

Energy Performance Certificate

PREVIEW
NOT FOR ISSUE



Flat 46 St. Georges Court, , Gloucester Road, LONDON, SW7 4RA

Dwelling type: Mid-floor flat
Date of assessment: 21 November 2012
Date of certificate: 22 November 2012
Reference number: 0000-0000-0000-0000-0000
Type of assessment: RdSAP, existing dwelling
Total floor area: 182 m²

Use this document to:

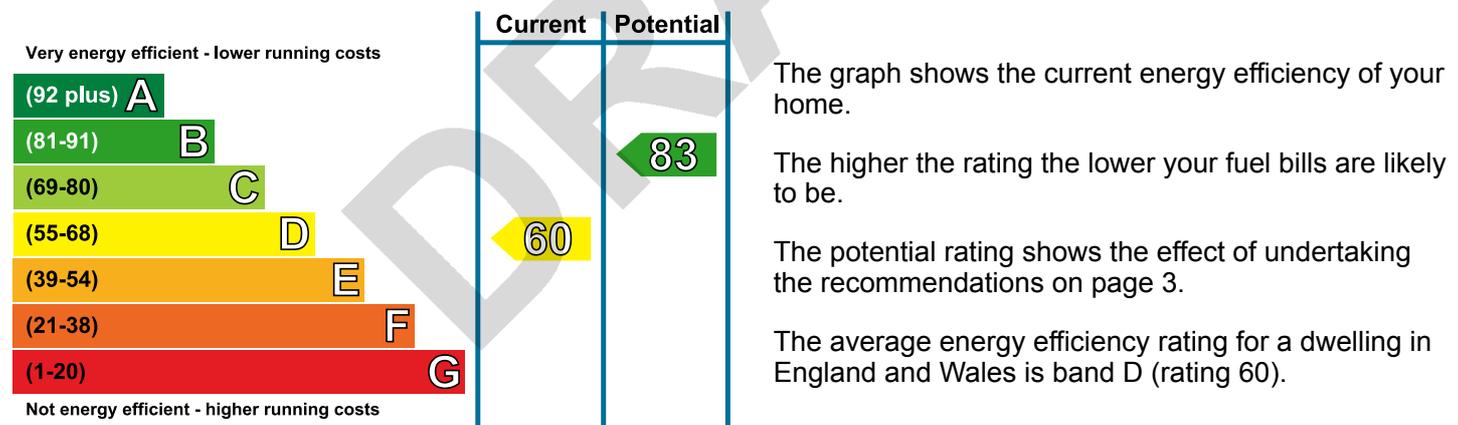
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

| | |
|--|---------------|
| Estimated energy costs of dwelling for 3 years: | £4,386 |
| Over 3 years you could save | £2,481 |

| Estimated energy costs of this home | | | |
|-------------------------------------|---------------------|---------------------|--------------------------|
| | Current costs | Potential costs | Potential future savings |
| Lighting | £477 over 3 years | £243 over 3 years | |
| Heating | £3,435 over 3 years | £1,263 over 3 years | |
| Hot Water | £474 over 3 years | £399 over 3 years | |
| Totals | £4,386 | £1,905 | |

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years | Available with Green Deal |
|---|------------------|------------------------------|---------------------------|
| 1 Internal or external wall insulation | £4,000 - £14,000 | £1,293 | |
| 2 Draught proofing | £80 - £120 | £93 | |
| 3 Low energy lighting for all fixed outlets | £130 | £186 | |

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call **0300 123 1234** (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

Summary of this home's energy performance related features

| Element | Description | Energy Efficiency |
|-----------------------|--|-------------------|
| Walls | Solid brick, as built, no insulation (assumed) | ★ ☆ ☆ ☆ ☆ |
| Roof | (another dwelling above) | — |
| Floor | (other premises below) | — |
| Windows | Single glazed | ★ ☆ ☆ ☆ ☆ |
| Main heating | Boiler and radiators, mains gas | ★ ★ ★ ★ ☆ |
| Main heating controls | Programmer and room thermostat | ★ ★ ★ ☆ ☆ |
| Secondary heating | Room heaters, electric | — |
| Hot water | From main system | ★ ★ ★ ★ ☆ |
| Lighting | No low energy lighting | ★ ☆ ☆ ☆ ☆ |

Current primary energy use per square metre of floor area: 204 kWh/m² per year

The assessment does not take into consideration the physical condition of any element. 'Assumed' means that the insulation could not be inspected and an assumption has been made in the methodology based on age and type of construction.

See addendum on the last page relating to items in the table above.

Low and zero carbon energy sources

Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Opportunity to benefit from a Green Deal on this property

The Green Deal may enable tenants or owners to improve the property they live in to make it more energy efficient, more comfortable and cheaper to run, without having to pay for the work upfront. To see which measures are recommended for this property, please turn to page 3. You can choose which measures you want and ask for a quote from an authorised Green Deal provider. They will organise installation by an authorised installer. You pay for the improvements over time through your electricity bill, at a level no greater than the estimated savings to energy bills. If you move home, the Green Deal charge stays with the property and the repayments pass to the new bill payer.

For householders in receipt of income-related benefits, additional help may be available.

To find out more, visit www.direct.gov.uk/savingenergy or call 0300 123 1234.

Authorised
home energy
assessment

Finance at
no upfront
cost

Choose from
authorised
installers

Pay from
savings in
energy bills

Repayments
stay with the
home

Recommendations

The measures below will improve the energy performance of your dwelling. The performance ratings after improvements listed below are cumulative; that is, they assume the improvements have been installed in the order that they appear in the table. Further information about the recommended measures and other simple actions you could take today to save money is available at www.direct.gov.uk/savingenergy. Before installing measures, you should make sure you have secured the appropriate permissions, where necessary. Such permissions might include permission from your landlord (if you are a tenant) or approval under Building Regulations for certain types of work.

Measures with a green tick  are likely to be fully financed through the Green Deal since the cost of the measures should be covered by the energy they save. Additional support may be available for homes where solid wall insulation is recommended. If you want to take up measures with an orange tick , be aware you may need to contribute some payment up-front.

| Recommended measures | Indicative cost | Typical savings per year | Rating after improvement | Green Deal finance |
|---|------------------|--------------------------|---|---|
| Internal or external wall insulation | £4,000 - £14,000 | £431 |  C74 |  |
| Draught proofing | £80 - £120 | £31 |  C75 |  |
| Low energy lighting for all fixed outlets | £130 | £62 |  C77 | |
| Replace boiler with new condensing boiler | £2,200 - £3,000 | £84 |  C80 |  |
| Replace single glazed windows with low-E double glazing | £3,300 - £6,500 | £92 |  B83 |  |

Alternative measures

There are alternative measures below which you could also consider for your home.

- Air or ground source heat pump
- Micro CHP

Choosing the right package

Visit www.epcadviser.direct.gov.uk, our online tool which uses information from this EPC to show you how to save money on your fuel bills. You can use this tool to personalise your Green Deal package.

Directgov
Public services all in one place

| Green Deal package | Typical annual savings |
|--------------------------------------|------------------------------|
| Internal or external wall insulation | Total savings of £462 |
| Draught proofing | |
| Electricity/gas/other fuel savings | £111 / £351 / £0 |

You could finance this package of measures under the Green Deal. It could **save you £462 a year** in energy costs, based on typical energy use. Some or all of this saving would be recouped through the charge on your bill.

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by AAA Energy Assessors Ltd. You can get contact details of the accreditation scheme at www.aaa.co.uk, together with details of their procedures for confirming authenticity of a certificate and for making a complaint. A copy of this EPC has been lodged on a national register. It will be publicly available and some of the underlying data may be shared with others for compliance and marketing of relevant energy efficiency information. The Government may use some of this data for research or statistical purposes. Green Deal financial details that are obtained by the Government for these purposes will not be disclosed to non-authorised recipients. The current property owner and/or tenant may opt out of having their information shared for marketing purposes.

Assessor's accreditation number: BREC201806
Assessor's name: Matthew Scott
Phone number: 02072 454 500
E-mail address: mScott@pegasi.co.uk
Related party disclosure: Employed by the professional dealing with the property transaction

Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.epcregister.com.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions.

The average household causes about 6 tonnes of carbon dioxide every year. Based on this assessment, your home currently produces approximately 7.0 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. If you were to install these recommendations you could reduce this amount by 4.3 tonnes per year. You could reduce emissions even more by switching to renewable energy sources.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Current rating **56**



Your home's heat demand

For most homes, the vast majority of energy costs derive from heating the home. Where applicable, this table shows the energy that could be saved in this property by insulating the loft and walls, based on typical energy use (shown within brackets as it is a reduction in energy use).

| Heat demand | Existing dwelling | Impact of loft insulation | Impact of cavity wall insulation | Impact of solid wall insulation |
|------------------------------|-------------------|---------------------------|----------------------------------|---------------------------------|
| Space heating (kWh per year) | 18,598 | N/A | N/A | (9,435) |
| Water heating (kWh per year) | 3,267 | | | |

Reduced Data SAP 2009 (9.91) Input Data Summary

Flat 46 St. Georges Court
Gloucester Road
LONDON
SW7 4RA

Date of assessment: 21 NOV 2012
Date of certificate: 22 November 2012
UPRN: 7226733078
RRN: 8972-7329-0629-2319-7926

Regional Details

Country: England & Wales Region: Thames Valley Language: ENGLISH

Overview & Reporting Details

Dwelling type: Flat Main dwelling: 1900 - 1929
Built form: Mid Terrace Measurement type: Internal
Habitable rooms: 7
Heated habitable rooms: 7
Terrain type: Dense Urban
Transaction type:
Basis of certificate: Full survey by you
Sampling approach: None (full survey)
Visited property: Yes
Related party disclosure: Employed by the professional dealing with the property transaction

Flat & Maisonette Details

Floor number: 4 Flat corridor: Heated
Flat level: Mid floor Sheltered wall length: -

Main Dwelling

Roof construction: Other dwelling above, not defined
Wall construction: Solid brick with insulation as built, the wall is not dry lined
Floor construction: Another dwelling below
Lowest occupied floor: Floor area = 182.12m² Room height = 2.82m Heat loss perimeter = 45.65m

Main Heating (System 1)

Database Reference No: 001968 - Potterton Profile 100e: gas:regular:non-condensing:wall mount:BF:fan:no pilot:fuel=1
Main heating fuel: 1 - Mains gas, Gas
Heat emitter: Radiators
Boiler flue type: Balanced flue
Boiler fan type: Fan assisted
Main heating controls: 2104 - Programmer and room thermostat
Separate FGHS: No

Secondary Heating

Secondary heating: 691 - Panel, convector or radiant heater, Electric (direct acting) room heaters
Secondary heating fuel: 39 - Electricity, Electricity

Water Heating

Water heating: 901 - From main heating system
Water heating fuel: 1 - Mains gas, Gas
Immersion type:
Rooms with bath and/or shower: 2
Rooms with mixer shower, no bath: 0
Rooms with bath and mixer shower: 2
WWHRS systems in database: 0

Hot Water Cylinder

| | | | |
|---------------------------|-------------------------|----------------------|------|
| Cylinder present: | Yes | Cylinder insulation: | 25mm |
| Cylinder size: | Large (over 170 litres) | Cylinder thermostat: | Yes |
| Cylinder insulation type: | Spray foam | | |

Windows, Doors & Conservatory

| | |
|-------------------|---|
| Area of windows: | Typical |
| Multiple glazing: | 0% - not defined |
| Measured windows: | None |
| Doors: | There are a total of 2 doors with 0 insulated doors |
| Draught proofing: | There are 30% draught proofed doors and windows (total draught proofed=6, total not draught proofed=14) |
| Conservatory: | There is no conservatory |

Other Data

| | |
|------------------------------|---------|
| Electricity meter: | Single |
| Main gas supply: | Yes |
| Photovoltaic cells: | None |
| Solar water heating panel: | No |
| Wind turbines: | 0 |
| Open fireplaces: | 0 |
| Standard light outlets: | 26 |
| Low energy lights: | 0 (0%) |
| Ventilation type: | Natural |
| Fixed spaced cooling system: | No |

Measures

| | |
|-------------------------------|------------|
| Selected: | Cancelled: |
| Draughtproofing (D) | |
| Low energy lights (E) | |
| Upgrade boiler, same fuel (I) | |
| Double glazing (O) | |
| Solid wall insulation (Q) | |

Addenda

None selected