

Tenant's request for consent to install a plug-in solar device

A template letter for private tenants in **England and Wales**, built to the requirements of Part 2 of the Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015 — the provisions under which a landlord **must not unreasonably refuse** consent to an energy efficiency improvement.

WHY THIS LETTER HAS A SPECIFIC SHAPE

A tenant's request is not a casual email. Departmental guidance states there is “no set form which you must use to make a tenant's request”, but it must be in writing and include certain information — and “if it does not, it will not be a valid request and your landlord does not have to consider it”.

Everything below the subject line exists because regulation 8 or the guidance asks for it. Do not delete sections to make the letter shorter.

Before you send it

Check your tenancy is in scope

The property must be let under an assured tenancy (including an assured shorthold), a regulated tenancy under the Rent Act 1977, or one of several agricultural tenancies. Social housing let at full market rent is in scope. These regulations extend to **England and Wales only**.

You cannot make a request if you have ended the tenancy, are within three months of the end of a fixed term, are facing possession proceedings, or have had a request refused on an exemption in the last six months.

Decide how it will be mounted — this matters more than it looks

Guidance on these provisions notes that once installed, an improvement will “become part of the fixtures and fittings of the property” and so “would typically come within the landlord's ownership”, meaning a tenant “would not be entitled to remove them at the end of the tenancy... unless this had been agreed with the landlord at the time the consent was granted”.

For a kit you paid for, that is a serious consequence. A free-standing or ballasted mounting avoids the question; drilling into the structure invites it. Either way, section 7 of the letter asks for your ownership and removal rights to be recorded **in the consent itself**.

ONE HONEST GAP IN THE PAPERWORK

The evidence list in these regulations was written for measures fitted by an installer. It asks for “a copy of the quotation for the cost of installing the measures from a Green Deal installer or another installer that meets relevant installer standards” — which does not exist for a device you plug in yourself.

Enclose the product quotation or order confirmation, and say plainly that no installer is engaged because the device is designed for consumer installation. We cannot tell you how a court would treat that — as far as we can establish, it has never been tested.

What to enclose

- ☐ A quotation, order confirmation or priced product listing for the kit
- ☐ Written confirmation that you are funding it yourself (section 5 does this)
- ☐ The manufacturer's declaration of compliance with the Interim Product Specification
- ☐ Any EPC recommendation report, Green Deal advice report or surveyor's report that recommended solar — *only if one exists*
- ☐ Leaseholders making a request: written confirmation that your own tenants consent, where required

AFTER YOU SEND IT

The landlord must serve an initial response within one month, and a full response within one to four months depending on the circumstances. If you rent a flat, the guidance places the duty on the landlord to identify and seek any superior landlord's consent — “you, the landlord, must identify this need and seek consent” — so it is not for you to chase the freeholder.

Joint tenants: the request must come from all of you, and you must all agree its contents before it is sent.

From (tenant)

Email

To (landlord or agent)

Date

Tenant's request for consent to a relevant energy efficiency improvement — Part 2, The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015Dear

,

1. The property and my tenancy. I am the tenant of

, under a tenancy that began on

. I am making this request under Part 2 of the Regulations named above. I would be grateful if you would treat this letter as a tenant's request for consent under regulation 8.

2. The improvement I am asking to install. I wish to install **photovoltaics** — a measure listed at entry (cc) of the Schedule to the Green Deal (Qualifying Energy Improvements) Order 2012, and therefore a relevant energy efficiency improvement for the purposes of these Regulations.

Specifically, a **plug-in solar device** complying with the Plug-in Solar Device Interim Product Specification, which becomes lawful to sell with a standard plug in Great Britain on 27 August 2026 under SI 2026/848. The device:

- connects to an existing socket by the manufacturer's own BS 1363 plug and lead. It is **not** wired in, and no electrical work is required;
- has a maximum output of 800 VA and a maximum current of 3.5 A;
- comprises

 panel(s) totalling

 W;
- will be mounted as follows:

3. Why I am asking. I recognise my tenancy agreement requires consent for alterations. The device is free-standing and connects by an ordinary plug, but I am seeking consent in any event so that the position is agreed and recorded.

4. Making good. I will return the property to its original condition when the device is removed, at my own cost, including

Where the mounting requires no fixing to the structure, no making good will be necessary.

5. Funding — written confirmation. I confirm in writing that **I will fund the purchase and installation of this improvement in full myself**. There will be no cost to you. A quotation or order confirmation is enclosed.

6. Network notification. I will notify the local distribution network operator of the connection under Engineering Recommendation G98, within the period G98 requires, and will notify them again on disconnection. I will send you a copy of the notification.

7. Ownership and removal — please record this in any consent. I ask that any consent you give records that the device remains **my property**, and that I may remove it at the end of the tenancy. I make this request expressly because departmental guidance indicates that an improvement may otherwise become part of the fixtures and fittings and fall into the landlord's ownership unless removal is agreed at the time consent is granted.

8. Maintenance. I will be responsible for maintaining and repairing the device and keeping it in safe working order.

9. Third-party consent. If the property is held on a lease, or if any superior landlord's, freeholder's, managing agent's or mortgage lender's consent is required, please identify that requirement and seek the consent, and let me know what is needed from me.

10. Response. I would be grateful for your initial response within one month, as the Regulations provide. If you are minded to refuse, please set out the ground you rely on.

Yours sincerely,

Signed

Name

Signed

Name

All joint tenants must sign. · Enclosures:

Where every requirement in this letter comes from

Nothing in the template is our invention. Each element traces to one of the following, and you can check any of them:

- **The Energy Efficiency (Private Rented Property) (England and Wales) Regulations 2015, Part 2** — the duty not to unreasonably refuse consent (regulation 10(1)), what a request must contain (regulation 8), who may make one (regulations 7 and 9), the funding condition (regulation 6(2)), and response periods (regulation 12).
legislation.gov.uk/uksi/2015/962/part/2
- **The Green Deal (Qualifying Energy Improvements) Order 2012, Schedule** — the list of qualifying measures, which includes “photovoltaics” at entry (cc).
legislation.gov.uk/uksi/2012/2105/schedule/made
- **Tenants' energy efficiency improvements provisions: guidance for domestic landlords and tenants**, Department of Energy and Climate Change, March 2016 — the form of the request, enclosures, the fixtures and ownership point, and third-party consent.
gov.uk/government/publications/tenants-energy-efficiency-improvements-provisions-guidance-for-domestic-landlords-and-tenants
- **Plug-in Solar Device Interim Product Specification, version 2, and SI 2026/848** — the description of the device in section 2.
legislation.gov.uk/uksi/2026/848

We keep archived copies of the government publications above, each with a SHA-256 hash you can check our copy against, at solar.org.uk/sources/legislation/.

WHAT WE COULD NOT CONFIRM

That a plug-in device is a “relevant energy efficiency improvement” in practice. The Schedule says “photovoltaics” without qualification, and does not distinguish fixed from portable. The argument reads well on the text. We have found no decision, guidance note or worked example applying it to a plug-in kit, and we would rather tell you that than let you believe the point is settled.

Scotland and Northern Ireland. These regulations extend to England and Wales only. We have not researched the equivalent positions and this template should not be used there.

Limitations

This is information, not legal advice. We are not solicitors. Tenancy agreements vary, and the general position set out here may not be how your particular agreement works. Citizens Advice, Shelter, a local tenants' rights group or a solicitor can advise on your own circumstances.

If you use this template, we would like to know what happened — whether consent was given, refused, or ignored. Real outcomes will improve the page this came from more than any amount of further reading. You can reach us at solar.org.uk/contact/.

LICENCE

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