

6 Ways to improve your property's EPC Rating

Your property will be rated on its energy efficiency on a scale of A to G, with 'A' being the most efficient and 'G' the least efficient. This will be recorded on an Energy Performance Certificate.

An EPC is valid for 10 years and the energy efficiency rating must be shown on all marketing material advertising your property for sale or let.

6 ways to improve your property's EPC rating

1. **LIGHTING** – A simple and inexpensive way to improve your property's EPC rating is to replace existing halogen or non-Low Energy Lighting (LEL) with LEL's, Compact Fluorescent Light's (CFL) or Light Emitting Diodes (LEDs).
2. **ROOF INSULATION** – Another simple and inexpensive improvement is ensuring the loft insulation is at least 270mm in depth. If your loft is at 90mm or less you can get funding to have the loft filled or topped up!
3. **WALL CONSTRUCTION** – If your property has a cavity wall construction, ensure that this is filled, again this is simple and inexpensive improvement to make. Funding is also available for this efficiency measure and has a huge bearing on the EPC rating.
4. **HEATING CONTROLS** – Even if you have an old boiler, the introduction of modern controls such as a room thermostat, individual thermostatic radiator valves (TRVs) and boiler programmer will have a positive bearing on the EPC results. This is easy to do but slightly more expensive to introduce.
5. **CENTRAL HEATING SYSTEM** – Replacing an old, inefficient boiler will have a significant impact on any property's EPC rating. This is a significant alteration with high expense and longer payback period.
6. **RENEWABLE TECHNOLOGIES** – These cover a wide range of systems and technologies ranging from Solar / Photovoltaic panels, which generate hot water and electricity through to Bio-Mass boilers and ground source heat pumps that replace conventional central heating systems but can be up to 20X more efficient – significant alterations with a much higher expenditure, however virtually ALL Renewable Technologies are currently incentivised via government backed and guaranteed Feed-in-Tariffs (FITs) and will go on to provide domestic hot water and central heating at significantly reduced rates in comparison to many other systems.

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