

# IMPROVING ENERGY EFFICIENCY

Below are our top tips on how to improve your rented property's energy efficiency. Taking these steps will be better for both the environment and your pocket:

## 1. SWITCH TO LED LIGHT BULBS

You'll benefit by replacing just one traditional light bulb with an LED bulb.

And, not only are LEDs more energy efficient than traditional halogen bulbs they're also more environmentally friendly:

- They last five times longer,
- Use significantly less energy to produce the same amount of light, and
- They emit less carbon dioxide emissions.



A great time to make the switch would be when you're making upgrades following an Electrical Installation Condition Report (EICR).

Learn more about the benefits of LEDs [here](#).

## 2. REDUCE HEAT WASTE

Reducing the heat loss in your property will improve its efficiency. Draft proofing, for example draft strips for doors, windows and floor board gaps is one of the cheapest and most effective ways to save energy.

Read the [energy saving trust's](#) comprehensive blog on all the steps you could take

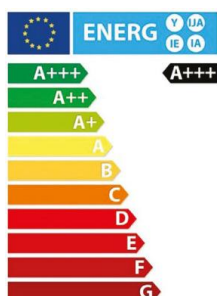


## 3. REPLACING APPLIANCES

Another great way to improve efficiency is by replacing any old appliances with higher rated ones.

Check your appliances' energy labels. A+++ are the top performing appliances for energy efficiency.

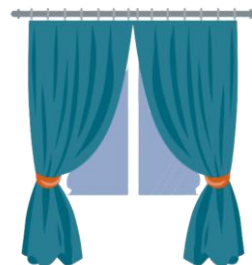
Choosing an A+++ fridge freezer Over an A+ model could save 580kg of CO2 over the lifetime of the product.



## 4. HOW THICK ARE YOUR CURTAINS?

Thick curtains are one of the main ways to protect your house from losing heat through the windows.

If replacing existing ones is not an option you could have your existing ones lined.



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## 5. EPC RATING

When you sell or rent you must have a valid Energy Performance Certificate (EPC).

An EPC has:

- Information about a property's energy use and typical energy costs
- Recommendations about how to reduce energy use and save money

Properties are rated from band A, the most efficient, to band G the least efficient. Assured Shorthold Tenancies must currently have an EPC of at least band E to be let out. The Government plans to raise the minimum energy efficiency standards for assured shorthold tenancies from an 'E' rating to at least a 'C' rating. The change will apply to new tenancies from 2028 and for all tenancies by 2030. Different rules apply for listed buildings.

Taking steps now to make your property more energy may positively influence a tenant's decision to rent it.

Certificates are valid for 10 years. If you don't have one or yours is out of date you must instruct an accredited assessor to produce the certificate prior to marketing to let.

Even if you have a valid report your rating may have improved because:

- The way ratings are calculated has improved over the last few years
- Of any work you've had done or if you've
- replaced a boiler or switched to more efficient light bulbs etc.

It's a good idea to discuss a re-assessment with an assessor before you tackle any new upgrades.



## 6. EXTERIOR IMPROVEMENTS

Improved insulation in roofs and cavity walls may help - if your property has a cavity wall construction, drilled holes in the brickwork/pointing filling the gap providing better insulation this is an area to look into.

Installing double glazed windows and thermally efficient doors. If you have had insulation installed that may be hidden from the EPC assessor, make sure you keep the documentation for this.



## 7. BOILER

Installing a more economical and efficient boiler or upgrading your heating controls and or thermostatic valves on your radiator can support improvements.

You may also wish to consider an alternative option such as an Air Source Heat Pump.

The Government has a current Boiler Upgrade Scheme read more [here](#).

