

Policy statement

Solar or PhotoVoltaic (PV) panels

Version: 1 / Nov 2011

Introduction

In April 2010, the government introduced 'feed-in tariffs' also known as 'clean energy cash back' to give people who generate their own renewable electricity a fixed price for each unit of electricity generated.

These feed-in tariffs might make it financially beneficial to install solar or PV panels as a personal or a business investment, as well as potentially offering a limited amount of free energy to the home.

The financial benefits on offer mean that investors and businesses are offering to install solar or PV panels on to roofs of suitable properties for no cost to the resident – the company retains ownership of the panels and benefits from the feed in tariff paid by the government over a 25 year period.

The financial return on the panels relies upon them operating at a high efficiency without any disruption. This could lead to a conflict of interest between the investment company who own the panels and the property's owners which may result in legal disputes and claims for compensation.

This leaflet offers advice to our residents who want to investment in solar or PV panels for their home or who want to know what opportunities there may be to allow a private investment company to install them on their home.

Southern Housing Group's position

Southern Housing Group's main priority as a Social Landlord is to provide our residents with good quality, cost effective housing.

We are currently running a number of pilots in our regions in which we are fitting solar or PV panels on to the roofs of a number of our properties. From these pilots we intend to assess the real costs and benefits of these installations before we decide whether to allow them to be installed in any other Group stock.

Outside of these pilots the Group is not willing to allow any other third party to fund, install or maintain these panels on any property that remains in the ownership and repair responsibility of the Group.

Permission needed

Written permission must be given by Southern Housing Group before any alterations, additions or adaptations can be made to properties that we own or manage, this includes items such as installation of solar or PV Panels.

You must put your request in writing using the Group's 'consent for alteration form' available from our Service Centre on request by phone, email or letter or by downloading it from our website.

It is important that you read the rest of this leaflet to understand what situations the Group is willing to consider requests for solar or PV panels.

The Group will assess applications on a case-by-case basis and will consider your request based on the risks to the Group, its properties and the interests of all of its residents.

Any approval by the Group must be in writing and subject to the conditions set out in that approval.

If you rent you home

If you are a tenant with Southern Housing Group Limited or Southern Home Ownership Limited you will not currently be given consent to install Solar Panels on your home. This position will be reviewed once our pilot programmes have been evaluated.

If you own all or part of your home

If you are a Shared Owner or a Leaseholder, under the terms of your lease, you will need our permission to install solar panels onto your roof.

Southern Housing Group will only consider giving consent to your application to install solar panels if:

Solar or PhotoVoltaic (PV) panels cont...

- You live in a house that does not have a communal roof and your agreement states that you have full repairing responsibilities
- you have written permission from your mortgage lender
- we are satisfied that the installation will not have a negative effect on our investment in the property
- we are satisfied that arrangements for the installation, maintenance and long term ownership of the panels will not have a detrimental impact on the Groups interests or liabilities in this property and/or neighbouring properties.

Please be aware that even if you meet these criteria your application may still be refused if there are other grounds for the Group to refuse consent under the terms of the lease or tenancy agreement.

Owner of the version: Policy Services

Date of next review: 2013

Contact us

If you live anywhere in the UK except the Isle of Wight, phone us on **0300 303 1771**

If you live on the Isle of Wight, phone us on **0300 303 1772**

All residents

Service Centre opening hours
8am to 8pm, Monday to Friday

Email us at
service.centre@shgroup.org.uk

Write to us at **Service Centre,**
Southern Housing Group,
PO Box 643, Horsham RH12 1XJ

Visit our website at
www.shgroup.org.uk

For help with translations, or if a large type, Braille or audio summary would be useful, please contact the Service Centre.

Arabic

لمساعدتك في الترجمة يرجى الاتصال بمركز الخدمة على هاتف 0300 303 1771.

Bengali

অনুবাদ সাহায্য পেতে হলে সার্ভিস সেন্টারে 0300 303 1682 নম্বরে ফোন করুন।

French

Si vous souhaitez recevoir de l'aide avec vos traductions, appelez le 0300 303 1771.

Somali

Wixii ah caawimo turjumaan ka soo wac Xarunta Adeegga telefoonka 0300 303 1771.

Spanish

Si necesita que le ayudemos con alguna traducción, llámenos al 0300 303 1771.

Turkish

Tercüme konusunda yardım için 0300 303 1683 'den Hizmet Merkezi'ni arayın.