

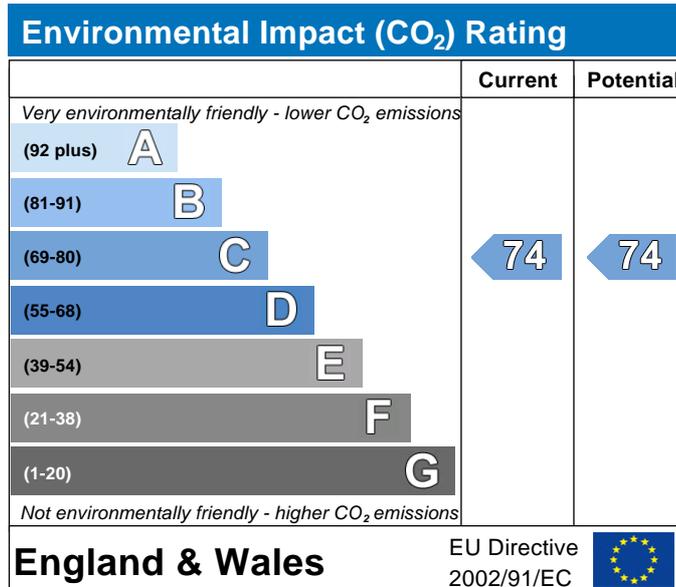
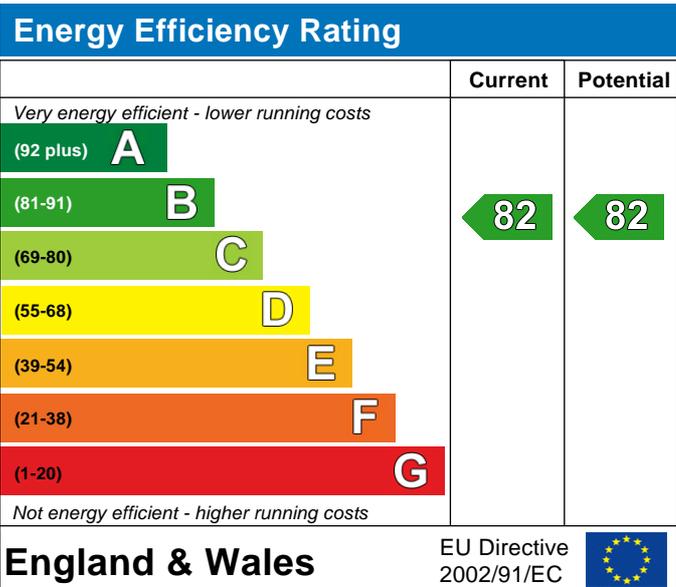
# Energy Performance Certificate



56, Telegraph Place  
LONDON  
E14 9XD

Dwelling type: Top-floor flat  
Date of assessment: 07 September 2009  
Date of certificate: 08 September 2009  
Reference number: 0560-2863-6713-0801-9375  
Total floor area: 38 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 are likely to 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               | 281 kWh/m <sup>2</sup> per year | 281 kWh/m <sup>2</sup> per year |
| Carbon dioxide emissions | 1.6 tonnes per year             | 1.6 tonnes per year             |
| Lighting                 | £20 per year                    | £20 per year                    |
| Heating                  | £101 per year                   | £101 per year                   |
| Hot water                | £96 per year                    | £96 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.



Certification mark

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's 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**

## 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 the RdSAP 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: NGIS705220  
Assessor's name: Bernard Daniel Lennie  
Company name/trading name: Energy Reports and Surveys Limited  
Address: Sycamore House, Lloyd Drive, Ellesmere Port, CH65 9HQ

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 as above. You can get contact details of the accreditation scheme from their 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 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](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 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 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](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 - the Government is the controller of the data on the register
- Learn more about energy efficiency and reducing energy consumption

## Recommended measures to improve this home's energy performance

56, Telegraph Place  
LONDON  
E14 9XD

Date of certificate: 08 September 2009  
Reference number: 0560-2863-6713-0801-9375

## 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   | Timber frame, as built, insulated (assumed) | Good                | Good          |
| Roof  | Pitched, 300+ mm loft insulation            | Very good           | Very good     |
| Floor   | (other premises below)                      | -                   | -             |
| Windows   | Fully double glazed                         | Average             | Average       |
| Main heating  | Electric storage heaters                    | Poor                | Very poor     |
| Main heating controls                                       | Manual charge control                       | Poor                | Poor          |
| Secondary heating   | None  | -                   | -             |
| Hot water   | Electric immersion, off-peak                | Poor                | Poor          |
| Lighting  | Low energy lighting in all fixed outlets    | Very good           | Very good     |
| <b>Current energy efficiency rating</b>                     |   | <b>B 82</b>         |               |
| <b>Current environmental impact (CO<sub>2</sub>) rating</b> |   | <b>C 74</b>         |               |

## Low and zero carbon energy sources

None

## Recommendations

None

## Further measures to achieve even higher standards

None

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

Not applicable

### About the further measures to 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<sub>2</sub> emissions.
- 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 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.
- 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.