

**Dear Reader,**

With utility prices on the up and the environment a growing concern, we give you our top tips on how to make your home more energy efficient. We also bring you news of proposed regenerative plans for the London Road and Preston Park area.

If you're not headed off to Glastonbury this weekend, we've got three mini festivals coming up in Brighton & Hove for the whole family to enjoy.

Regards,

David Maslen M.N.A.E.A.  
Director



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## **Get energy efficient to cut bills & your carbon footprint**

We all know we should do our bit for the environment and with ever-increasing utility bills there really has never been a better time to make sure your home is as energy-efficient as possible. It will also improve your home's energy rating when it comes to be assessed for a Home Information Pack (HIP). Here are our top three tips on how to use less energy in your home:

### **1) A bright idea**

Lighting is estimated to account for 10-15% of our electricity bills and the average household could save around £25 a year by switching off the lights when leaving a room. By switching off one bulb for an hour every day you could save enough energy to power a month's worth of evening TV viewing!

Switching to energy efficient bulbs will also make significant savings as they last around 10 times longer than ordinary bulbs, saving £60 worth of electricity over the lifetime of the bulb.

### **2) Switch it off!**

Leaving appliances on is a massive waste of energy and even leaving them on standby uses a significant amount of energy, contributing to climate change and burning a hole in your pocket. The most common offenders are TVs and DVDs but switching off your washing machine after you unload it, unplugging your mobile phone charger and switching the microwave off at the plug are all great ways of being more energy efficient.



When buying new appliances look for the Energy Saving Recommended Label, as well as the EU Energy Labels on fridges, freezers and washing machines that rate appliances on a scale of A to G.

### 3) Get insulated

Insulating your home properly can save up to £250 a year, making it a prudent investment. Easy measures you can take include draft-proofing around windows and doors, fitting loft insulation, covering your water tank with a jacket or lagging exposed pipes. There are also jobs you'll need to get a professional in for, such as insulating cavity walls or getting double-glazing fitted, but that can improve your home's value as well as energy efficiency.

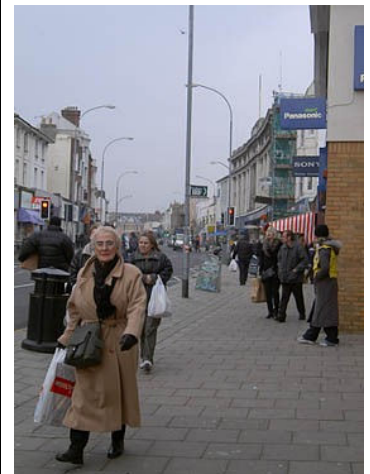
### NEWS – Overwhelming Support for Brighton Regeneration Plans

St James Investments has outlined proposals to transform the area around London Road and Preston Park, answering repeated calls from the public to revive it as an affordable shopping area for local people.

According to the consultation carried out by the developer, nine out of ten people agree that Brighton city centre needs to be regenerated. St James Investments hopes that the council will also join the scheme, which aims to introduce to the area new homes, more small offices for young and growing businesses, leisure facilities and an arts or entertainment centre.

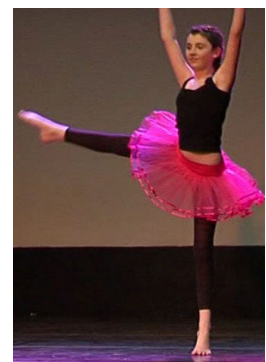
The company has also defended the inclusion of a Tesco store, which will sell clothes, hardware and other goods. There were over 1000 comments collected from the first exhibition last month, where more than 700 people attended to contribute their ideas about the London Road project.

A second exhibition will take place just off Preston Circus on July 17<sup>th</sup>, 18<sup>th</sup> and 19<sup>th</sup> at Vantage Point, Circus Parade.



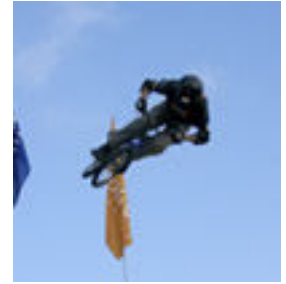
### DATES FOR YOUR DIARY

- **Tues 24<sup>th</sup> June – Family Festival at Hove Town Hall** - There's fun for all the family at this annual family festival, celebrating performing arts. Come and experience a wide range of exciting performances, from groups of all ages and abilities, such as dance, drama and music. Highlights include the Silver Sounds samba band, a Beatbox and Gospel extravaganza, Stomp-style body beats, Carnival and African dances and plenty more! Event held at Hove Town Hall, Norton Road. Tickets £5, conc. £3.



- **Sat 28<sup>th</sup> June – International Festival of Sport Launch** - A spectacular 'TAKEPART' day to launch the first of five festivals between now and the 2012 Olympics. Enjoy free taster sessions from over 30 different activities and sports, special displays and performances, team games for all the family and a special market area with information about clubs and associations in the city. This takes place at Preston Park and admission is free.
- **Sat 5<sup>th</sup> July - Sun 6<sup>th</sup> July – Paddle Round the Pier Beach Festival** – A charity event that runs annually, championed by Brighton's very own Norman Cook (aka Fat Boy Slim). On top of a fantastic array of water sports activities and competitive events, the festival also features live bands, World Food kiosks and the Brunswick's Tropical Bar. This event takes place at Hove Lawns, Kingsway. Admission is free.

**N.B. Please check dates, times and venues before setting off**



## GET IN TOUCH

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Whether you are buying or selling, our professionalism and unrivalled knowledge of the local property market makes us a refreshing estate agent to deal with.

To ease the process of buying and selling property further, we also have an independent mortgage advisor available to advise our customers on all aspects of taking a mortgage. We also offer conveyancing, advice on life assurance, critical illness policies, mortgage protection policies and buildings/contents insurance.

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