

Energy efficient homes snapshot

by Kirstie Ross, TSB's Sustainability Lead



The Autumn Budget removed around £150 of costs from household energy bills from next April (by ending the Energy Company Obligation that was funded through energy bills, and the government picking up other green levies previously applied to household bills). Households can make further savings on their energy bills by taking steps to increase the energy efficiency of their homes; depending on the work done, the house may also move up an EPC (Energy Performance Certificate) band, a consideration that is rising in importance for homebuyers.

The value of energy efficient homes

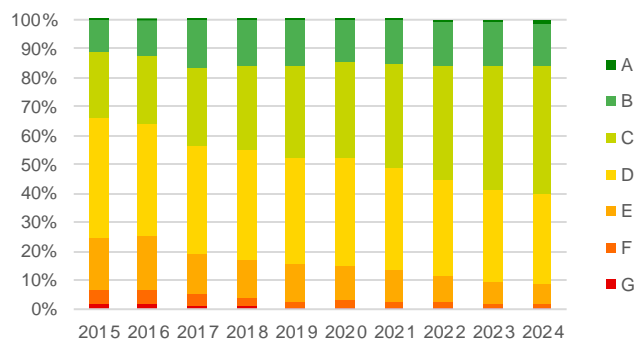
- Analysis by [Oxford Economics](#) of house prices by EPC rating provides evidence that we're starting to see a premium for higher EPC rated properties, and a discount on properties with poor energy efficiency.

3.4% premium for an EPC A/B home

- The research suggested a 3.4% premium for a home with an A or B EPC rating compared to a home with a D EPC rating. And conversely, homes rated F or G typically sold for 7.4% less compared to D-rated properties.

What trends are we seeing in EPCs?

Domestic properties in England and Wales by Energy Efficiency Rating (Source: EPC for Buildings Register for E&W)



Cashback for Energy Efficient homes



We're rewarding mortgage customers for having energy-efficient homes. If your client is buying a home with an EPC rating of A or B, they'll qualify for £250, paid on completion.

This doesn't apply to Buy-to-Let mortgages or Remortgages.

Energy efficiency savings

£250 energy bill savings (£/year)

- Estimates from the Energy Savings Trust are that topping up loft insulation from 120mm to 270mm could save up to £250 a year on energy bills.
- Around 7.9 million homes with lofts (31%) have less than 125mm of loft insulation.
- The software used for EPC assessments (RdSAP) gives significant weight to insulation thickness: if loft insulation is below 100mm, upgrading to 270mm can move the EPC rating up by one or even two bands, depending on other factors.

Bradford Thermal Detectives



We've teamed up with B&Q, Business in the Community and Hubbub to help residents in Bradford to identify heat loss in their homes through the use of thermal imaging cameras. The cameras help spot draughts and cold spots with pointers given on DIY measures to fix or available grants to explore.

We'll share our findings from the project in Q2 2026.

Find out more

Start small, feel warmer

Take a look at the [Snugg blogs](#) where you will find articles on energy efficiency, including:

- 20 quick tips to lower your energy bills
- Grants and funding options for home energy improvements
- Government proposals could make it cheaper to light your home
- Why home energy efficiency improvements may be better value than you thought.



TSB's energy efficient homes snapshot summarises key developments relating to residential property energy efficiency, climate resiliency and clean heat. Data sources are UK Government, Energy Savings Trust Infact Bulletin July 2025, Oxford Economics, Snugg.com,

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