

This EPC is based in a three bedroom terraced house built in the 1920's

Draft Energy Performance Certificate -

1920's terraced three bedroom house in Reading

Dwelling type: Mid-terrace house

Date of assessment: 15 November 2008

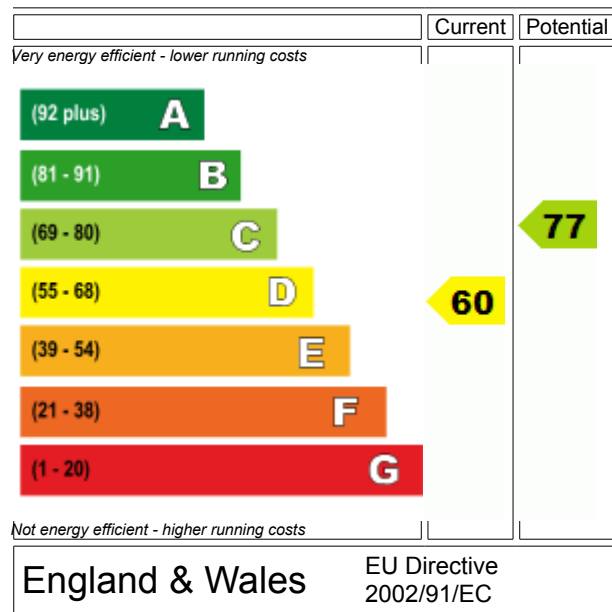
Date of certificate:

Reference number:

Total floor area: 76 m²

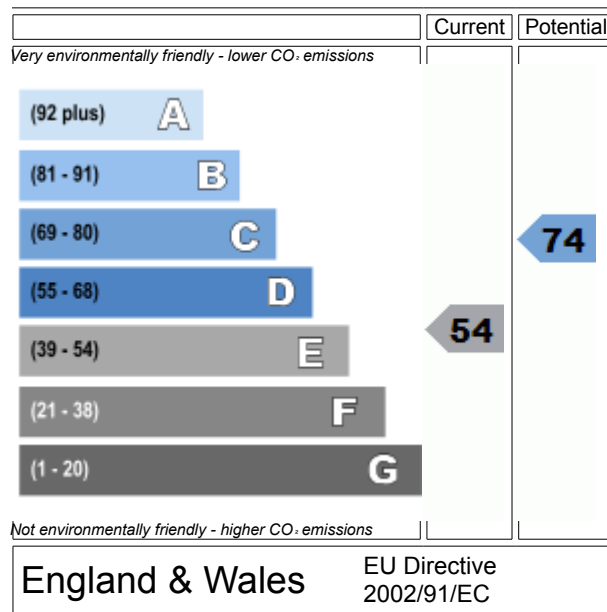
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

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 (CO₂) Rating



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.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	328 kWh/m ² per year	183 kWh/m ² per year
Carbon dioxide emissions	4.2 tonnes per year	2.3 tonnes per year
Lighting	£65 per year	£34 per year
Heating	£431 per year	£288 per year
Hot water	£173 per year	£93 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

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Energy Performance Certificate

15 November 2008 RRN:

DRAFT

Company name/trading name: cam certification

Address: xxx

Phone number: xxx

Fax number: xxx

E-mail address: xxx

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 on 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 out 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

READING

Date of certificate: Reference number

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, filled cavity	Good	Good
Roofs	Pitched, 50mm loft insulation	Poor	Poor
Floor	Suspended, no insulation (assumed)	-	-
Windows	Partial double glazing	Average	Average
Main heating	Boiler and radiators, mains gas	Average	Good
Main heating controls	Programmer and room thermostat	Poor	Poor
Secondary heating	None	-	-
Hot water	From main system, no cylinderstat	Poor	Average
Lighting	Low energy lighting in 11% of fixed outlets	Poor	Poor

Current energy efficiency rating **D 60**

Current environmental impact (CO₂) rating **E 54**

Low and zero carbon energy sources

None

DRAFT**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 improvements	
		Energy efficiency	Environmental impact
1 Increase loft insulation to 270 mm	£44	D 63	D 57
2 Low energy lighting for all fixed outlets	£24	D 65	D 58
3 Hot water cylinder thermostat	£56	C 69	D 63
4 Upgrade heating controls	£20	C 70	D 65
Sub-total	£144		

Higher cost measures

5 Replace boiler with Band A condensing boiler	£110	C 77	C 74
Total	£254		

Potential energy efficiency rating**C 77****Potential environmental impact (CO₂) rating****C 74****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.

Higher cost measures

6 Solar water heating	£19	C 79	C 76
7 Solar photovoltaic panels, 2.5kWp	£150	B 90	B 87

Enhanced energy efficiency rating**B 90****Enhanced environmental impact (CO₂) rating****B 87**

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 (CO₂) emissions.