

Energy Performance Certificate



Flat 2 Egypt Reach, 21a, Cliff Road, COWES, PO31 8BN

Dwelling type:	Ground-floor maisonette	Reference number:	8262-7233-0630-4058-2992
Date of assessment:	18 July 2012	Type of assessment:	SAP, new dwelling
Date of certificate:	18 July 2012	Total floor area:	131 m ²

Use this document to:

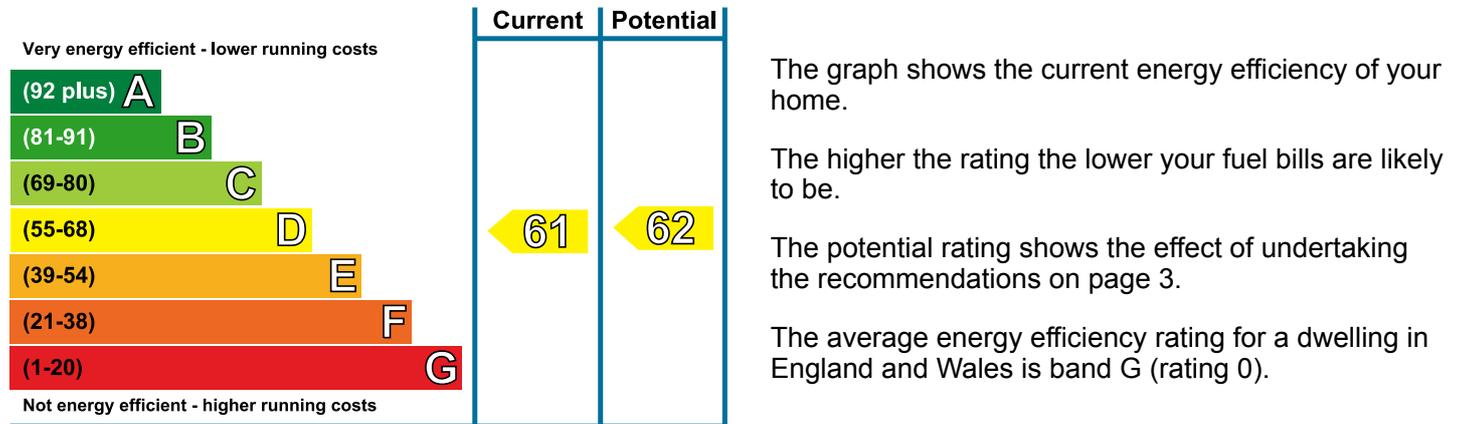
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£3,666
Over 3 years you could save	£54

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£324 over 3 years	£201 over 3 years	
Heating	£2,799 over 3 years	£2,868 over 3 years	
Hot Water	£543 over 3 years	£543 over 3 years	
Totals	£3,666	£3,612	

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



Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£25	£54

Summary of this home's energy performance related features

Element	Description	Energy Efficiency
Walls	Average thermal transmittance 0.33 W/m ² K	★★★★☆
Roof	Average thermal transmittance 0.09 W/m ² K	★★★★★
Floor	Average thermal transmittance 0.22 W/m ² K	★★★★☆
Windows	Fully double glazed	★★★★☆
Main heating	Boiler and underfloor heating, electric	—
Main heating controls	Time and temperature zone control	★★★★★
Secondary heating	None	—
Hot water	Electric instantaneous at point of use	—
Lighting	Low energy lighting in 38% of fixed outlets	★★★☆☆
Air tightness	Air permeability 6.3 m ³ /h.m ² (as tested)	★★★★☆

Thermal transmittance is a measure of the rate of heat loss through a building element; 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.

Current primary energy use per square metre of floor area: 215 kWh/m² per year

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.

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.

Recommended measures	Indicative cost	Typical savings per year	Rating after improvement
Low energy lighting for all fixed outlets	£25	£18	 D62

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Elmhurst Energy Systems Ltd. You can get contact details of the accreditation scheme at www.elmhurstenergy.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: EES/008112
Assessor's name: Mr. William John Simpson
Phone number: 01673 857310
E-mail address: william@gladwood.co.uk
Related party disclosure: No related party

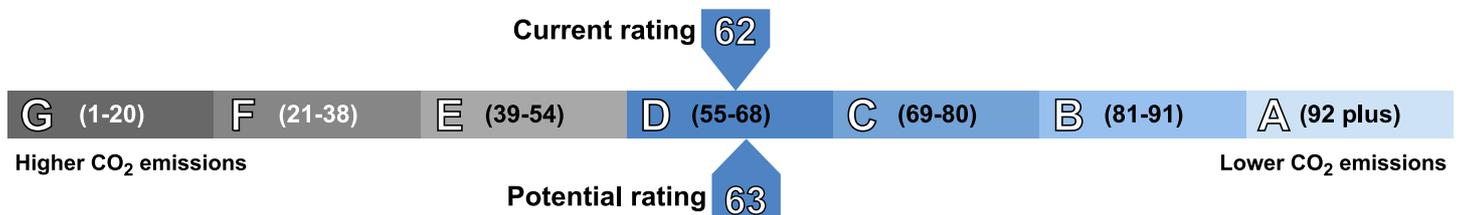
Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.epcregister.com.

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 5.0 tonnes of carbon dioxide every year. You could reduce emissions 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.



Your home's heat demand

This table shows the energy used for space and water heating by an average household in this property.

Heat demand

Space heating (kWh per year)	5,560
Water heating (kWh per year)	1,454