

## Landlord's Energy Saving Allowance

You can reduce your tax bill by up to £1,500 a year with the Landlord's Energy Saving Allowance.

### What you can claim

You can claim Landlord's Energy Saving Allowance for the costs of buying and installing the following energy-saving products for properties you rent out:

- cavity wall and loft insulation
- solid wall insulation
- draught-proofing
- hot water system insulation
- floor insulation

### Owning more than one property

You can claim a maximum allowance of £1,500 for each house, flat or bedsit you rent out. For example, if you rent out a building that contains 4 flats, you can claim up to £1,500 for each flat.

### Owning a property with others

If you own the property with others, you can claim a share of the allowance in one of 2 ways:

- based on the amount of the property you own (eg if you own half of the property you can claim up to £750)
- based on the amount of money you spent on the improvements (eg if you covered half of the costs, you can claim up to £750)

Owners can claim a maximum £1,500 in total for each property owned.

### Installing energy-saving items yourself

If you install the energy-saving items yourself, you can claim Landlord's Energy Saving Allowance for the costs of buying them, but not for installing them.

### What you can't claim

You can't claim Landlord's Energy Saving Allowance on a property if:

- you're claiming an allowance under the 'Rent a Room' scheme
- you're renting out the property as furnished holiday accommodation

### How to apply

You claim the allowance when filling in your tax return:

- when you fill in your [Self Assessment tax return](#) - if you rent out your property as an individual
- under 'allowable business expenses' on your Company Tax Return form - if you rent out your property as a business

<https://www.gov.uk/landlords-energy-saving-allowance>