

## Energy and Your UK Home

As part of the newly regulated energy performance certificate required of all new and existing residential dwellings in England and Wales, every homeowner must submit a Home information pack to the UK government. The UK Housing Minister is the head of the energy efficiency program in the UK. Certified home inspectors, called Domestic Energy Assessors, will advise home buyers, builders and sellers on what energy efficient measures could help improve their home efficiency. These measures could include thicker attic insulation, solar panels and energy efficient appliances.

Without the requisite home information pack and an assessment by a licensed domestic energy assessor, a new home will not be constructed and an existing home will not be able to be sold.

The Home Information Pack is designed to assist in reducing energy costs at the rate of what the UK government has assessed as 1 million daily. This home information pack, part of the energy performance certificate compliance, includes a report of Home Condition, the terms of the sale of the home and any details of the search. A report of the homes energy efficiency rating must also be included in this report. The purpose behind the rating is to let the potential buyers know the likely costs of the energy to run their new home.

An energy performance certificate, in addition to complying with mandatory government regulations, could be seen by sellers as a help rather than a hindrance to the sale. Potential buyers who see that the home has earned the energy performance certificate will be assured that their energy costs in their new home will be comparably lower than others who havent complied.

There are additional benefits for the consumer of this energy performance certificate. It will provide the assessment that will let owners know what needs improving to save energy and the affiliated costs. It will also guide them on how to accomplish the improvements. It will help improve the condition and saleability of the home as well as improving the environment for all. It may well reduce the cost of repair for those things that might have gone on undetected had it not been for the energy performance certificate inspection. As we all know, finding a problem while its minor is less time consuming and less costly than repairing or replacing when disaster strikes.

First time buyers will now, with the initiation of the energy performance certificate and the home information pack that must accompany it, be armed with more information. They can confidently assess and compare, and find the lowest cost of entry for the purchase of their new home.

A home information pack is not free. Its cost varies by local market, although the average seems to be 600 to 700. This cost is typically divided between buyer and seller although there are home energy performance certificate providers that have pledged to provide their assistance at no charge or at least reduced cost.

## About the Author

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