and cold draughts in – chimneys, letterboxes, holes left by builders, draughty windows – and by radiating through the fabric of the roof, walls, floor, windows and doors. The passage of heat to the outside can be slowed dramatically by stopping gaps (though you still need ventilation) and improving the insulation of the fabric of the building.

ROOF/LOFT

The main reason people don't insulate their loft is because it's full of stuff! Why not get your new – empty! – loft insulated? It's not expensive and will make a big difference. If it's already been insulated, you probably need to add more insulation to meet current recommendations of 27 cm (about 11 inches). However, going up to 45cm will do an even better job, for little extra cost.

MORE

For more, excellent information we'd highly recommend the following web links:

INTRODUCTION TO ENERGY SAVING **www.yougen.co.uk/energy-saving/** This outlines the benefits, including in cost terms, of various measures

INSULATION **www.yougen.co.uk/energy-saving/Insulation/** A good summary of methods, materials and benefits

VENTILATION AND DRAUGHTS **www.yougen.co.uk/energy-saving/Ventilation+Draughts/**

DOORS AND WINDOWS **www.yougen.co.uk/energy-saving/Doors+Windows/**

HEATING AND HOT WATER **www.yougen.co.uk/energy-saving/Heating+Hot+Water/#introduction/**

LOW ENERGY LIGHTING **www.yougen.co.uk/energy-saving/Low+Energy+Lighting/**

APPLIANCES **www.yougen.co.uk/energy-saving/Appliances/**

RAINWATER HARVESTING **www.yougen.co.uk/energy-saving/Rain+Harvesting/**

GREEN DEAL **www.yougen.co.uk/green-deal**

SOLAR ELECTRICITY **www.yougen.co.uk/renewable-energy/Solar+Electricity/**

SOLAR HOT WATER **www.yougen.co.uk/renewable-energy/Solar+Thermal/**

That's in addition to the other material in this pack ..

HIGHGATE SOCIETY
www.highgatesociety.com

21st century homes

character • comfort • low carbon

2014

Energy Performance Certificate

SAP

LONDON
N6 6DJ

Dwelling type: Detached house
Date of assessment: 20 November 2008
Date of certificate: 20 November 2008
Reference number: 8358-6529-5429-9480-8026
Total floor area: 156 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
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E	44	
(21-38) F		
(1-20) G		
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
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		50
(21-38) F	38	
(1-20) G		
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	389 kWh/m² per year	286 kWh/m² per year
Carbon dioxide emissions	10 tonnes per year	7.5 tonnes per year
Lighting	£121 per year	£70 per year
Heating	£1186 per year	£916 per year
Hot water	£162 per year	£121 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 the 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 0300 123 1234 or visit www.energysavingtrust.org.uk/myhome

EPCs can be found on the public database at http://epcregister.com/
These extracts show the sort of information they contain.

LONDON, N6 6DJ — Recommendations

RRN: 8358-6529-5429-9480-8026

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.

Lower cost measures (up to £500)	Typical savings per year	Performance ratings after improvements: energy efficiency	Environmental impact
1 Low energy lighting for all fixed outlets	£39	E 45	E 39
2 Upgrade heating controls	£91	E 49	E 42
Sub-total	£130		
Higher cost measures			
3 Replace boiler with Band A condensing boiler	£233	D 58	E 50
Total	£363		
Potential energy efficiency rating		D 58	
Potential environmental impact (CO_2) rating			E 50

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.

Higher cost measures			
4 50mm internal or external wall insulation	£203	D 66	D 60
5 Solar photovoltaic panels, 2.5 kWp	£150	C 73	D 66
Enhanced energy efficiency rating		C 73	
Enhanced environmental impact (CO_2) rating			D 66

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 (CO_2) emissions.