

January Property Newsletter

Welcome to our monthly newsletter for property landlords. We hope you find this informative. Please [contact us](#) to discuss any of these matters further.

Thousands of households to get home insulation grants

The Eco Plus scheme, announced recently by the government, will provide insulation grants to thousands of households across the UK. It is expected to run from April 2023 to March 2026 as part of Chancellor Jeremy Hunt's aim to cut Britain's energy use 15% by 2030.



The scheme is designed to help families reduce their energy bills and carbon emissions, as well as improve the insulation of their homes. Insulation is a key way to reduce heat loss in homes, and the Eco Plus scheme will provide families with up to £1500 towards the cost of insulation.

In addition, the scheme will provide grants for other energy efficiency measures, such as boiler replacement and cavity wall insulation. The scheme is part of the government's wider commitment to tackling climate change and meeting its target of net zero emissions by 2050.

Although details of the scheme are not yet finalised, reports suggest that middle-income families could benefit along with those most at risk of fuel poverty and that the scheme will likely apply to people with council tax bands A to D.

According to The Times, over 70,000 households could benefit over three years, with the government covering up to 75% of the cost of upgrades.

The benefits and drawbacks of shared ownership

Shared property ownership allows multiple parties to co-own a single property, with each party gaining an undivided and exclusive interest in the entire property. This mode of ownership offers certain benefits, however, it also carries risks. Let's look at the pros and cons of this government-backed scheme.

Pros:

- The chance to become a homeowner without breaking the bank.
- You will only need a mortgage for the share you own.
- Thanks to 'staircasing', you can buy incremental shares in the property, allowing you to slowly work towards full ownership.



Cons:

- Buyers are still responsible for paying full maintenance and repair costs for the property, despite only partially owning it.
- Should house prices fall, you could fall into negative equity, with the mortgage debt exceeding the value of the home.
- The process of selling the property can be complex.