

# Will living in a new build help with the rising cost of bills?

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With the rising costs of bills, homeowners and prospective buyers are now assessing their living situation with an aim to help cut costs. Let us explain why a new build, modern home can help tackle the rising energy costs.

Studies suggest that new build homes are up to 50% more energy efficient than older homes, which translates to £500 per year saved on heating costs. Some key features of new builds that could help with energy saving include better insulation, efficient lighting and brand-new appliances which are designed to certain energy standards.

## Lights, camera, action

In many new build homes, London Square included, LED lighting is the go-to for all fixtures and features in your home. This lighting can save up to 90% on energy compared to traditional lighting. Did you know: many traditional bulbs can be exchanged with the more efficient LED ones...

## Let's talk energy efficiency

Homes that comply with up-to-date building regulations for insulation and energy efficiency are also more likely to help you save money as we see prices rise. One thing to keep an eye out for is your home's PEA (Predicted Energy Assessment) or EPC (Energy Performance Certificate) rating, which reviews a property's energy efficiency and carbon dioxide emissions.

All our homes at London Square are built with energy efficiency in mind. Our apartment schemes are fitted with PV panels, which help heat the communal areas and increase overall efficiency.

Our apartments at London Square Watford have a Predicted Energy Assessment (PEA) of B and C, whilst homes at London Square Croydon all have PEAs of B. Our final 3 bedroom houses at London Square Walton on Thames have an EPC rating B.

Did you know that from 2025, EPC requirements for landlords are changing through the introduction of a minimum energy rating of 'C' or above for all tenancies. In order to increase a 2<sup>nd</sup> hand home's EPC rating to meet a C level could incur a substantial cash injection.

The regulation changes hope to make homes more energy-efficient and reduce carbon emissions as part of the government target to be net-zero by 2050.

### **A look to appliances**

All our homes at London Square are fitted with new appliances, meaning they are more likely to have a better rating to help reduce energy and water usage. At London Square, quality is in the very fabric of our homes, from our construction materials to internal finishes – meaning we can help homeowners save on bills.

### **A helping hand from London Square**

Looking to move home but apprehensive all costs? At London Square Watford, we're offering an energy incentive, where we promise to pay up to £9,000 of your bills if you reserve a home with us\*.

Reserve one of our stunning apartments and you'll receive:

- A £4,000 contribution toward your utility bills over two years
- £100 per month towards your grocery shopping for two years
- Service charge paid for two years

Find out more about how we aim to help, as well as more on our stunning homes in one of London's top commuter destinations, by speaking to our Sales Executives

\*See development page for full T&Cs.