

Reduce the carbon footprint of your home

Which technology is suitable for me?

Energy efficiency is the most cost effective way of reducing your fuel bills and carbon emissions. You should ensure that your home is as energy efficient as possible before considering renewable or low carbon technologies.

A condition of the RE-Charge loan is that, if suitable, your loft and cavities should be insulated prior to the installation of the renewable or low carbon technology.

This work can be carried out at no charge under the Kirklees Warm Zone project.

As part of the RE-Charge process a technical advisor will visit your property and be able to advise you on which technology will be the most suitable for your needs and property. An energy efficiency assessment will also be carried out at this stage and if necessary you will be referred to Kirklees Warm Zone.

How much will I need to borrow?

Costs will vary depending upon the type and size of property and the type and size of technology installed. After a technical survey is carried out you will be provided with a quote including a full

breakdown of the costs.

Please refer to the table of costs included in this pack for current typical costs.

How will I pay the money back?

The interest free loan will be secured by way of a Legal Charge over your property as previously explained. The total sum is paid back to the council upon change of ownership of the property, irrespective of time from the date of the installation.

A Charge is an alternative name for a secured loan or mortgage, so called because the loan is guaranteed or 'charged' on your home. This Charge will take the form of a Second Charge if you have a prior mortgage in relation to your property. As holder of a Charge over your property Kirklees Council has a legal call on the property in the event that you default on repayment or otherwise breach the terms of your loan agreement

with the Council. If the Council holds this security as a Second Charge over your property the Council will have a claim in relation to the equity in your property only after all liabilities to the holder of the First Charge are settled. A Charge held over your property gives the lender the power to take possession of your property if you fail to repay the loaned money in accordance with the terms of the Loan Agreement. If you do not have a mortgage then the RE-Charge loan will be the first charge on your property.

An advantage of a Charge scheme is that there is no significant initial outlay or costs to the householder and there are no monthly repayments.

Will I have to pay anything in advance / prior to the installation?

There is legal work involved in setting up a Second Charge, typical costs based on a householder with a mortgage with a high street/mainstream lender are as follows:

- The cost of administering the Second Charge will range from around £225 to £425, depending on the complexity of the manner in which the property is held ie. joint ownership, mortgaged, freehold etc.
- The first £100 of this will be payable in advance.
- RE-Charge will pay costs over and above £350.
- The remaining amount will be taken as part of the loan.
- **It should also be noted that, due to the presence of a Second Charge, any future remortgaging of your property will result in additional legal costs of approximately £100 per remortgage.**

Kirklees Council Legal Services will carry out the legal work required to set up the Charge only. Legal costs associated with re mortgaging of the property will be the responsibility of the householder.