Energy Performance Certificate

SAP
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101 Greenhouse
Beeston Road
LEEDS
LS11 6AD

Dwelling type:	Mid-floor flat
Date of assessment:	25 June 2009
Date of certificate:	28 January 2010
Reference number:	8161-6636-7760-3125-9022
Total floor area:	51 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 (CO_2) emissions.

Energy Efficiency Rating

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

England & Wales EU Directive 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.

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO_2 emissions		
(92 plus) A	93	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO_2 emissions		

England & Wales EU Directive 2002/91/EC

The environmental impact rating is a measure of a home's impact on the environment in terms of Carbon dioxide (CO_2) emissions. The higher the Rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO_2) emissions and fuel costs of this home

	Current	Potential
Energy use	64 kWh/m² per year	64 kWh/m² per year
Carbon dioxide emissions	0.5 tonnes per year	0.5 tonnes per year
Lighting	£30 per year	£30 per year
Heating	£106 per year	£106 per year
Hot water	£59 per year	£59 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.

energy saving recommended
Certification mark

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.

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**

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Stroma Accreditation, to a scheme authorised by the Government. This certificate was produced using the SAP 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:	STRO000305
Assessor's name:	Mr David Jackson BSC
Company name/trading name:	Jhai
Address:	18 Bond Street, WAKEFIELD, WF1 2QP
Phone number:	01924 364 366
Fax number:	0000
E-mail address:	david.jackson@approvedinspector.com
Related party disclosure:	No related party

If you have a complaint or wish to confirm that this 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.stroma.com together with details of their procedures for confirmation authenticity of a certificate and for making complaint.

About the building's performance ratings

The ratings on the certificate proved 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

Recommended measurers to improve this home's energy performance

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Date of certificate: 28 January 2010
Reference number: 8161-6636-7760-3125-9022

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: Compliant / Average / Good / Very good.

Element	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Average thermal transmittance 0.26 W/m²K	Very Good	Very Good
Roof	(other premises above)	-	-
Floor	(other premises below)	-	-
Windows	High performance glazing	Very Good	Very Good
Main heating	Ground source heat pump, warm air, electric	Good	Very Good
Main heating controls	Time and temperature zone control	Very Good	Very Good
Secondary heating	None	-	-
Hot water	Electric immersion, standard tariff	Good	Compliant
Lighting	Low energy lighting in 100% of fixed outlets	Very Good	Very Good
Air tightness	Air permeability 4.1 m³/h.m² (as tested)	Good	Good
Current energy efficiency rating		A 92	
Current environmental impact (CO_2) rating			A 93

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

Low and zero carbon energy sources

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

- Ground source heat pump
- Solar water heating
- Wind turbine

Recommendations

None.

Further measurers to achieve even higher standards

None.

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

Not applicable

About the further measurers 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_2) emissions. The papers you are given by the builder and the warranty provider will help you in this.
- The dwelling has an air conditioning system, which has not been taken into account in calculating the energy ratings. Use it to the minimum extent needed.|Defnyddiwch gyn lleied arni ag y bydd ei angen.
- 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 you only heat the building when necessary.
- 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.

[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.