

Since 2009, a Building Energy Rating (BER) is required when selling or letting a property. Many view this requirement as another layer of compliance; however a good rating can have a positive effect on a sale price.

A study carried out in 2015\* estimated that a one point improvement on the BER rating scale from G to A1, reflected a 1% improvement on the sale price. Below are cost effective ways to improve your BER.

## HERE'S HOW TO DO IT

- **Low energy light bulbs** can use as little as 10% of the energy a regular light bulb uses, making a significant saving.
- A chimney is a significant source of heat loss in any property and a **chimney balloon** can easily be fitted to minimise this.
- By using a **lagging jacket** greater than 80mm thickness can reduce hot water storage heat loss by up to 75%.
- Air vents are a requirement in modern homes and **controllable vent covers** can provide ventilation and serve to reduce heat loss.
- **Draught stripping** gaps between window frames and external doors is a cost effective way of reducing air infiltration.
- Having adequate **attic insulation** can prevent up to 30% heat loss from a property. Any insulation product used should have a low U value.
- A hot water cylinder should have a **timer and thermostat** regulating temperature and reducing heat loss. The ideal temperature cut off point is 60 degrees Celsius.
- Adequate **heating controls**, namely Thermostatic Radiator Valves (TRV's) and room thermostats regulate heat output and minimise waste.

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WE'LL HELP MAXIMISE YOUR RETURN