



Whole House Energy Efficiency Solutions from Aran Services

External Wall Insulation increases property market value by over £40K

Aran services monitored two properties that received energy saving upgrades and were amazed by the results.

External Wall Insulation was installed on both properties and new window glazing, fascias and soffits were installed in just one.

Both properties were valued by an independent estate agent before and after the energy saving measures were completed and results proved that it really does pay off to invest in domestic energy saving upgrades.

Both properties saw an average value market price increase of £40,000! ECO grant funding was applied for and granted which contributed towards 65% of the cost of installing external wall insulation. The energy saving measures resulted in an average return on investment of £36,350!

Valuation Results

Property	Pre Install House Value	Post Install House Value	Increased House Value	Install Cost (Minus Funding)	Return on Investment Install Cost (Minus Funding)
Example One:	£140,000.00	£195,000.00	£55,000.00	£2,389.50	£52,610.50
Example Two:	£175,000.00	£200,000.00	£25,000.00	£4,893.75	£20,106.25

(Please note that example one had new windows and fascia & soffit installed)

As well as improving the exterior decor of a property external wall insulation makes a property more attractive to new tenants or potential buyers. External wall insulation is also a breathable material which eliminates penetrating damp, making it a great investment for landlords and home owners.

Additionally the application of an external wall insulation system will drastically reduce a home's heat loss by up to 45%, saving the occupier up to £635* per year, every year on their fuel bills.

*Source: Energy Saving Trust

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BEFORE EXTERNAL WALL INSULATION



AFTER EXTERNAL WALL INSULATION

Benefits of installing External Wall Insulation:

- Save around £635* a year off your fuel bills.
- Reductions in maintenance costs: the textured finishes mean you won't have to paint the exterior for up to 10 years.
- Improved appearance: old render and brickwork is rejuvenated using EWI and can vastly improve the exterior appearance of any building.
- Adds value to your property; following investigative valuations on two properties pre and post install the property values increased by over £10,000.00.
- Extends the life expectancy of the building; some properties can suffer from weathering, general wear and tear and other influences, external wall insulation creates a "new skin" to the outside of the building protecting the substrate and therefore giving the property a longer life expectancy.

**Fuel Savings Source: Energy Saving Trust, based on a detached house with Full Loft Insulation.*

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