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Welsh Government

GUIDANCE, DOCUMENT

Help to Buy – Wales: energy efficiency guidance for buyers

What you should do if you have a Help to Buy Wales loan and want to make your home more energy efficient.

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The **Help to Buy (Wales)** Limited shared equity scheme is keen to ensure that homes purchased through the scheme are as energy efficient as possible.

Help to Buy (Wales) welcomes applications from customers seeking permission to make their home more energy efficient, introduce measures to reduce carbon or fit other new technologies. following a purchase. Heat pumps, car charging points and other new technologies are becoming increasingly popular in homes.

We highly recommend any homeowner looking to install such systems undertakes an independent whole home retro assessment in the first instance before undertaking any work. This survey will be tailored not just to the needs of your property but to your needs and circumstances.

The decision as to whether to request permission to undertake the work to install additional systems or new technologies rests with each customer. Before seeking the approval of Help to Buy (Wales) Ltd for the work, customers should consider the information set out below.

Retrofit Assessment

An independent retrofit assessment will help to identify any major issues or recommendations including needs for extra ventilation, where to prioritise investment and will help to ensure the correct measures for your property are installed. Further information on retrofitting your home can be found on the **Trustmark website**.

Solar Panels

There is more information on the **Energy Saving Advice website** about the benefits of solar electricity and how solar panel (PV) cells work, as well as average costs, potential savings and maintenance.

Solar Energy Calculator

There is a useful [Solar Energy Calculator](#) on the Energy Saving Trust website that estimates the income and savings you could receive from the domestic Feed-In Tariff scheme which is available in Wales, for eligible PV installations of up to 4kWp including new build. This tool calculates annual income based on postcode and estimations of roof slope, roof direction, shading and size of system. Income from FITs, savings on monthly bills and grid export.

Heat Pump

We recommend an independent advisor such as the Energy Saving Trust when considering this option. Read the [In-depth guide to heat pumps](#).

Electric Car Charging Port

The [Energy Saving Trust's Charging Electric Vehicle's Best Practice Guide](#) gives advice on getting the best out of an electric vehicle, home and public charge points, and maximising savings.

The [Electric Vehicle Consumer Code for Home Chargepoints \(EVCC\)](#) aims to give consumers the confidence to install a charger at home, and ensure that manufacturers, suppliers and installers consistently deliver the highest quality of work.

Other things you may wish to consider before going ahead

- What are the implications for your existing or future mortgage?
- If the property is leasehold, will the freeholder's permission be required?
- What are the implications for the future resale value of the property?
- What if the roof needs maintenance work in the future?

It is essential to seek impartial in depth advice before embarking on any of the projects.

Applications for additional systems and new technologies will usually be approved, on the understanding that any potential value added to the house will not be discounted at time of sale.

The maintenance of any additional systems added and the home remains with the customer and any future purchaser will not be able to seek any recompense from Help to Buy Wales Ltd.

Please contact the Help to Buy (Wales) Post Completions team if you wish to make changes to your property.

Help to Buy (Wales) Post Completions team

Telephone: 08000 937 937 option 2

Email: postcompletions@helptobuywales.com

Rydym yn croesawu galwadau a gohebiaeth yn Gymraeg / We welcome calls and correspondence in Welsh.

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