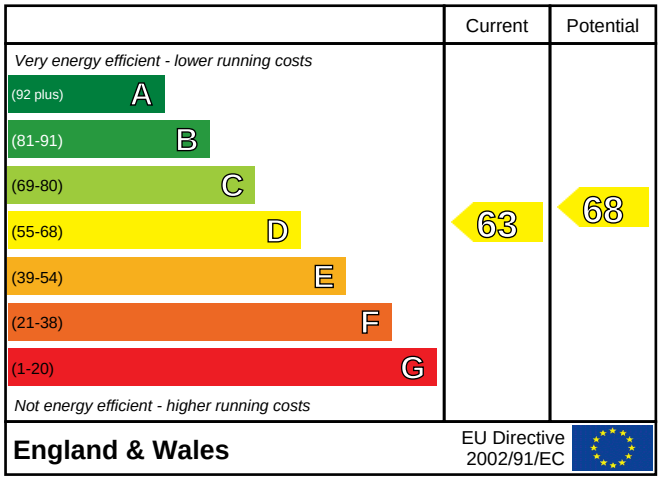
# Energy Performance Certificate

14 Hazells Lane
Shrivenham
SWINDON
SN6 8DS

| | |
|---|---|
| Dwelling type: | Mid-terrace house |
| Date of assessment: | 05 March 2009 |
| Date of certificate: | 05 March 2009 |
| Reference number: | 0852-2885-6776-0501-5595 |
| Total floor area: | 94 m² |

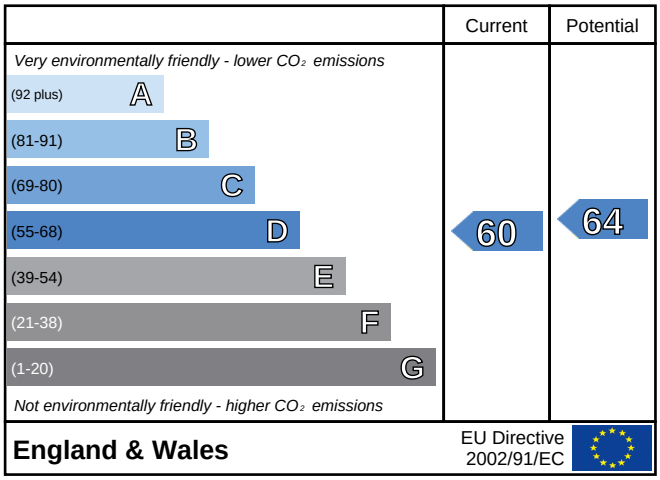
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide ($CO_2$) emissions.

## Energy Efficiency Rating




The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

## Environmental Impact Rating ($CO_2$)




The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide ($CO_2$) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide ($CO_2$) emissions and fuel costs of this home

| | Current | Potential |
|---|---|---|
| Energy use | 264 kWh/m² per year | 238 kWh/m² per year |
| Carbon dioxide emissions | 4.1 tonnes per year | 3.7 tonnes per year |
| Lighting | £76 per year | £45 per year |
| Heating | £554 per year | £514 per year |
| Hot water | £111 per year | £111 per year |

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

## About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by BRE Certification, to a scheme authorised by the Government. This certificate was produced using the RdSAP 2005 assessment methodology and has been produced under the Energy Performance of Buildings (Certificates and Inspections)(England and Wales) Regulations 2007 as amended. A copy of the certificate has been lodged on a national register.


| | |
|---|---|
| Assessor's accreditation number: | BREC200771 |
| Assessor's name: | Toby Owen |
| Company name/trading name: | Toby Owen |
| Address: | 1, Tankards Spring Cottage, High Street, Chalford, Stroud, GL6 8DN |
| Phone number: | 01453 886 204 |
| Fax number: | |
| E-mail address: | home@toby.go-plus.net |
| Related party disclosure: | |


## If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are as above. You can get contact details of the accreditation scheme from their website at www.breassessor.co.uk together with details of their procedures for confirming authenticity of a certificate and for making a complaint.

## About the building's performance ratings

The ratings on the certificate provide a measure of the building's overall energy efficiency and its environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used. The average Energy Efficiency Rating for a dwelling in England and Wales is band E (rating 46).

Not all buildings are used in the same way, so energy ratings use 'standard occupancy' assumptions which may be different from the specific way you use your home. Different methods of calculation are used for homes and for other buildings. Details can be found at www.communities.gov.uk/epbd

Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings in the certificate describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.

## About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple everyday measures that will save money, improve comfort and reduce the impact on the environment. Some examples are given at the end of this report.

**Visit the Government's website at www.communities.gov.uk/epbd to:**

- Find how to confirm the authenticity of an energy performance certificate.
- Find how to make a complaint about a certificate or the assessor who produced it.
- Learn more about the national register where this certificate has been lodged.
- Learn more about energy efficiency and reducing energy consumption.

# Recommended measures to improve this home's energy performance

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Reference number: 0852-2885-6776-0501-5595

## Summary of this home's energy performance related features

The following is an assessment of the key individual elements that have an impact on this home's performance rating. Each element is assessed against the following scale: Very poor / Poor / Average / Good / Very good.

| Elements | Description | Current performance | |
|---|---|---|---|
| | | Energy Efficiency | Environmental |
| Walls | Cavity wall, as built, no insulation (assumed)<br>Cavity wall, as built, insulated (assumed) | Very poor<br>Good | Very poor<br>Good |
| Roof | Pitched, no insulation (assumed)<br>Roof room(s), insulated (assumed) | Very poor<br>Good | Very poor<br>Good |
| Floor | Suspended, no insulation (assumed) | - | - |
| Windows | Fully double glazed | Average | Average |
| Main heating | Boiler and radiators, mains gas | Very good | Very good |
| Main heating controls | Programmer and room thermostat | Poor | Poor |
| Secondary heating | Room heaters, dual fuel (mineral and wood) | - | - |
| Hot water | From main system | Very good | Very good |
| Lighting | Low energy lighting in 31% of fixed outlets | Average | Average |
| Current energy efficiency rating | | D 63 | |
| Current environmental impact ($CO_2$) rating | | | D 60 |

## Low and zero carbon energy sources

None

## Recommendations

The measures below are cost effective. The performance ratings after improvement listed below are cumulative, that is they assume the improvements have been installed in the order that they appear in the table.

| Lower cost measures (up to £500) | Typical savings per year | Performance ratings after improvement Energy efficiency | Environmental |
|---|---|---|---|
| 1 Cavity wall insulation | £23 | D 65 | D 62 |
| 2 Low energy lighting for all fixed outlets | £24 | D 66 | D 62 |
| 3 Upgrade heating controls | £24 | D 68 | D 64 |
| **Total** | **£71** | | |
| Potential energy efficiency rating | | D 68 | |
| Potential environmental impact ($CO_2$) rating | | | D 64 |

## Further measures to achieve even higher standards

The further measures listed below should be considered in addition to those already specified if aiming for the highest possible standards for this home. However you should check the conditions in any covenants, planning conditions, warranties or sale contracts.

| | | | |
|---|---|---|---|
| 4 Solar water heating | £23 | C 69 | D 66 |
| 5 Solar photovoltaic panels, 2.5 kWp | £159 | C 78 | C 75 |
| Enhanced energy efficiency rating | | C 78 | |
| Enhanced environmental impact ($CO_2$) rating | | | C 75 |

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by a reduction in carbon dioxide ($CO_2$) emissions.

## About the cost effective measures to improve this home's performance ratings

If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

### Lower cost measures (typically up to £500 each)

These measures are relatively inexpensive to install and are worth tackling first. Some of them may be installed as DIY projects. DIY is not always straightforward, and sometimes there are health and safety risks, so take advice before carrying out DIY improvements.

**1 Cavity wall insulation**

Cavity wall insulation, to fill the gap between the inner and outer layers of external walls with an insulating material, reduces heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. The insulation material is pumped into the gap through small holes that are drilled into the outer walls, and the holes are made good afterwards. As specialist machinery is used to fill the cavity, a professional installation company should carry out this work, and they should carry out a thorough survey before commencing work to ensure that this type of insulation is suitable for this home. They should also provide a guarantee for the work and handle any building control issues. Further information about cavity wall insulation and details of local installers can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

**2 Low energy lighting**

Replacement of traditional light bulbs with energy saving recommended ones will reduce lighting costs over the lifetime of the bulb, and they last up to 12 times longer than ordinary light bulbs. Also consider selecting low energy light fittings when redecorating; contact the Lighting Association for your nearest stockist of Domestic Energy Efficient Lighting Scheme fittings.

**3 Heating controls (thermostatic radiator valves)**

Thermostatic radiator valves allow the temperature of each room to be controlled to suit individual needs, adding to comfort and reducing heating bills provided internal doors are kept closed. For example, they can be set to be warmer in the living room and bathroom than in the bedrooms. Ask a competent heating engineer to install thermostatic radiator valves. Thermostatic radiator valves should be fitted to every radiator except the radiator in the same room as the room thermostat. Remember the room thermostat is needed as well as the thermostatic radiator valves, to enable the boiler to switch off when no heat is required.

## About the further measures to achieve even higher standards

Further measures that could deliver even higher standards for this home. You should check the conditions in any covenants, planning conditions, warranties or sale contracts before undertaking any of these measures. If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

**4 Solar water heating**

A solar water heating panel, usually fixed to the roof, uses the sun to pre-heat the hot water supply. This will significantly reduce the demand on the heating system to provide hot water and hence save fuel and money. The Solar Trade Association has up-to-date information on local installers and any grant that may be available.

**5 Solar photovoltaic (PV) panels**

A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. The British Photovoltaic Association has up-to-date information on local installers who are qualified electricians and on any grant that may be available. Planning restrictions may apply in certain neighbourhoods and you should check this with the local authority. Building Regulations apply to this work, so your local authority building control department should be informed, unless the installer is appropriately qualified and registered as such with a competent persons scheme[1], and can therefore self-certify the work for Building Regulation compliance.

[1] For information on competent persons schemes enter "existing competent person schemes" into an internet search engine or contact your local Energy Saving Trust advice centre on 0800 512 012.

## What can I do today?

Actions that will save money and reduce the impact of your home on the environment include:

- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and $CO_2$ emissions.
- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure you only heat the building when necessary.
- Make sure your hot water is not too hot - a cylinder thermostat need not normally be higher than 60°C.
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.
- Close your curtains at night to reduce heat escaping through the windows.
- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme.

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