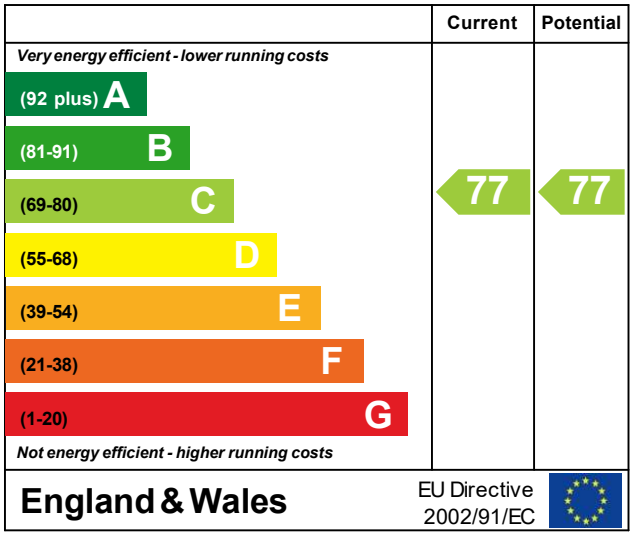
Energy Performance Certificate

6, St. Loyes Gardens
St. Loyes Road
EXETER
EX2 5FL

Dwelling type:	Ground-floor flat
Date of assessment:	9 November 2011
Date of certificate:	16 November 2011
Reference number:	9092-3831-6395-9309-7985
Total floor area:	51 m²

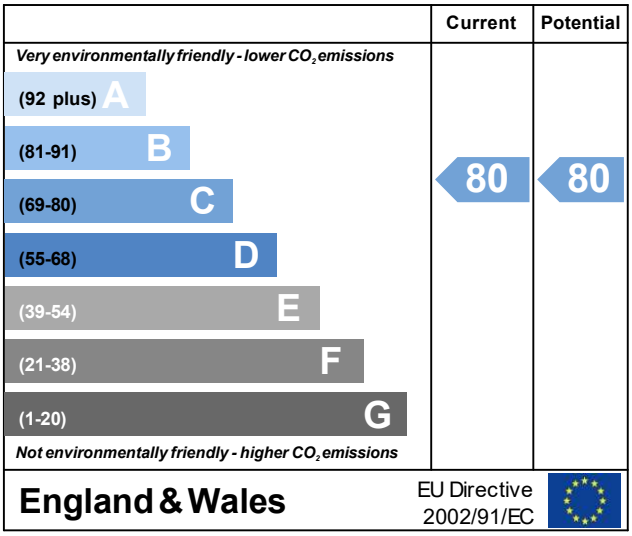
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO_2) emissions.

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 (CO_2) Rating



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	146 kWh/m² per year	146 kWh/m² per year
Carbon dioxide emissions	1.4 tonnes per year	1.4 tonnes per year
Lighting	£35 per year	£35 per year
Heating	£262 per year	£262 per year
Hot water	£66 per year	£66 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

energy saving recommended
Certification mark

Remember to look for the Energy Saving Trust 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**

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Stroma Accreditation, to a scheme authorised by the Government. This certificate was produced using the SAP 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:	STRO004975
Assessor's name:	Mr Richard Britton DipOCDEA
Company name/trading name:	Air Testing South West
Address:	4 Acacia Mews, Kennford, Exeter, Devon, EX6 7TZ
Phone number:	07771 964593
Fax number:	0000
E-mail address:	richard@airtestingsouthwest.com
Related party disclosure:	No related party

If you have a complaint or wish to confirm that this 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.stroma.com together with details of their procedures for confirmation authenticity of a certificate and for making complaint.

About the building's performance ratings

The ratings on the certificate proved 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 Department for Communities and Local Government 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 - the Department is the controller of the data on the register for Data Protection Act 1998 purposes
- Learn more about energy efficiency and reducing energy consumption

Recommendations

None.

Further measures to achieve even higher standards

None.

Summary of this home's energy performance related features

The table below gives an assessment of the key individual elements that have an impact on this home's energy and environmental performance. Each element is assessed by the national calculation methodology, 1 star means least efficient and 5 stars means most efficient. 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.

Element	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.28 W/m²K	? ? ? ? ?	? ? ? ? ?
Roof	Average thermal transmittance 0.14 W/m²K	? ? ? ? ?	? ? ? ? ?
Floor	Average thermal transmittance 0.22 W/m²K	? ? ? ? ?	? ? ? ? ?
Windows	Fully double glazed	? ? ? ? ?	? ? ? ? ?
Main heating	Boiler and radiators, mains gas	? ? ? ? ?	? ? ? ? ?
Main heating controls	Programmer, room thermostat and TRVs	? ? ? ? ?	? ? ? ? ?
Secondary heating	None	?	?
Hot water	From main system	? ? ? ? ?	? ? ? ? ?
Lighting	Low energy lighting in 75% of fixed outlets	? ? ? ? ?	? ? ? ? ?
Air tightness	Air permeability 10.0 m³/h.m² (as tested)	? ? ? ? ?	? ? ? ? ?
Current energy efficiency rating		C 77	
Current environmental impact (CO_2) rating			C 80

Thermal transmittance is a measure of the rate of heat loss through a building fabric; the lower the value the better the energy performance.
Air permeability is a measure of the air tightness of a building; the lower the value the better the air tightness.

Low and zero carbon energy sources

None

Renewable Heat Incentive

You could receive 20 years of RHI payments and help reduce carbon emissions by replacing your existing heating system with one that generates renewable heat and, where appropriate, having your loft insulated to 150 mm and cavity walls filled. The energy required for space and water heating shown below will form the basis of the payments. The Department of Energy and Climate Change has up-to date information on technologies supported and the support levels at www.decc.gov.uk/rhi.

Heat demand for RHI	
Space heating (kWh per year)	3160
Water heating (kWh per year)	1713

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

Not applicable

About the further measures achieve even higher standards

Not applicable

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. The papers you are given by the builder and the warranty provider will help you in this.
- 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.

[1] For information on approved 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.