

Energy Performance Certificate



17 Any Street
District
Any Town
YY3 5XX

Dwelling type: Detached house
Date of assessment: 03 October 2012
Date of certificate: 22 October 2012

Reference number: 0182-2077-9473-0601-9571
Type of assessment: RdSAP, existing dwelling
Total floor area: 165 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 basic measures

Estimated energy bills for 3 years	£5,436
Over 3 years you could save	£2,715

Estimated fuel costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£243 over 3 years	£243 over 3 years	
Heating	£4,476 over 3 years	£2,166 over 3 years	
Hot water	£717 over 3 years	£312 over 3 years	
Totals	£5,436	£2,721	

These figures are estimates and are based on the standard energy bills that are the same for all homes. Energy bills include the costs of heating the home, heating water, and lighting and exclude costs of running appliances like TVs and cookers.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

This graph shows the current energy efficiency of your home.

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

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

Top actions you can take to save money and make your home more efficient			
Recommended measures	Typical cost	Typical savings over 3 years	Available with Green Deal
1 Add additional 80mm jacket to hot water cylinder	£25	£36	
2 Increase loft insulation to 270mm	£100 – £300	£219	
3 Install cavity wall insulation	£500	£840	

A green tick means this measure can be paid for by the Green Deal.

This home benefited from a Green Deal from [name of provide] to make it warmer and cheaper to run. The Green Deal is paid for through the resulting energy bill savings. This home is currently saving an estimated £[xx] per year and a monthly Green Deal charge of £[xx] is payable as part of the energy bill until [date].

Summary of this home's energy performance-related features

Element	Description	Energy Efficiency
Walls	Cavity wall, as built, partial insulation (assumed)	★ ★ ★ ☆ ☆
Roof	Pitched, 75 mm loft insulation	★ ★ ★ ☆ ☆
Floor	Solid, no insulation (assumed)	
Windows	Partial double glazing	★ ★ ☆ ☆ ☆
Main heating	Boiler and radiators, mains gas	★ ☆ ☆ ☆ ☆
Main heating controls	Programmer, room thermostat and TRVs	★ ★ ★ ★ ☆
Secondary heating	None	
Hot water	From main system, no cylinder thermostat	★ ☆ ☆ ☆ ☆
Lighting	Low energy lighting in 75% of fixed outlets	★ ★ ★ ★ ★

Current energy efficiency rating: E 45

E 45

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. The average Energy Efficiency Rating for a dwelling in England and Wales is band E (rating 46).

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.

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, insulating your loft to 150mm and filling your cavity walls. The energy required for space and water heating shown below would form the basis for 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







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Heat demand (kWh per year)	Existing dwelling	Impact of loft insulation	Impact of cavity insulation	Impact of solid wall insulation
Space heating	100	N/A	11	15
Water heating	8			

Recommendations

The measures below are cost effective. 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 [\[link\]](#). Before installing measures, you should make sure you have secured the appropriate permissions, where necessary.

The Green Deal can help you cut your energy bills by making energy efficiency improvements at no upfront cost, which are paid back through the savings on your energy bill. Measures which have a green tick are likely to be eligible for Green Deal finance plans, based on indicative costs. Subsidy also may be available for some measures, such as solid wall insulation and for those who need extra support. Measures which have an orange tick may need additional finance. To find out how you could use Green Deal finance to improve your property, contact the Advice Line on 0800 XXX XXX.

Recommended measures	Typical cost	Typical savings per year	Green Deal Finance	Rating after improvement
Increase loft insulation to 270 mm	£100 - £300	£73		
Hot water cylinder thermostat	£500	£145		
Low energy lighting	£50	£45		
New condensing boiler	£1,500 - £3,500	£408		
Solar water heating	£4,800	£32		
Replace windows with double glazing	£2,500 - £6,500	£54		
External or internal solid wall insulation	£5,500 - £14,500	£393		

Further measures to achieve even higher standards

There are further measures below which you could also consider for your home.

- Ground source heat pump
- Biomass boiler

Choosing the right package

Click 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 the tool to personalise your Green Deal package.

Green Deal package	Typical annual savings
Increase loft insulation to 270 mm	£73
Hot water cylinder thermostat	£145
New condensing boiler	£408
External or internal solid wall insulation	£393
Total savings	£1,019
Electricity/gas/other fuel savings	£x/y/z

If you used this Green Deal package at no up-front cost, this could **save £1,019 a year** on your energy bills. Some of this saving would be recouped through the charge on your bill.

Directgov

Public services all in one place

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by [scheme name]. You can get contact details of the accreditation scheme at [scheme website address], 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.

Assessor's accreditation number: [Accreditation number]
Assessor's name: [Assessor's name]
Phone number: [Phone number]
E-mail address: [Email address]
Related party disclosure: Financial interest in this property

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 x tonnes of carbon 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 y 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 (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Potential rating **69**



Lower CO₂ emissions

Current rating **39**

Higher CO₂ emissions

Details of the Green Deal Plan attached to this property

This property has benefited from a Green Deal. Details are listed below. For more information on this plan, contact the XXX. This update was produced on 15th March 2014.

Green Deal Provider:

British Gas
0845 757 757
www.britishgas.co.uk

Unique GD Plan identifier:
GB70739582GT

The following measures were installed using Green Deal finance:

External Wall insulation
Energy efficient boiler
Loft insulation
Double glazing
Energy efficient lighting

These measures were installed in June 2013 and were predicted to save £49 a month on your energy bill.

Some of these measures require maintenance or specific care.

For more information go to www.GDProvidercareinfo.com.

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22 October 2010 RRN: 0182-2077-9473-0601-9571

The Green Deal charge on this property is collected through the electricity bill. The charge is currently £45 a month/£540 a year. There is currently £1500 left on this Green Deal Plan and it is due to be repaid by June 2019.

The interest rate on this charge tracks the fuel and light index at 3.7%. The monthly charge will vary in line with this.

When this Green Deal was taken out it was declared on the Plan that all relevant consents for the work and the charge were in place. You are advised to satisfy yourself that this is the case.

You are advised to check that no alterations have been made to this property that would damage the effectiveness of these measures and that measures have been maintained in accordance with the Green Deal Provider user guides. These measures may be covered by warranties (parts and labour) while there is a charge on them. Further information can be found on the Green Deal plan.

There are circumstances in which this Green Deal Plan may need to be repaid early. These include: the meter point being removed (including for demolition), the property being converted from non-domestic to domestic use, [additional triggers from GD Providers e.g. subdivision of the property.]

Where customers are on a pre-pay meter

Customers needs to check with their energy supplier that the GD charge is not in arrears on this repayment meter and notify the energy supplier that they are now responsible for it.