



# PRESS RELEASE

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## FIVE STEPS TO IMPROVE YOUR ENERGY PERFORMANCE CERTIFICATE RATING

**Middlesex, August 2007** – The government has announced that it's extending the Home Information Pack (HIP) Scheme. From 10 September all three bedroom homes and above will now require an Energy Performance Certificate (EPC) as part of their HIP.

But don't worry if you don't get an A rating, says *g-ec*, the company responsible for training Domestic Energy Assessors (DEA), only a handful of homes in the UK will have one. Even to get a B rating, they say, your house will probably need to have been built to the latest regulations!

Most homes, they predict, will achieve a C to F rating, with the average, especially for older homes, being a D or E. But if you're worried about getting a bad rating, *g-ec* advise taking five simple, cost effective steps that could raise your rating, lower your bills and improve your house sale.

1. Loft insulation – 250mm is the recommended thickness
2. Cavity wall insulation on exterior walls where appropriate. Most houses built between 1930 and early 1980s have a cavity between brick and breeze block but the cavities are not necessarily filled
3. Thermostatic radiator valves – have these fitted on your central heating radiators. When you're in a room the ideal temperature is 21 degrees, and when unoccupied 18 degrees
4. Hot water tank – make sure it's well lagged with a jacket (these cost from £10) and with a thermostat set to between 55 to 60 degrees
5. Low energy light bulbs – even though these are not actually fixtures and fittings – they are included in your survey and now very cheap

Of these, loft insulation and cavity wall insulation are the two most important steps, say *g-~~lec~~*, and carry proportionately the most weight in your EPC. Many bodies such as the government, local councils and utility companies may offer grants towards the installation of such measures. A new system to help homebuyers get green grants worth hundreds of pounds to lower their fuel bills and make their homes greener, linked to the introduction of EPCs has just been announced by the government.

The EPC will distinguish between measures that will cost under £500 such as those above and those that are more expensive such as doubling glazing or a new condensing boiler. Also listed will be any further measures that will help achieve the highest possible ratings for the home, but which could be expensive, taking at least seven years and maybe up to as much as 75 years to repay their cost in energy savings.

“But take our five simple steps,” says John Davidson, managing director of *g-~~lec~~*, part of the *gas-~~elec~~* Group “and your rating may rise a grade. More importantly it will look more energy efficient and help smooth and improve your house sale.”

For further information visit [www.gas-elec.co.uk](http://www.gas-elec.co.uk) or ring 0845 868 6051.

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### Editor's Notes

Founded in 1996, **gas-~~elec~~** carries out impartial safety inspections and light remedial works. Its unique inspection service provides the residential lettings market with multiple inspections of the gas and electrics in just one visit. **gas-~~elec~~** has over 126 franchisees operating from 18 regional offices, who this year will carry out more than 120,000 safety inspections in domestic properties throughout the UK. For more information visit [www.gas-elec.co.uk](http://www.gas-elec.co.uk).

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