

Draft Energy Performance Certificate

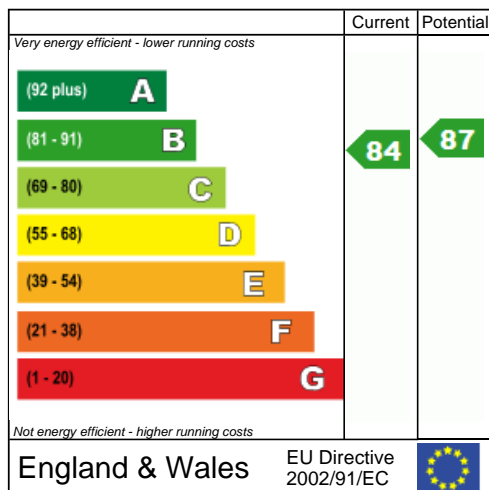
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16, Willingham Way
KINGSTON UPON THAMES
KT1 3JA

Dwelling type: End-terrace house
Date of assessment: 31 March 2009
Date of certificate:
Reference number: 985041
Total floor area: 76 m²

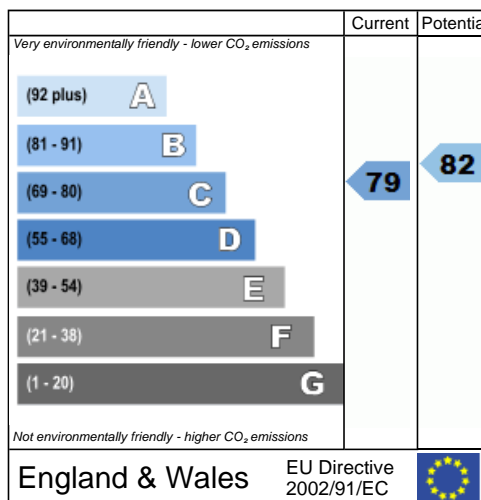
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

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	165 kWh/m ² per year	139 kWh/m ² per year
Carbon dioxide emissions	1.9 tonnes per year	1.6 tonnes per year
Lighting	£34 per year	£34 per year
Heating	£368 per year	£334 per year
Hot water	£87 per year	£76 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

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About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by the NHER Accreditation Scheme, 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.

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Assessor's accreditation number: NHER001756
Assessor's name: Mr Martin Gill
Company name/trading name: Tophouse Assessments Limited
Address: 17 Albany Road, Chatham, ME4 5DL
Phone number: 01634 566215
Fax number:
E-mail address: martin.gill@etophouse.com

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 www.nher.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

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 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.

NES one Version 5.5.0 (SAP 9.82)

Recommended measures to improve this home's energy performance

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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, partial insulation (assumed)	Average	Average
Roofs	Pitched, 300+mm loft insulation	Very good	Very good

Floor	Solid, no insulation (assumed)	-	-
Windows	Partial double glazing	Average	Average
Main heating	Boiler and radiators, mains gas	Good	Good
Main heating controls	Programmer, room thermostat and TRVs	Average	Average
Secondary heating	None	-	-
Hot water	From main system	Good	Good
Lighting	Low energy lighting in all fixed outlets	Very good	Very good

Current energy efficiency rating

B 84

Current environmental impact (CO₂) rating

C 79

Low and zero carbon energy sources

The following low or zero carbon energy sources are provided for this home:

- Solar photovoltaics

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Recommendations

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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.

Higher cost measures			
1 Replace boiler with Band A condensing boiler	£44	B 87	B 82
Total	£44		

Potential energy efficiency rating

B 87

Potential environmental impact (CO₂) rating

B 82

Further measures to achieve even higher standards

The measures listed below should be considered 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			
2 Solar water heating	£17	B 88	B 84

Enhanced energy efficiency rating

B 88

Enhanced environmental impact (CO₂) rating

B 84

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.

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Recommendations

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

If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

Higher cost measures (typically over £500 each)

1 Band A condensing boiler

A condensing boiler is capable of much higher efficiencies than other types of boiler, meaning it will burn less fuel to heat this property. This improvement is most appropriate when the existing central heating boiler needs repair or replacement, but there may be exceptional circumstances making this impractical. Condensing boilers need a drain for the condensate which limits their location; remember this when considering remodelling the room containing the existing boiler even if the latter is to be retained for the time being (for example a kitchen makeover). Building Regulations apply to this work, so your local authority building control department should be informed, unless the installer is registered with a competent persons scheme¹, and can therefore self-certify the work for Building Regulation compliance. Ask a qualified heating engineer to explain the options.

About the further measures to achieve even higher standards

Further measures that could deliver even higher standards for this home. You should check the conditions in any covenants, planning conditions, warranties or sale contracts before undertaking any of these measures. If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

2 Solar water heating

A solar water heating panel, usually fixed to the roof, uses the sun to pre-heat the hot water supply. This will significantly reduce the demand on the heating system to provide hot water and hence save fuel and money. The Solar Trade Association has up-to-date information on local installers and any grant that may be available.

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 CO₂ 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.

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Recommendations

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- 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.
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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.

Energy Data Input

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<i>Date of Inspection</i>	31 March 2009
<i>Full Address</i>	16, Willingham Way KINGSTON UPON THAMES KT1 3JA
<i>Postcode</i>	
Home Inspector`s Name	Mr Martin Gill
Home Inspector`s Membership	NHER001756
E-mail Address	martin.gill@etophouse.com
Report Reference Number	985041

Energy Data Input
GENERAL DETAILS

Type of Property	House
Detachment	End terrace
Terrain	Low Rise urban/Suburban
Internal / External measurements	Internal
Number of storeys	2
Rooms in roof?	No
Number of extensions	0
Mains gas available?	Yes

Energy Data Input
CONSTRUCTION

Main property age	1967 to 1975
Main roof	Pitched (slates or tiles), access to loft Insulation at Joists (300mm+)
Main wall	Timber frame, Insulation Unknown
Main floor	Solid, unknown insulation
Number of habitable rooms	5
Unheated rooms present?	No

Energy Data Input
DIMENSIONS

	Area (m ²)	Height (m)	Heat Loss Perimeter (m)
Main Floor 1	38.2	2.3	17.6
Main Floor 0	38.2	2.35	17.6

Energy Data Input OPENINGS

Total glazed area	Normal
Proportion double glazed	90
Double glazing installed	Pre 2002 double glazing
Number of open fireplaces	0
Mechanical ventilation present	No

Energy Data Input HEATING & HOT WATER

Electricity meter type	Single
Heater type	Boiler
Boiler type	Combi boiler
Fan flue	Fan
Open flue?	Not open flue
Fuel	Mains gas
Primary system	Post 1998 - Combi, auto ignition
Controls	Programmer, room thermostat and TRVs
Emitters	Radiators
Secondary fuel	None
Secondary system	None
Water Heating	From main system (Gas)

Energy Data Input SEDBUK DATA

Manufacturer	Baxi Heating UK
Model name	Performa
Model qualifier	24
Seasonal efficiency	78.6

Energy Data Input CYLINDER, SOLAR & LIGHTS

Water heating storage	No water storage
Has cylinder thermostat?	N/A
Solar panels supply some water heating	No
Photovoltaic array	45% of roof is covered by an array
Wind turbine?	No
Low energy lights	100% of light fittings are low energy

Energy Data Input CONSERVATORIES

Conservatory?

No