

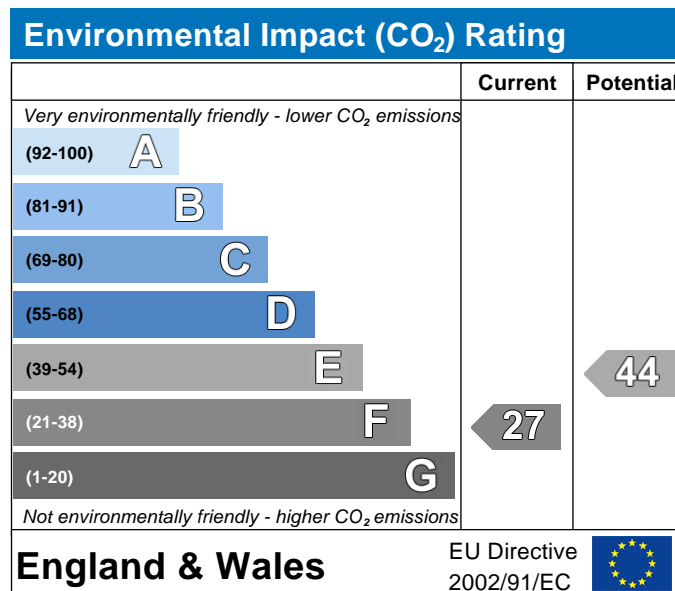
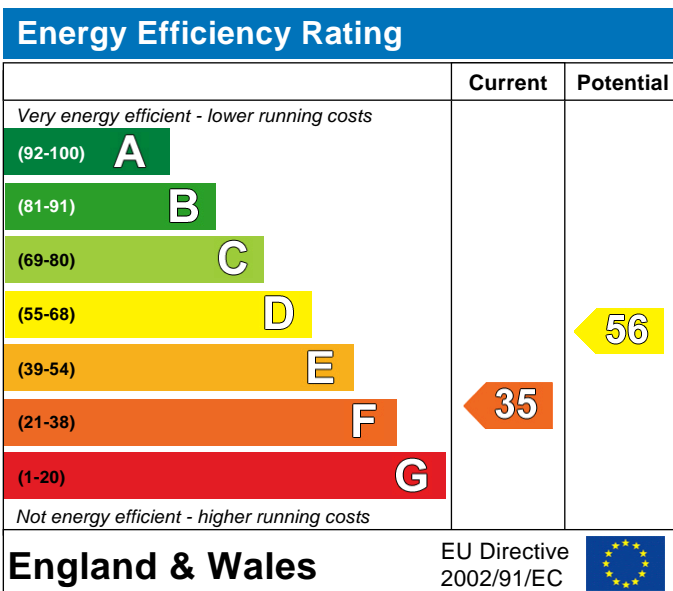
# Energy Performance Certificate



2 Rectory Cottages, Main Street  
Beachampton, MILTON KEYNES  
MK19 6DY

Dwelling Type: Mid-terrace house  
Date of Assessment: 12/08/2008  
Date of Certificate: 12/08/2008  
Reference Number: 0342-2892-6587-0198-1281  
Total Floor Area: 92 m<sup>2</sup>

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



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 will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy Use	644 kWh/m <sup>2</sup> per year	427 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	9.1 tonnes per year	6.0 tonnes per year
Lighting	£79 per year	£45 per year
Heating	£853 per year	£520 per year
Hot water	£152 per year	£152 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.



Certification mark

Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. 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 Northgate Information Solutions, to a scheme authorised by the Government. This certificate was produced using RdSAP 2005 assessment methodology and has been produced under the Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007. A copy of the certificate has been lodged on a national register.

Assessors accreditation number: NGIS705234  
Assessors name: Joe Nevin  
Company name/trading name: Energy Reports and Surveys Limited  
Address: Unit 2 The Oaks Office Park, Stanney Mill Lane, Little Stanney, Ellesmere Port, CH2 4HY

Phone number: 0845 075 2300  
Fax number: 0151 350 6001  
E-mail address: EPC@ers-uk.com  
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 on the certificate. You can get contact details of the accreditation scheme from our website at <http://www.northgate-dea.co.uk/> together with details of their procedures for confirming authenticity of a certificate and for making a complaint.

## About the building's performance rating

The ratings on the certificate provide a measure of the buildings 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 building. Different methods of calculation are used for homes and for other building types. Details can be found at [www.communities.gov.uk/epbd](http://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 and protect the environment. You should 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, such as:

- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use your timer to ensure that 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.

### Visit the Government's website at [www.communities.gov.uk/epbd](http://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 the home's energy performance

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Reference Number: 0342-2892-6587-0198-1281

## 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

Element	Description	Current Performance	
		Energy Efficiency	Environmental
Walls	Cavity wall, as built, no insulation (assumed)	Poor	Poor
Roof	Pitched, 75 mm loft insulation	Average	Average
Floor	Solid, no insulation (assumed)	-	-
Windows	Secondary glazing	Good	Good
Main Heating	Electric storage heaters	Poor	Very poor
Main Heating Controls	Automatic charge control	Average	Average
Secondary Heating	Room heaters, dual fuel (mineral and wood)	-	-
Hot Water	Electric immersion, off-peak	Poor	Poor
Lighting	Low energy lighting in 25% of fixed outlets	Average	Average
<b>Current energy efficiency rating</b>		<b>F 35</b>	
<b>Current environmental impact (CO<sub>2</sub>) rating</b>		<b>F 27</b>	

## Recommendations

All 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 Impact
1 Increase loft insulation to 250 mm	£44	F 37	F 29
2 Cavity wall insulation	£233	E 50	E 40
3 Draughtproof single-glazed windows	£15	E 51	E 41
4 Low energy lighting for all fixed outlets	£22	E 52	E 42
Sub-total	£314		
<b>Higher cost measures</b>			
5 Fan-assisted storage heaters	£54	D 56	E 44
Total	£368		
<b>Potential energy efficiency rating</b>		<b>D 56</b>	
<b>Potential environmental impact (CO<sub>2</sub>) rating</b>			<b>E 44</b>

## 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.

6 Solar water heating	£37	D 58	E 46
7 Solar photovoltaics panels, 25% of roof area	£46	D 61	E 49
<b>Enhanced energy efficiency rating</b>		<b>D 61</b>	
<b>Enhanced environmental impact (CO<sub>2</sub>) rating</b>			<b>E 49</b>

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 reduced carbon dioxide (CO<sub>2</sub>) emissions.

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

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

These measures are relatively inexpensive 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 from an energy advisor before carrying out DIY improvements.

#### 1 Loft insulation

Insulation laid in the loft space over the joists or between roof rafters to a depth of at least 250 mm will significantly reduce heat loss through the roof. The insulation can be installed by professional contractors but also by a capable DIY enthusiast. Loose granules may be used instead of insulation quilt; this form of loft insulation can be blown into place and can be useful where access is difficult. Ensure that the loft space has adequate ventilation and seek advice about this if unsure.

#### 2 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. 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. Such 'approved contractors' should carry out a thorough survey before commencing work to be sure that this type of insulation is right for this home. They should also provide a guarantee for the work and handle any building control issues.

#### 3 Draughtproofing

Fitting draught proofing, strips of insulation around windows and doors, will improve the comfort in the home. A contractor can be employed but DIY is not difficult.

#### 4 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.

### Higher cost measures (typically over £500 each)

#### 5 Fan assisted storage heaters

Modern storage heaters are smaller and easier to control than the older type in the property. Ask for a quotation for new, fan-assisted heaters with automatic charge control. As installations should be in accordance with the current regulations covering electrical wiring, only a qualified electrician should carry out the installation. Building Regulations apply to this work, so your local authority building control department should be informed, unless the installer is registered with a competent persons scheme<sup>{1}</sup>, and can therefore self-certify the work for Building Regulation compliance

## About the further measures to achieve even higher standards

#### 6 Solar water heating

A thermal 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 British Photovoltaic Association has up-to-date information on local installers and any grant that may be available.

#### 7 Photovoltaics

A solar photovoltaic (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 Solar Trade Association has up-to-date information on local installers and any grant that may be available. Building Regulations apply to this work, so your local authority building control department should be informed, unless the installer is registered with a competent persons scheme<sup>{1}</sup>, and can therefore self-certify the work for Building Regulation compliance.