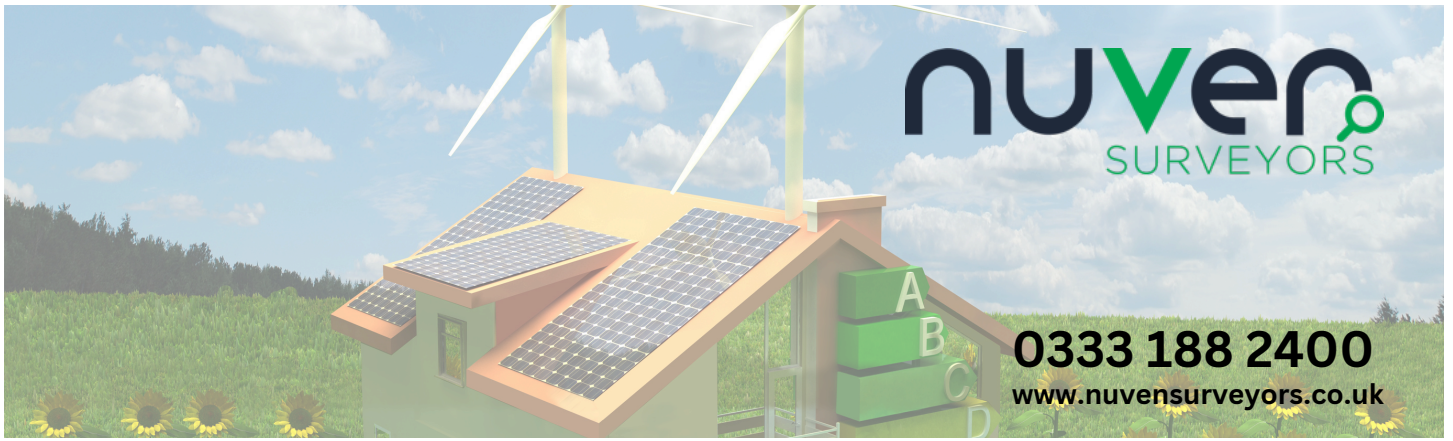




Energy Efficiency Around the Home

"Unlock the Power of Energy Efficiency: Start Saving Now!"

Energy efficiency and our impact on the planet is at the forefront of our minds and is being promoted by the media, governments and protesters making the subject very hard to ignore. We would all like to play our part, but at a time when money is tighter than ever, it can feel overwhelming and possibly out of reach for individuals to consider how their home can be improved. We have all seen Grand Designs, with its modern, high-end buildings using solar panels, heat pumps and wind turbines, but for many, especially in the current financial climate such technological wonders are just not affordable or practical.



Start Small, Think Big!



As the well-known supermarket tells us “Every little helps!”, and this is very true when it comes to energy efficiency and keeping more pounds in your pocket. If you have moved into a new property, it is worth taking some time to see what improvements you could make and what your budget affords. By taking small steps it is possible to improve your properties energy potential with the benefit of making your home cosier and more comfortable to live in.

We have made a list of some easy ways to make improvements, many of which can be tackled by the homeowner.

Heating & Hot Water

Heating is a great place to start. A large proportion of homes are heated with a traditional gas boiler and radiators, others will have electric radiators and storage heaters. The World Health Organisation has suggested that a home should be heated to at least 18 degrees.

Did you know...

Turning your thermostat down by just 1 degree from 21 degrees to 20 degrees can reduce bills by as much as 10%.



Install a modern digital thermostat to allow effective management of heating times and temperatures and fit thermostatic valves to radiators.

Reducing the flow temperature on your combi boiler can make savings of 9%. Remember to regularly check the pressure of your boiler and keep the service record up to date.



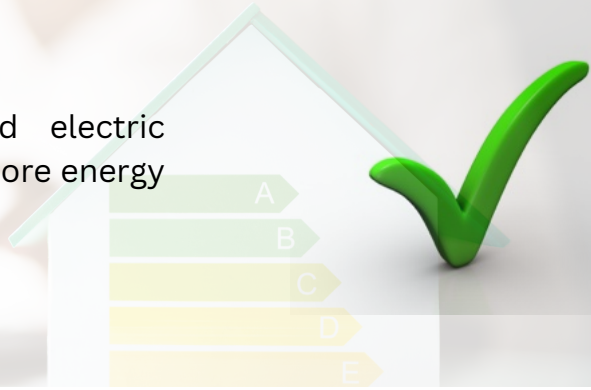
Insulating your hot water cylinder could save you £80 a year. Insulate with a jacket displaying the British Standard Kitemark with a thickness of 80mm.

Regularly bleed your radiators and don't block them with large pieces of furniture and clothing. Reflective panels inserted behind the radiators will help to reflect heat into the room.



Keeping doors closed around the house will help keep regularly used rooms warm and heavy curtains help to trap any daytime heat gained through the windows from the sun.

Consider updating old boilers and electric radiators/storage heaters for newer, more energy efficient models.



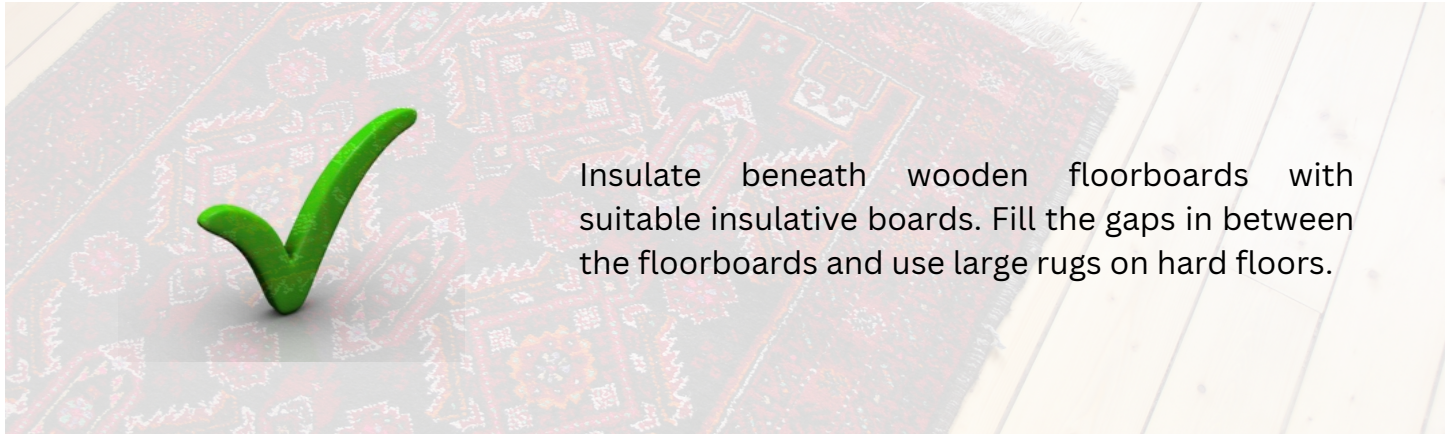
With utility prices at record levels, it can be tempting to not heat your home at all, however it is important to understand that to avoid condensation and mould developing, and the potential for ill health, the heating should be managed.

Insulation & Draught Exclusion



As surveyors, poor insulation is something we commonly see, particularly to loft spaces. Without a good level of insulation the heat we have paid so much money to generate can simply be lost.

Loft insulation is one of the most effective and easy ways to save you money. Good quality modern mineral wool of minimum 250mm – 270mm laid above the ceilings can cost as little as £350 for an average semi-detached house. Don't forget to insulate the loft hatch and ensure it is well fitting. Additionally make sure ventilation to the eaves is not blocked with insulation material, as airflow to the roof structure is very important.



Insulate beneath wooden floorboards with suitable insulative boards. Fill the gaps in between the floorboards and use large rugs on hard floors.

Insulative underlay to carpets and laminate flooring.



Draught excluders to letter boxes and doors.

Upgrade old timber windows and doors to modern, efficient versions.



Ventilation should be maintained, and airbricks and trickle vents kept clear to allow a reasonable flow of air to the property. Consider fitting mechanical extractor fans to kitchens and bathrooms to ensure moist air is taken away.

The use of spray foam insulation is not recommended.

Spray foam insulation applied to the underside of the roof structure considerably reduces ventilation within the roof space causing moist air to become trapped. This moisture can lead to high condensation levels putting the timber structure at risk of decay. Mainstream lenders are hesitant to provide a mortgage on properties with spray foam insulation, therefore causing issues when a property is sold. Removal may result in the existing roof covering being stripped and damaged timbers renewed which can be extremely costly and inconvenient.



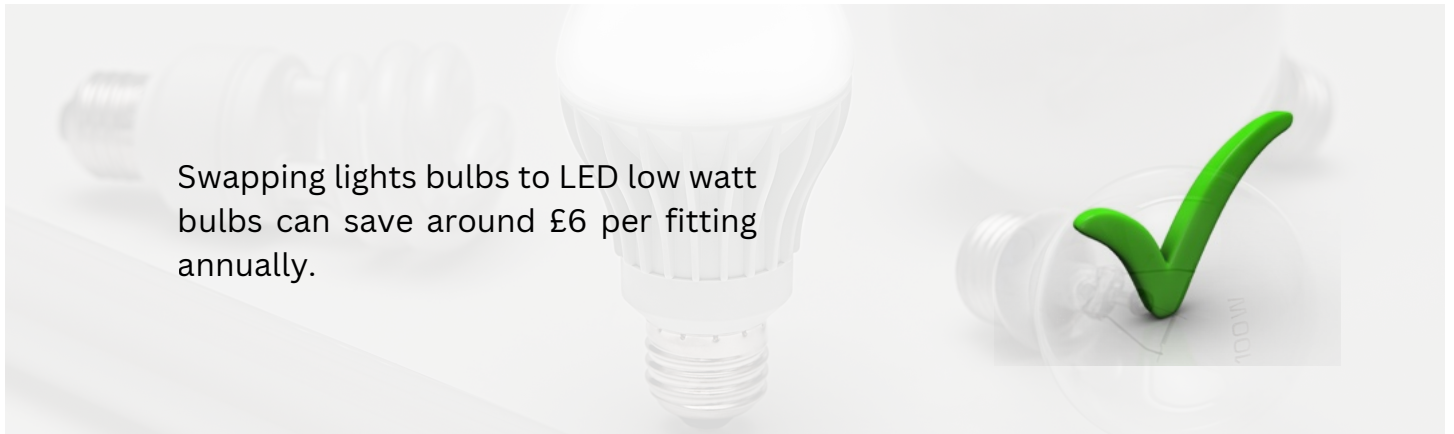
The Little Things That Matter

There are plenty of small, easy changes we can take to make our homes and lifestyles more efficient.

C H A N G E



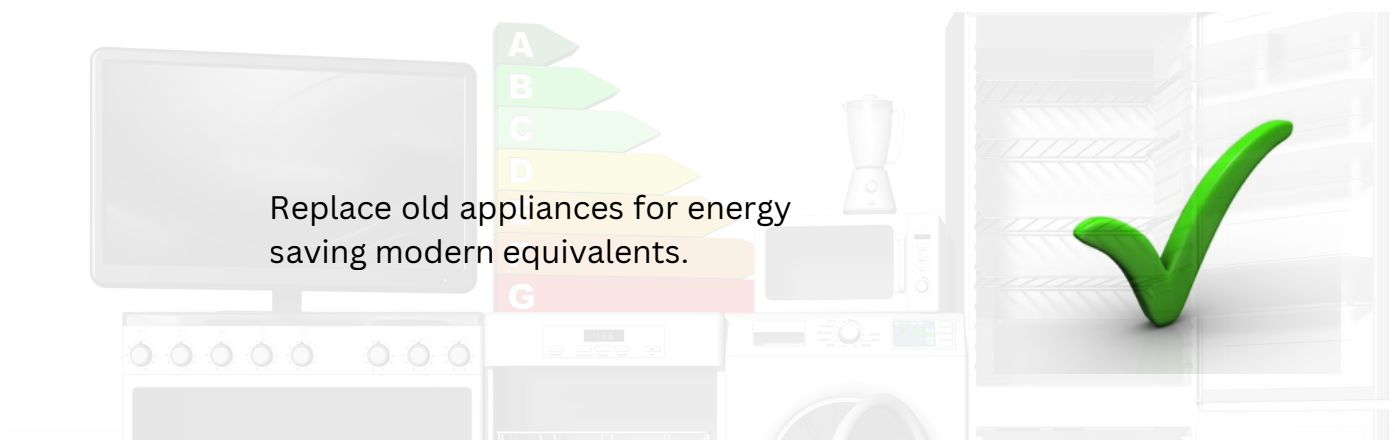
Energy saving shower heads.



Swapping lights bulbs to LED low watt bulbs can save around £6 per fitting annually.



Don't leave appliances on standby.



Replace old appliances for energy saving modern equivalents.



And of course, put on another jumper!

To find lots more information and tips along with advice for long term solutions visit:

www.energysavingtrust.org.uk

www.who.int

www.moneysavingexpert.com

nuven
SURVEYORS

0333 188 2400
www.nuvenusurveyors.co.uk