



THE VALUQ HOMEOWNER SERIES

EPC Improvement Quick Wins

The cheapest, fastest changes that lift a UK home's Energy Performance Certificate rating before listing. Ranked by cost per point gained.

BEFORE YOU START

Check your current EPC

Find your current rating at gov.uk/find-energy-certificate. Note the recommendations on page 4 of your EPC. Those are the assessor's own suggestions, ranked by impact.

Print your current EPC.

The recommendations section is where to start. Some items already done by you may not be reflected in an older certificate.

If your EPC is older than 5 years, consider a fresh one.

Assessment methodology has changed. Older homes often score better today than they did 7+ years ago.

TIER 1

Free or near-free

Items that cost almost nothing but lift the rating meaningfully.

Swap remaining halogen and incandescent bulbs for LED.

Roughly 80 percent less energy use per bulb. EPC awards points for the percentage of LED lighting.

Fit a programmable thermostat.

Around 25 to 60 pounds. Reads as energy management on the assessment.

Insulate hot water tank.

A British Standard jacket is around 15 pounds. Easy assessor win.

Insulate any exposed pipework in unheated spaces.

Foam tubing from any DIY store, around 5 pounds per length.

Top up loft insulation to 270mm.

Roll-out mineral wool is around 25 to 40 pounds per roll. A 30-square-metre loft costs 200 to 300 pounds in materials.

TIER 2

Sub-1,000 pound improvements

Bigger lifts, still well within sale-prep budget.

- Fit a smart heating control.**
Hive, Nest, Tado. 150 to 250 pounds installed.

- Service the boiler.**
50 to 120 pounds. Older boilers may now register at a better efficiency than the EPC assumed.

- Replace any single-glazed window with double glazing.**
Per window, 400 to 700 pounds. Worth it room-by-room if you have legacy windows.

- Draught-proof external doors and floors.**
50 to 200 pounds total. Reduces heat loss and visibly improves the assessment.

- Insulate suspended timber floors.**
500 to 1,500 pounds depending on floor area. Larger effect than people expect.

TIER 3

Bigger investments

Worth doing only if you have time and budget. Often easier as a buyer's project after sale.

- Replace an inefficient boiler with a condensing combi.**
2,000 to 4,000 pounds. Worth doing if the existing boiler is over 15 years old.

- Cavity wall insulation.**
500 to 1,500 pounds. Check for past insulation first to avoid double-fill issues.

- Solid wall insulation (external or internal).**
Substantial cost (5,000 to 15,000 pounds) and significant disruption. Almost always a buyer's project.

- Solar PV panels.**
4,000 to 9,000 pounds. ROI varies. Worth a separate calculation against likely sale uplift.

- Air source heat pump.**
8,000 to 15,000 pounds after the Boiler Upgrade Scheme grant. Significant EPC lift.

THE RIGHT QUESTION

For most sellers, the right question is "what is the cheapest set of changes that nudges me up one EPC band?" Not "how do I get an A rating?" A jump from E to D, or D to C, is what buyers and lenders notice. Big-budget retrofits rarely pay back at sale.

AFTER THE WORK

Get the EPC re-issued

- Order a new EPC from an accredited assessor.**
Around 60 to 100 pounds. Required before the new rating shows on listings.

- Show the new EPC to your estate agent before they photograph and list.**
The EPC rating appears on every portal listing.

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