Energy Performance Certificate

37, Lewis Street
STOKE-ON-TRENT
ST4 7RS

Dwelling type: Mid-terrace house
Date of assessment: 19 July 2010
Date of certificate: 26 July 2010
Reference number: 0473-2881-6530-9390-7075
Type of assessment: RdSAP, existing dwelling
Total floor area: 67 m²

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 (CO₂) emissions.

Energy Efficiency Rating

<table>
<thead>
<tr>
<th>Very energy efficient - lower running costs</th>
<th>Current</th>
<th>Potential</th>
</tr>
</thead>
<tbody>
<tr>
<td>(92 plus) A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(81-91) B</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(69-80) C</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(55-68) D</td>
<td>47</td>
<td>59</td>
</tr>
<tr>
<td>(39-54) E</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(21-38) F</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(1-20) G</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Environmental Impact (CO₂) Rating

<table>
<thead>
<tr>
<th>Very environmentally friendly - lower CO₂ emissions</th>
<th>Current</th>
<th>Potential</th>
</tr>
</thead>
<tbody>
<tr>
<td>(92 plus) A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(81-91) B</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(69-80) C</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(55-68) D</td>
<td>41</td>
<td>51</td>
</tr>
<tr>
<td>(39-54) E</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(21-38) F</td>
<td></td>
<td></td>
</tr>
<tr>
<td>(1-20) G</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

England & Wales 2002/91/EC

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 (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

<table>
<thead>
<tr>
<th></th>
<th>Current</th>
<th>Potential</th>
</tr>
</thead>
<tbody>
<tr>
<td>Energy use</td>
<td>470 kWh/m² per year</td>
<td>368 kWh/m² per year</td>
</tr>
<tr>
<td>Carbon dioxide emissions</td>
<td>5.3 tonnes per year</td>
<td>4.1 tonnes per year</td>
</tr>
<tr>
<td>Lighting</td>
<td>£61 per year</td>
<td>£34 per year</td>
</tr>
<tr>
<td>Heating</td>
<td>£756 per year</td>
<td>£644 per year</td>
</tr>
<tr>
<td>Hot water</td>
<td>£164 per year</td>
<td>£107 per year</td>
</tr>
</tbody>
</table>

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.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient products. It’s a quick and easy way to identify the most energy-efficient products on the market.

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.
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: NGIS801456
Assessor's name: Robert Horton
Company name/trading name: Robert Horton
Address: 40 Homer Street, Hanley, Stoke On Trent, ST1 3NZ

Phone number: 01782 610546
Fax number: 01782 801189
E-mail address: roberth@hip1st.co.uk
Related party disclosure: No related party

About this document

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.

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 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

Further information about Energy Performance Certificates can be found under Frequently Asked Questions at www.epcregister.com
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 against the following scale: Very poor / Poor / Average / Good / Very good. 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.

<table>
<thead>
<tr>
<th>Element</th>
<th>Description</th>
<th>Current performance</th>
<th>Energy Efficiency</th>
<th>Environmental</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walls</td>
<td>Solid brick, as built, no insulation (assumed)</td>
<td>Very poor</td>
<td>Poor</td>
<td>Very poor</td>
</tr>
<tr>
<td></td>
<td>Cavity wall, as built, no insulation (assumed)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Roof</td>
<td>Pitched, no insulation (assumed)</td>
<td>Very poor</td>
<td>Very poor</td>
<td></td>
</tr>
<tr>
<td>Floor</td>
<td>Suspended, no insulation (assumed)</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Windows</td>
<td>Single glazed</td>
<td>Very poor</td>
<td>Very poor</td>
<td></td>
</tr>
<tr>
<td>Main heating</td>
<td>Boiler and radiators, mains gas</td>
<td>Good</td>
<td>Good</td>
<td></td>
</tr>
<tr>
<td>Main heating controls</td>
<td>Programmer, TRVs and bypass</td>
<td>Average</td>
<td>Average</td>
<td></td>
</tr>
<tr>
<td>Secondary heating</td>
<td>Room heaters, mains gas</td>
<td>-</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hot water</td>
<td>From main system, no cylinder thermostat</td>
<td>Average</td>
<td>Average</td>
<td></td>
</tr>
<tr>
<td>Lighting</td>
<td>Low energy lighting in 20% of fixed outlets</td>
<td>Poor</td>
<td>Poor</td>
<td></td>
</tr>
</tbody>
</table>

**Current energy efficiency rating**  E 47

**Current environmental impact (CO₂) rating**  E 41

Low and zero carbon energy sources

None
## 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.

<table>
<thead>
<tr>
<th>Lower cost measures (up to £500)</th>
<th>Typical savings per year</th>
<th>Performance ratings after improvement</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Energy efficiency</td>
</tr>
<tr>
<td>1 Cavity wall insulation</td>
<td>£41</td>
<td>E 49</td>
</tr>
<tr>
<td>2 Low energy lighting for all fixed outlets</td>
<td>£21</td>
<td>E 51</td>
</tr>
<tr>
<td>3 Hot water cylinder thermostat</td>
<td>£19</td>
<td>E 52</td>
</tr>
<tr>
<td>4 Upgrade heating controls</td>
<td>£45</td>
<td>E 54</td>
</tr>
<tr>
<td>Sub-total</td>
<td>£126</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Higher cost measures</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Energy efficiency</td>
<td>Environmental impact</td>
</tr>
<tr>
<td>5 Replace boiler with new condensing boiler</td>
<td>£70</td>
<td>D 59</td>
<td>E 51</td>
</tr>
<tr>
<td>Total</td>
<td>£196</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Potential energy efficiency rating

D 59

### Potential environmental impact (CO₂) rating

E 51

## Further measures to achieve even higher standards

The further measures listed below should be considered in addition to those already specified 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.

<p>| | | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Enhanced energy efficiency rating</td>
<td>Enhanced environmental impact (CO₂) rating</td>
</tr>
<tr>
<td>6 Solar water heating</td>
<td>£23</td>
<td>D 60</td>
<td>E 53</td>
</tr>
<tr>
<td>7 Replace single glazed windows with low-E double glazing</td>
<td>£59</td>
<td>D 63</td>
<td>D 57</td>
</tr>
<tr>
<td>8 50 mm internal or external wall insulation</td>
<td>£69</td>
<td>D 68</td>
<td>D 62</td>
</tr>
<tr>
<td>9 Solar photovoltaic panels, 2.5 kWp</td>
<td>£172</td>
<td>C 80</td>
<td>C 74</td>
</tr>
</tbody>
</table>

Enhancements 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.
**Recommendations**

37, Lewis Street, STOKE-ON-TRENT, ST4 7RS
26 July 2010  RRN: 0473-2881-6530-9390-7075

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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.

**Lower cost measures (typically up to £500 each)**

These measures are relatively inexpensive to install and are worth tackling first. Some of them may be installed as DIY projects. DIY is not always straightforward, and sometimes there are health and safety risks, so take advice before carrying out DIY improvements.

1 **Cavity wall insulation**

   Cavity wall insulation, to fill the gap between the inner and outer layers of external walls with an insulating material, reduces heat loss; this will improve levels of comfort, reduce energy use and lower fuel bills. The insulation material is pumped into the gap through small holes that are drilled into the outer walls, and the holes are made good afterwards. As specialist machinery is used to fill the cavity, a professional installation company should carry out this work, and they should carry out a thorough survey before commencing work to ensure that this type of insulation is suitable for this home. They should also provide a guarantee for the work and handle any building control issues. Further information about cavity wall insulation and details of local installers can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk).

2 **Low energy lighting**

   Replacement of traditional light bulbs with energy saving recommended ones will reduce lighting costs over the lifetime of the bulb, and they last up to 12 times longer than ordinary light bulbs. Also consider selecting low energy light fittings when redecorating; contact the Lighting Association for your nearest stockist of Domestic Energy Efficient Lighting Scheme fittings.

3 **Cylinder thermostat**

   A hot water cylinder thermostat enables the boiler to switch off when the water in the cylinder reaches the required temperature; this minimises the amount of energy that is used and lowers fuel bills. The thermostat is a temperature sensor that sends a signal to the boiler when the required temperature is reached. To be fully effective it needs to be sited in the correct position and hard wired in place, so it should be installed by a competent plumber or heating engineer.

4 **Heating controls (room thermostat)**

   The heating system should have a room thermostat to enable the boiler to switch off when no heat is required. A competent heating engineer should be asked to do this work. Insist that the thermostat switches off the boiler as well as the pump and that the thermostatic radiator valve is removed from any radiator in the same room as the thermostat.

**Higher cost measures (typically over £500 each)**

5 **New 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.

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**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.

6 **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.

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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.
7 Double glazing
Double glazing is the term given to a system where two panes of glass are made up into a sealed unit. Replacing existing single-glazed windows with double glazing will improve comfort in the home by reducing draughts and cold spots near windows. Double-glazed windows may also reduce noise, improve security and combat problems with condensation. Building Regulations apply to this work, so either use a contractor who is registered with a competent persons scheme¹ or obtain advice from your local authority building control department.

8 Internal or external wall insulation
Solid wall insulation involves adding a layer of insulation to either the inside or the outside surface of the external walls, which reduces heat loss and lowers fuel bills. As it is more expensive than cavity wall insulation it is only recommended for walls without a cavity, or where for technical reasons a cavity cannot be filled. Internal insulation, known as dry-lining, is where a layer of insulation is fixed to the inside surface of external walls; this type of insulation is best applied when rooms require redecorating and can be installed by a competent DIY enthusiast. External solid wall insulation is the application of an insulant and a weather-protective finish to the outside of the wall. This may improve the look of the home, particularly where existing brickwork or rendering is poor, and will provide long-lasting weather protection. Further information can be obtained from the National Insulation Association (www.nationalinsulationassociation.org.uk). It should be noted that planning permission might be required.

9 Solar photovoltaic (PV) panels
A solar PV system is one which converts light directly into electricity via panels placed on the roof with no waste and no emissions. This electricity is used throughout the home in the same way as the electricity purchased from an energy supplier. The British Photovoltaic Association has up-to-date information on local installers who are qualified electricians and on any grant that may be available. Planning restrictions may apply in certain neighbourhoods and you should check this with the local authority. Building Regulations apply to this work, so your local authority building control department should be informed, unless the installer is appropriately qualified and registered as such with a competent persons scheme¹, and can therefore self-certify the work for Building Regulation compliance. The assessment does not include the effect of any feed-in tariff, which could appreciably increase the savings that are shown on this EPC for solar photovoltaic panels.

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.
- 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.

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.

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.