

South Coast Home Inspectors

Energy saving tips

It would be nice if we could all save energy without having to think about it. This South Coast Home Inspectors leaflet will help get you thinking about saving energy. They will not all be suitable for your particular property. First look around and see what simple measures you can take, like not overheating rooms or hot water. Then take more detailed advice and always obtain at least 3 competitive quotes to compare if having works done.

Some simple measures could be done prior to the EPC to raise the property's energy efficiency rating if you know it needs doing and want to do it. But don't try and do them all just before you sell as you will not enjoy any of the energy savings yourself. If you are not sure what to do then please contact us for advice.

Depending on the property size, condition, age, location and your personal circumstances there may be some form of Govt or LA grant or assistance towards energy efficiency work you want to carry out. Contact your LA or Citizens Advice Bureau for advice, or refer to the links or contact us for a detailed energy review. Depending on the work you have done, it pays for itself between 2 and 200+ years; so decide carefully on what suits you.

- ★ **Improve loft insulation.**
If you have less than 100mm loft insulation you should seriously consider increasing it
- ★ **Improve insulation to the hot water cylinder**
If your hot water cylinder is not insulated or has 25mm or less you should seriously consider it
- ★ **Cavity wall insulation**
If your wall construction is suitable this can provide big energy savings
- ★ **Energy savings lights**
Changing light bulbs to low energy types is a simple way to save money. Start with those lights that are used most; but check carefully as not all low energy lights are compatible with dimmer switches or low voltage systems. Remember that low voltage lighting is not the same as low energy lighting.
- ★ **Switch power providers and supply to more economical fuel type if possible**
Shop around to get the best deal if you can. Think about switching to a lower cost fuel if you can. Savings can quickly mount up.
- ★ **Replace boiler to more efficient type**
Boilers over 10 yrs old are definitely less efficient than new ones. In addition to this new technologies make new boilers even more efficient. Depending how tired the old boiler is will influence the pay back period. Keep the boiler manual and show it to the Home Inspector for the EPC.
- ★ **Double or secondary glazing**
Here savings can be made though there is a long pay back period. Secondary glazing is cheaper to install. If you have a listed building check what you are allowed to do.
- ★ **Solar power/water heating**
This harnesses the sun's direct energy and has almost no greenhouse effect. Pay back periods are currently quite long, despite generally low running costs. It is dependent upon many factors including where in the country you are, which way your property is oriented to the sun and the size and type of system you want. Local Authorities may also have views upon this. Seek advice.
- ★ **Wind power generator**
This might work for you. Present technology will greatly favour properties in a windy location and is coupled with battery storage. Pay back for this is quite long and depends on many factors so it's best to get detailed advice if you are thinking of this. Planning permission is presently required.
- ★ **Heat pump**
Technology similar to fridges allows transfer of heat from outside air or ground by various methods. It can be used to heat in winter and cool in summer. Some equipment will need storage space. Presently it will only supplement existing domestic heating arrangements and tends to need a long term payback, though is improving year on year. Get detailed advice if you are thinking of this.