Energy Performance Certificate

PREVIEW
NOT FOR ISSUE

SAP

Flat 24 St. Georges Court Gloucester Road LONDON SW7 4QZ

Dwelling type:	Mid-floor flat	**Reference number:**	0000-0000-0000-0000-0000
Date of assessment:	05 September 2012	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	11 September 2012	**Total floor area:**	159 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

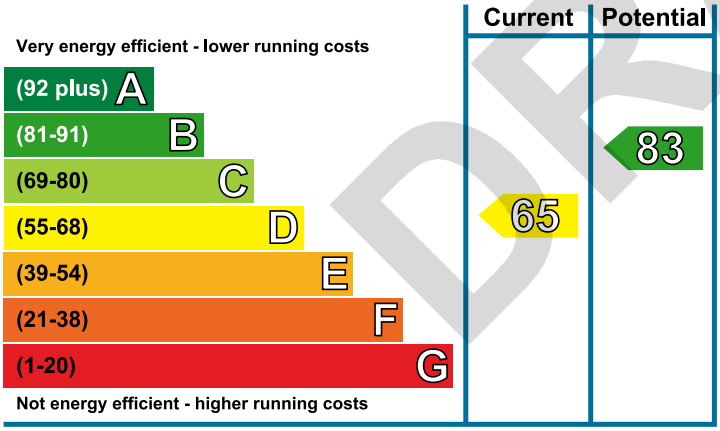
Estimated energy costs of dwelling for 3 years:	**£3,444**
Over 3 years you could save	**£1,713**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£441 over 3 years	£225 over 3 years	You could save £1,713 over 3 years
Heating	£2,652 over 3 years	£1,149 over 3 years	
Hot Water	£351 over 3 years	£357 over 3 years	
Totals	**£3,444**	**£1,731**	

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



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

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	£1,029	✓
2 Low energy lighting for all fixed outlets	£135	£180	
3 Replace single glazed windows with low-E double glazing	£3,300 - £6,500	£273	✓

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). When the Green Deal launches, it 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: 176 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

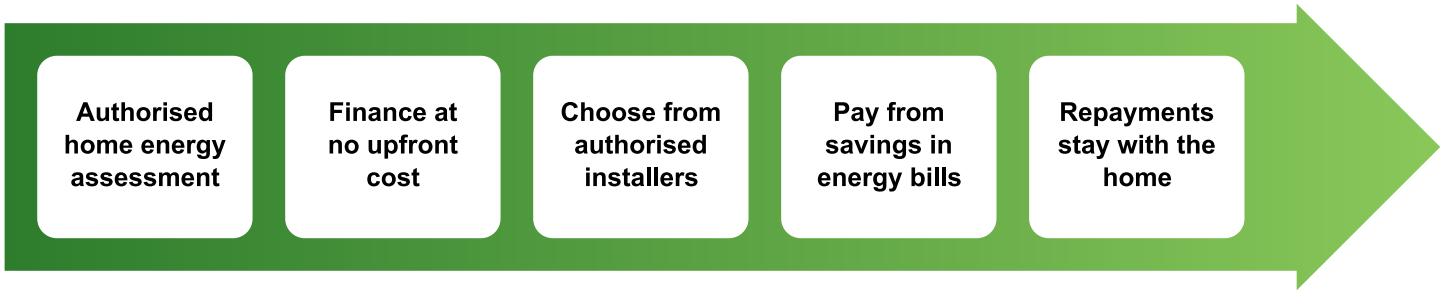
Low and zero carbon energy sources are sources of energy that release either very little or no carbon dioxide into the atmosphere when they are used. Installing these sources may help reduce energy bills as well as cutting carbon. There are none provided for this home.

Opportunity to benefit from a Green Deal on this property

When the Green Deal launches, it 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**.



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, when the scheme launches, 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	£343	C78	✓
Low energy lighting for all fixed outlets	£135	£60	C79	
Replace single glazed windows with low-E double glazing	£3,300 - £6,500	£91	B83	✓

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 £344**
Electricity/gas/other fuel savings	£95 / £249 / £0

You could finance this package of measures under the Green Deal. It could **save you £344 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 the certificate has been lodged on a national register. It will be publicly available and some of the underlying data may be shared with others for the purposes of research, compliance and direct mailing of relevant energy efficiency information. The current property owner and/or tenant may opt out of having this information disclosed.

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

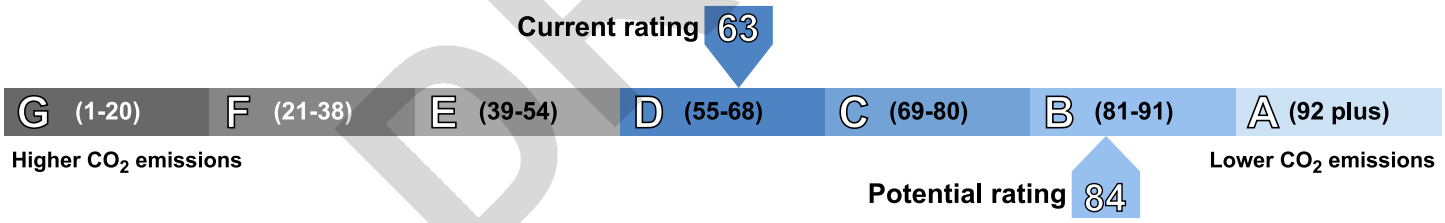
Further information about Energy Performance Certificates can be found under Frequently Asked Questions at **www.epcregister.com**.

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 5.3 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 2.9 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 (CO_2) emissions. The higher the rating the less impact it has on the environment.



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)	15,754	N/A	N/A	(8,601)
Water heating (kWh per year)	2,920			

Reduced Data SAP 2009 (9.91) Input Data Summary

Flat 24 St. Georges Court
Gloucester Road
LONDON
SW7 4QZ

Date of assessment: 05 SEP 2012
Date of certificate: 11 September 2012
UPRN: 2528851078
RRN: 8622-7521-0820-5185-8902

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:	5		
Heated habitable rooms:	5		
Terrain type:	Dense Urban		
Transaction type:	Rental (Private)		
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:	3	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 = 159.09m² Room height = 2.94m Heat loss perimeter = 38.77m

Main Heating (System 1)

Database Reference No:	015022 - Glow-worm, Flexicom 30sx: gas:regular: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 FGHRS:	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:	50mm
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 is a total of 1 door with 0 insulated doors
Draught proofing:	There are 95% draught proofed doors and windows (total draught proofed=20, total not draught proofed=1)
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:	27
Low energy lights:	0 (0%)
Ventilation type:	Natural
Fixed spaced cooling system:	No

Measures

Selected:	Cancelled:
Low energy lights (E)	
Double glazing (O)	
Solid wall insulation (Q)	

Addenda

None selected

Cavity Fill

Cavity fill recommended:	False
Access issues:	
Narrow cavity (< 50mm):	
High exposure:	
Stone walls:	
System build:	