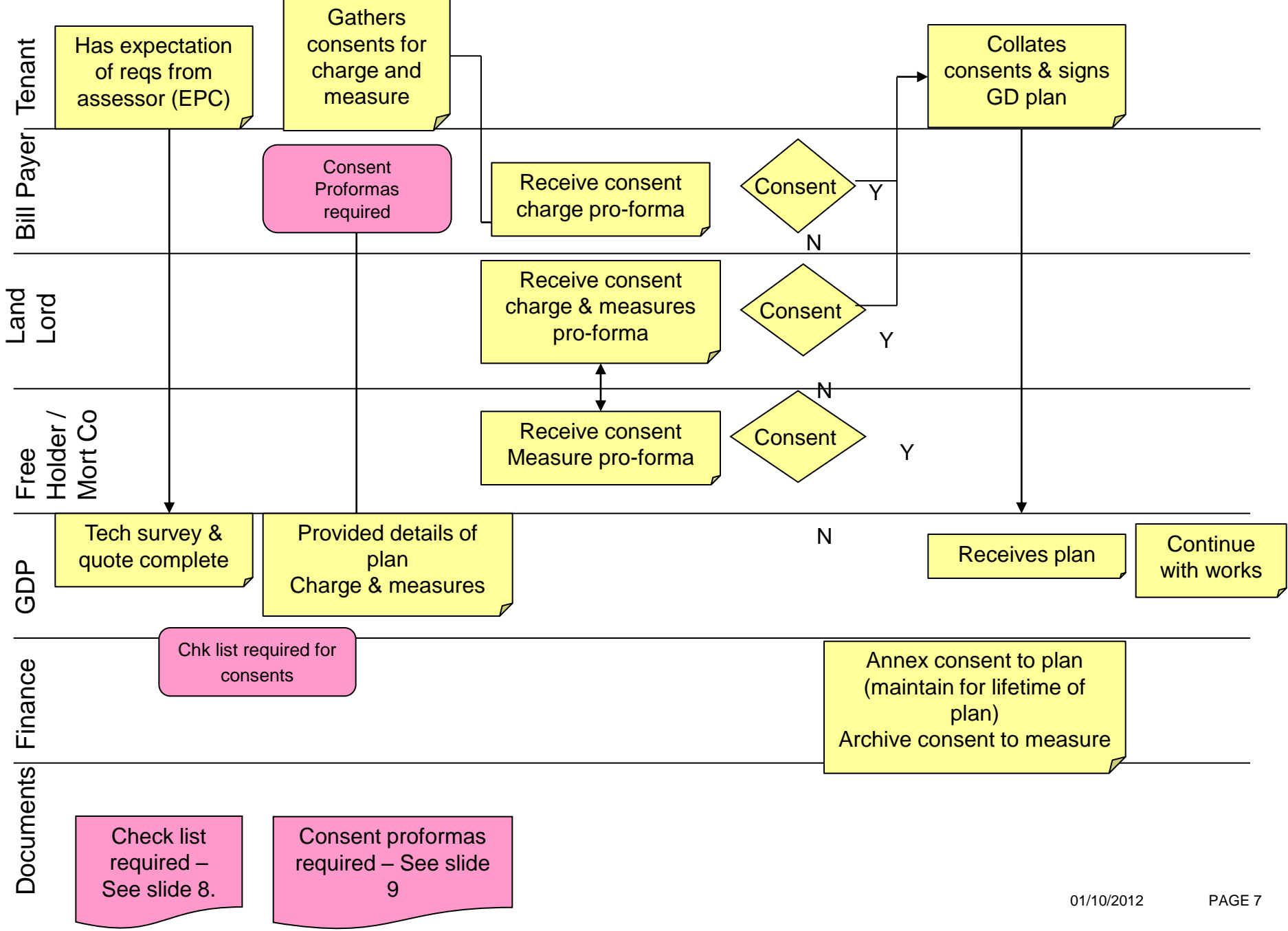
Schedule:

1. Key
2. Process Map – Tenants Customer Journey
3. Process Map – Owner Occupier Customer Journey
4. Process Map – Landlord Customer Journey
5. Documents Required:
 1. Check List
 2. Consent Pro forma
 3. LA guidance
 4. Planning Permissions Table
 5. Mortgage Table
6. Requirements

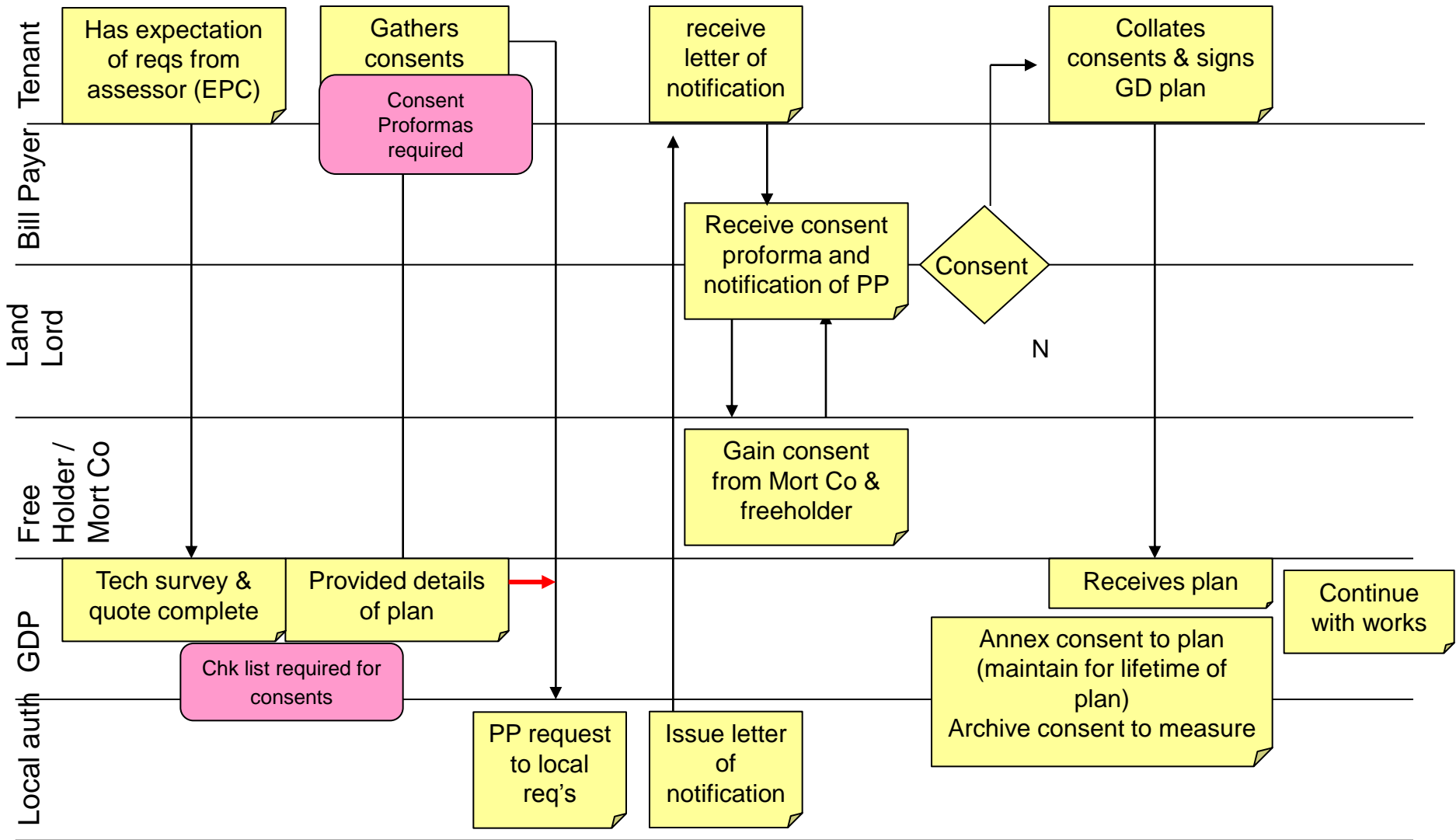
Key :

- 1. Manual Process Step 
- 2. System generated process step 
- 3. Documents 
- 4. Unknown 
- 5. Queries 

Tenant Customer Journey (no planning permission req'd)



Tenant Customer Journey (planning permission)



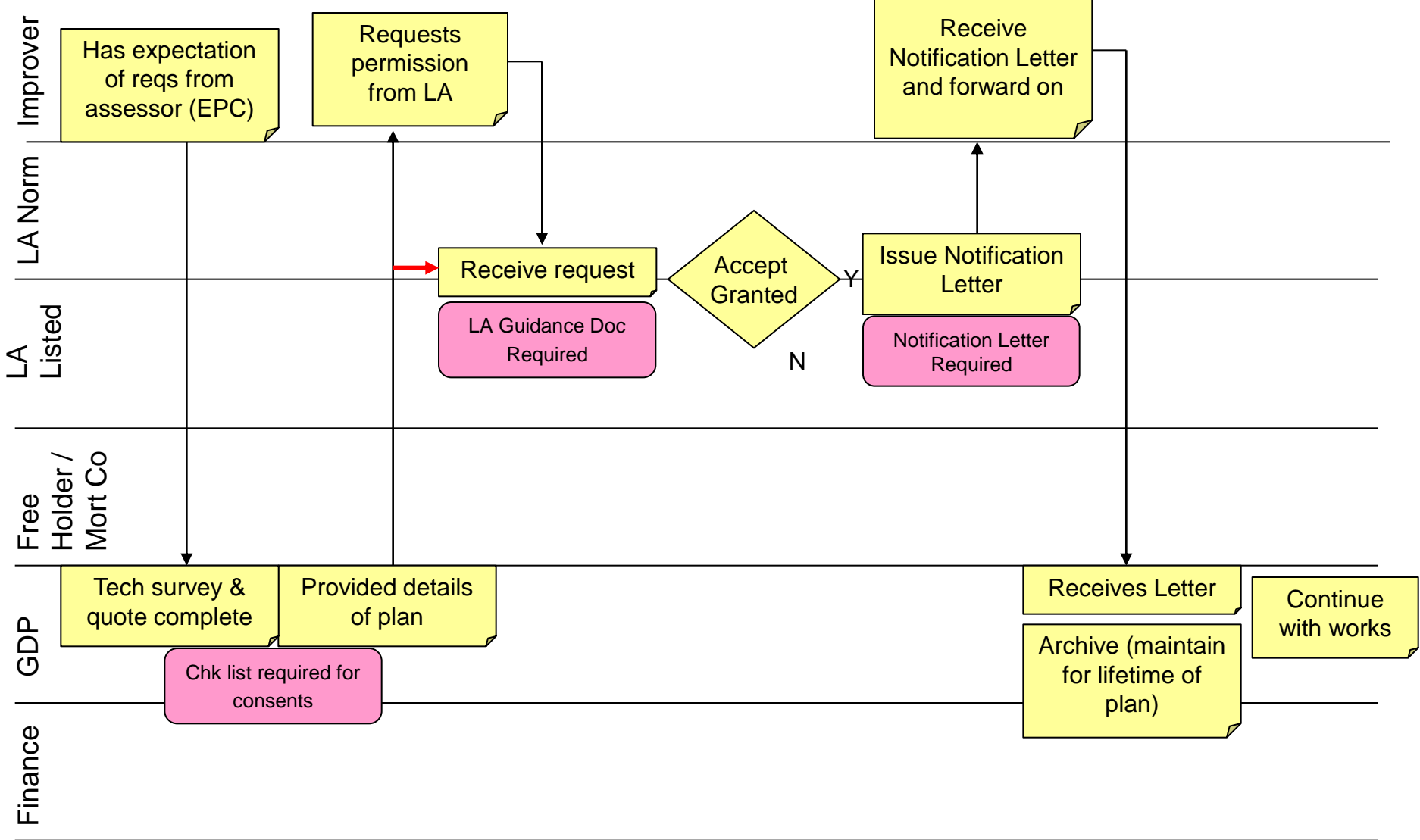
Documents

Check list required – See slide 8.

Consent proformas required – See slide 9.

➔ Possible flow

Owner Occupier (as bill payer) Customer Journey



Documents Finance

Chk list required – See Slide 8.

Restricted Covenants for an area (In deeds)

Same flow for listed Building Consent - LA

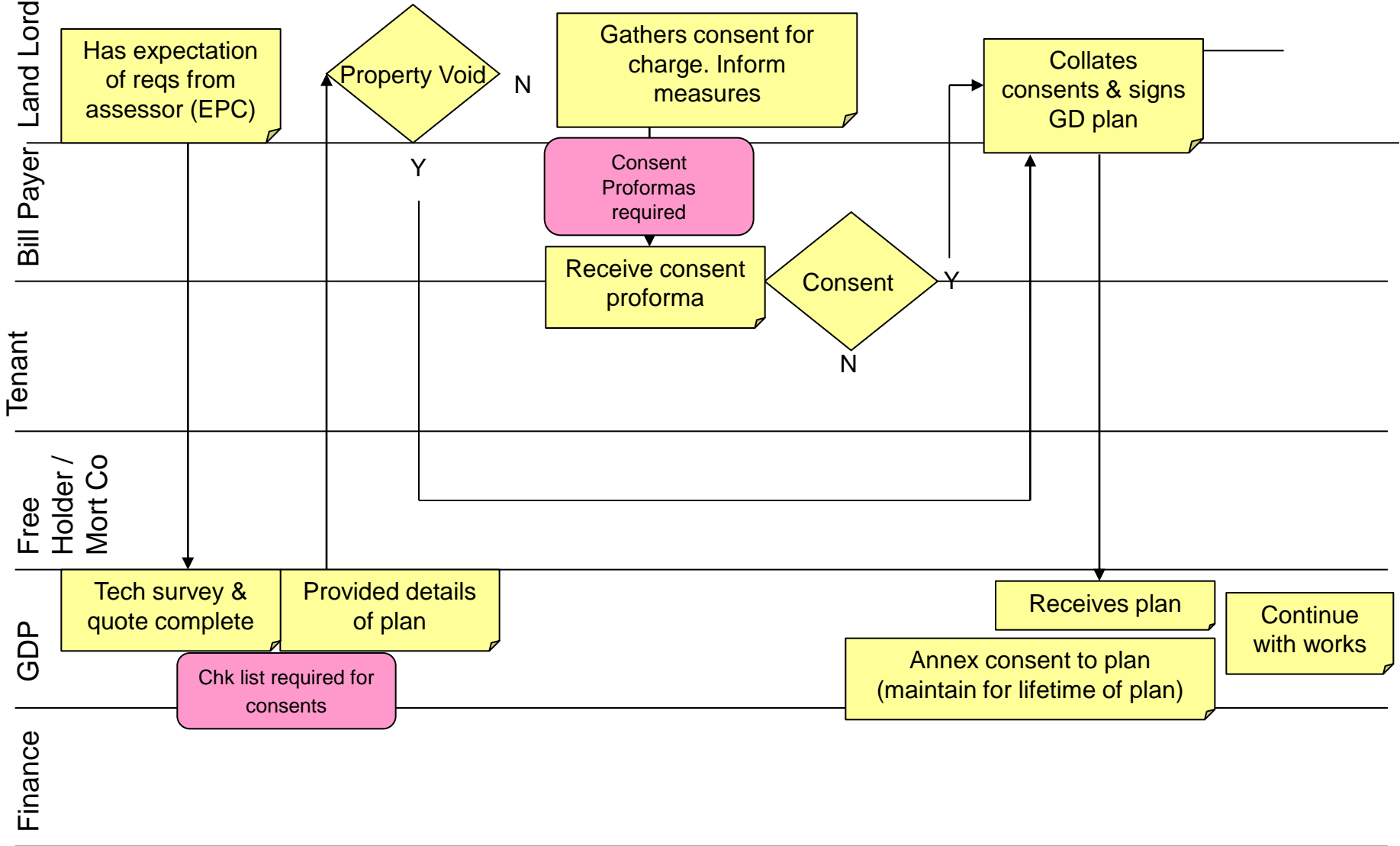
Doc Required: What is the LA likely to do in this area – what's the process?

Notification Letter Required

Building Control into QA work stream

01/10/2

Landlord Customer Journey (no planning permission)



Documents

Chk list required – See slide 8.

Consent proforma required – See slide 9.

Check List :This will now need to be a series of questions which defines the consents required and who should be informed

It must include the following:

- Bill Payer / Shared responsibility
- Legal position of property (Tenure)
- Investigate Planning permissions (in advance, measure dependant)
- Is there a Landlord – who?
- What are the terms of the mortgage (on mortgage agreement)
- Terms of tenancy (what measures need consent)
- Conservation area (apply through LA or other interest group)
- Listed – Separate Consent Required from LA, listed on deeds.
- Extent of demise (long term lease holder on deeds)

Consent Pro forma x 2

Consent to the Measures if not the owner

- Name / Address of property owner
- Legal Status (tenure)
- Must Include Scope of works, any planning notification letter and quote
- Also must include responsibility to inform mortgage coy and freeholder

Consent to the Charge –

must be gained to be a GD plan from the existing or any known future bill payer

- Name / Address
- Must Include Charge Schedule

LA Guidance:

1. What is the LA likely to do in this area? This can be pre-investigated by the GDP, could be applied for by GDP if appropriate to business model. There will be a charge for granting
2. What's the process – all have different rules, application processes and guidelines. Guidance required for each LA. This is helpful to to customer but not legally required by the GDP> Responsibility lies with the improver.

Planning Permission / Measures Table (example)

List of Measures	Not required	Possibly required
<p>Heating, ventilation and air conditioning</p> <p>Condensing boilers Heating controls Under-floor heating Heat recovery systems Mechanical ventilation (non-domestic) Flue gas recovery devices</p>	X	
<p>Building fabric</p> <p>Cavity wall insulation Loft insulation Flat roof insulation Internal wall insulation External wall insulation Draught proofing Floor insulation Heating system insulation (cylinder, pipes) Energy efficient glazing and doors</p>		<p>Anything that materially affects the external of the building – EWI</p> <p>Unless within the permitted development rights</p> <p>(Glazing – if in Conservation area)</p>
<p>Lighting</p> <p>Lighting fittings Lighting controls</p>	X	
<p>Micro generation Ground and air source heat pumps Solar thermal Solar PV Biomass boilers Micro-CHP</p>		Maybe Solar PV check current legislation
<p>Water heating Innovative hot water systems Water efficient taps and showers</p>	X	

Mortgage / Measures Table (example)

List of Measures	Not required	Possibly required
<p>Heating, ventilation and air conditioning</p> <p>Condensing boilers Heating controls Under-floor heating Heat recovery systems Mechanical ventilation (non-domestic) Flue gas recovery devices</p>		
<p>Building fabric</p> <p>Cavity wall insulation Loft insulation Flat roof insulation Internal wall insulation External wall insulation Draught proofing Floor insulation Heating system insulation (cylinder, pipes) Energy efficient glazing and doors</p>		Anything that materially affects the external of the building or building value - EWI
<p>Lighting</p> <p>Lighting fittings Lighting controls</p>		
<p>Micro generation</p> <p>Ground and air source heat pumps Solar thermal Solar PV Biomass boilers Micro-CHP</p>		
<p>Water heating</p> <p>Innovative hot water systems Water efficient taps and showers</p>		

Requirements

1. Lead Times to be confirmed
2. Operational maps to be built into final L2 process maps
3. Outcome of SHP still to be defined
4. Ombudsman “test” for resolution of complaint where there is no legal responsibility ie disclosure.
5. LA planning offices – is there any consistency in approach