

Home Energy Efficiency checklist to help when choosing a new rental home

Energy efficient homes are warmer, healthier and cheaper to run!

Energy efficient means the house has improvements like loft and wall insulation, double glazing, a modern heating system and draught proofing.

Efficient homes are easier to keep warm and should have lower heating bills than less efficient homes. Many homes in Southampton are old and inefficient so it is worth checking before you sign a contract.

Since April 2018, when looking to rent or renew your tenancy agreement, the property must meet new energy efficiency standards of an E rating or above. This energy rating will be shown on the Energy Performance Certificate and will also give you an idea of the cost of bills.

You can ask the letting agent or landlord for the Energy Performance Certificate or check it on this website, with your postcode:

www.EPCregister.com/ReportSearchAddressByPostCode.html

- **What is the rating on the Energy Performance Certificate?** A-rated houses are the best and G-rated the worst, though the average rating for a UK property is a D.
- **Does the house have double glazing?** Double glazing helps to reduce heat loss, draughts and damp.
- **What type of heating system is there?** Gas is cheaper than electric.
- **Does the gas boiler have a valid gas safety certificate?** Gas boilers must be checked annually to ensure they are safe.
- **If there are electric storage heaters is the house on a cheaper tariff such as Economy 7?** These tariffs allow you to use electricity overnight when it is cheaper. It is also useful to have a user manual for the heaters.
- **Are there any damp and mould patches or condensation on windows?** These can be signs of poor insulation and bad ventilation. They are also bad for your health.
- **Is there an extractor fan in the kitchen and bathrooms?** This will help remove moist warm air from cooking and showering, so you are less likely to get condensation and mould.
- **Does the house have working Carbon Monoxide and Smoke detectors?** You should have smoke alarms upstairs and downstairs and a CO detector near to any gas appliances. Check that they are working properly.

Call Freephone 0800 804 8601 or email enquiries@environmentcentre.com

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